

# Home Inspection Report



**123 River Oak Drive Anywhere, VA 00000**

**Inspection Date:**

Thursday, April 10, 2014

**Prepared For:**

Jon Doe

**Prepared By:**

Janish Home Inspections

605-228-2745

PJinspections@gmail.com

**Report Number:**

1002

**Inspector:**

Paul Janish

# Report Overview

## THE HOUSE IN PERSPECTIVE

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412 River Oak Drive

## CONVENTIONS USED IN THIS REPORT

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**SATISFACTORY** - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL** - Indicates the component will probably require repair or replacement anytime within five years.

**POOR** - Indicates the component will need repair or replacement now or in the very near future.

**MAJOR CONCERNS** - A system or component that is considered significantly deficient or is unsafe.

**SAFETY HAZARD** - Denotes a condition that is unsafe and in need of prompt attention.

## THE SCOPE OF THE INSPECTION

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### BUILDING DATA

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Approximate Age: 1 Year

Style: Single Family

Main Entrance Faces: North

State of Occupancy: Occupied

Weather Conditions: Sunny

Recent Rain: Yes

Ground Cover: Damp

# Receipt/Invoice

**Janish Home Inspections**

'  
**605-228-2745**

**PJinspections@gmail.com**

Date: Thu. Apr. 10, 2014 12:53

Inspection Number: 1002

Inspected By: Paul Janish

Client: Jon Doe

**Inspection**

**Fee**

Paul Janish

\$350.00

**Total**

**\$350.00**

Check Number 2500  Cash  Credit Card

# Grounds

## Service Walks

- None  Not Visible  
**Material**  Concrete  Flagstone  Gravel  Brick  Other: pavers  
**Condition**  Satisfactory  Marginal  Poor  Trip hazard  Typical cracks  Pitched towards home  
 Settling cracks  Public sidewalk needs repair

## Driveway/Parking

- None  Not Visible  
**Material**  Concrete  Asphalt  Gravel/Dirt  Brick  Other:  
**Condition**  Satisfactory  Marginal  Poor  Settling Cracks  Typical cracks  Pitched towards home  
 Trip hazard  Fill cracks and seal

## Porch

- None  Not Visible  
**Condition**  Satisfactory  Marginal  Poor  Railing/Balusters recommended  
**Support Pier**  Concrete  Wood  Other:  
**Floor**  Satisfactory  Marginal  Poor  Safety Hazard

## Stoops/Steps

- None  
**Material**  Concrete  Wood  Other: pavers  Railing/Balusters recommended  
**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Uneven risers  Rotted/Damaged  Cracked  
 Settled

## Patio

- None  
**Material**  Concrete  Flagstone  Kool-Deck  Brick  Other: pavers  
**Condition**  Satisfactory  Marginal  Poor  Settling cracks  Trip hazard  
 Pitched towards home (see remarks)  Drainage provided  Typical cracks

## Deck/Balcony

- None  Not Visible  
**Material**  Wood  Metal  Composite  Railing/Balusters recommended  
**Condition**  Satisfactory  Marginal  Poor  Wood in contact with soil  
**Finish**  Treated  Painted/Stained  Other:  Safety Hazard  Improper attachment to house  
 Railing loose

## Deck/Patio/Porch Covers

- None  
**Condition**  Satisfactory  Marginal  Poor  Posts/Supports need Repair  Earth to wood contact  
 Moisture/Insect damage  
**Recommend**  Metal Straps/Bolts/Nails/Flashing  Improper attachment to house

## Fence/Wall

- Not evaluated  None  
**Type**  Brick  Block  Wood  Metal  Chain Link  Rusted  Vinyl  
**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Loose Blocks/Caps  
**Gate**  N/A  Satisfactory  Marginal  Poor  Planks missing/damaged Operable:  Yes  No

# Grounds

## Landscaping affecting foundation

- N/A
- Negative Grade**  East  West  North  South  Satisfactory  Recommend additional backfill
- Recommend window wells/covers  Trim back trees/shrubberies
- Wood in contact with/improper clearance to soil

## Retaining wall

- None
- Material**  Brick  Concrete  Concrete block  Other:  Railroad ties  Timbers
- Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Leaning/cracked/bowed
- Drainage holes recommended

## Hose bibs

- N/A
- Condition**  Satisfactory  Marginal  Poor  No anti-siphon valve  Recommend Anti-siphon valve
- Operable**  Yes  No  Not Tested  Not On

## Grounds Photos



Mulch is piled up on side of basement wall. Water is getting in basement in this areas. Recommend mulch landscaped in this area.

# Roof

## Roof Visibility

None  All  Partial  Limited By:

## Inspected From

Roof  Ladder at eaves  Ground  With Binoculars

## Style of Roof

**Type**  Gable  Hip  Mansard  Shed  Flat  Other:

**Pitch**  Low  Medium  Steep  Flat

**Roof #1** Type: Asphalt Layers: 1 Layer Age: 1-5+ Location:

**Roof #2** Type: Layers: Age: Location:

**Roof #3** Type: Layers: Age: Location:

## Ventilation System

**Type**  Not Present  
 Soffit  Ridge  Gable  Roof  Turbine  Powered  Other:

## Flashing

**Material**  Not Visible  Galv/Alum  Asphalt  Copper  Foam  Rubber  Lead  Other:  
**Condition**  Not Visible  Satisfactory  Marginal  Poor  Rusted  Missing  Separated from chimney/roof  
 Recommend Sealing  Other:

## Valleys

N/A  
**Material**  Not Visible  Galv/Alum  Asphalt  Lead  Copper  Other:  
**Condition**  Not Visible  Satisfactory  Marginal  Poor  Holes  Rusted  Recommend Sealing

## Condition of Roof Coverings

**Roof #1**  Satisfactory  Marginal  Poor  
**Roof #2**  Satisfactory  Marginal  Poor  
**Roof #3**  Satisfactory  Marginal  Poor  
**Condition**  Curling  Cracking  Ponding  Burn Spots  Broken/Loose Tiles/Shingles  Nail popping  
 Granules missing  Alligating  Blistering  Missing Tabs/Shingles/Tiles  Moss buildup  
 Exposed felt  Cupping  Incomplete/Improper Nailing  Recommend roofer evaluate  
 Evidence of Leakage

## Skylights

N/A  Not Visible  
**Condition**  Cracked/Broken  Satisfactory  Marginal  Poor

## Plumbing Vents

Not Visible  Not Present  
**Condition**  Satisfactory  Marginal  Poor

# Exterior

## Chimney(s)

- None Location(s):  
**Viewed From**  Roof  Ladder at eaves  Ground (Inspection Limited)  With Binoculars  
**Rain Cap/Spark Arrestor**  Yes  No  Recommended  
**Chase**  Brick  Stone  Metal  Blocks  Framed  
**Evidence of Flue**  Holes in metal  Cracked chimney cap  Loose mortar joints  Flaking  Loose brick  Rust  
**Evidence of**  Tile  Metal  Unlined  Not Visible  
 Scaling  Cracks  Creosote  Not evaluated  Have flue(s) cleaned and re-evaluated  
 Recommend Cricket/Saddle/Flashing  
**Condition**  Satisfactory  Marginal  Poor  Recommend Repair

## Gutters/Scuppers/Eavestrough

- None  
**Condition**  Satisfactory  Marginal  Poor  Rusting  Downspouts needed  Recommend repair/replace  
 Needs to be cleaned  
**Material**  Copper  Vinyl/Plastic  Galvanized/Aluminum  Other:  
**Leaking**  Corners  Joints  Hole in main run  
**Attachment**  Loose  Missing spikes  Improperly sloped  
**Extension needed**  North  South  East  West

## Siding

- Material**  Stone  Slate  Block/Brick  Fiberboard  Fiber-cement  Stucco  EIFS\* Not Inspected  
 Asphalt  Wood  Metal/Vinyl  Other:  Typical cracks  Peeling paint  Monitor  
 Wood rot  Loose/Missing/Holes  
**Condition**  Satisfactory  Marginal  Poor  Recommend repair/painting

## Trim

- Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood  Other:  
**Condition**  Satisfactory  Marginal  Poor

## Soffit

- None  
**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood  Other:  
**Condition**  Satisfactory  Marginal  Poor

## Fascia

- None  
**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood  Other:  
**Condition**  Satisfactory  Marginal  Poor

## Flashing

- None  
**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood  Other:  
**Condition**  Satisfactory  Marginal  Poor



# Exterior

## Caulking

**Condition**  None  
 Satisfactory  Marginal  Poor  
 Recommend around windows/doors/masonry ledges/corners/utility penetrations

## Windows/Screens

**Condition**  Satisfactory  Recommend repair/replace damaged screens  Failed/fogged insulated glass  Marginal  
 Poor  Wood rot  Recommend repair/painting  
**Material**  Wood  Metal  Vinyl  Aluminum/Vinyl clad  
**Screens**  Torn  Bent  Not installed

## Storms Windows

**Condition**  None  Not installed Condition:   
 Satisfactory  Broken/cracked  Wood rot  Recommend repair/painting  
**Material**  Wood  Clad comb.  Wood/Metal comb.  Metal  
**Putty**  Satisfactory  Needed  N/A

## Slab-On-Grade/Foundation

**Foundation Wall**  Concrete block  Poured concrete  Post-Tensioned concrete  Not Visible  Other:  
**Condition**  Satisfactory  Marginal  Monitor  Have Evaluated  Not Evaluated  
**Concrete Slab**  N/A  Not Visible  Satisfactory  Marginal  Monitor  Have Evaluated

## Service Entry

Underground  Overhead  Weather head/mast needs repair  Overhead wires too low  
 Condition:  Satisfactory  Marginal  Poor  
**Exterior receptacles**  Yes  No Operable:  Yes  No Condition:  Satisfactory  Marginal  Poor  
**GFCI present**  Yes  No Operable:  Yes  No  Safety Hazard  Reverse polarity  Open ground(s)  
 Recommend GFCI Receptacles

## Building(s) Exterior Wall Construction

**Type**  Not Visible  Framed  Masonry  Other:  
**Condition**  Not Visible  Satisfactory  Marginal  Poor

## Exterior Doors

**Main Entrance**  N/A Weather stripping:  Satisfactory  Marginal  Poor  Missing  Replace  
 Door condition:  Satisfactory  Marginal  Poor  
**Patio**  N/A Weather stripping:  Satisfactory  Marginal  Poor  Missing  Replace  
 Door condition:  Satisfactory  Marginal  Poor  
**Rear door**  N/A Weather stripping:  Satisfactory  Marginal  Poor  Missing  Replace  
 Door condition:  Satisfactory  Marginal  Poor  
**Other door**  N/A Weather stripping:  Satisfactory  Marginal  Poor  Missing  Replace  
 Door condition:  Satisfactory  Marginal  Poor  
**Comments** other door is the master bedroom exterior door

# Exterior

## Exterior A/C - Heatpump #1

**Unit #1**  N/A Location: east exterior Brand: UHRI Model #: N4H330Ake100 Serial # E122626221  
 Approximate Age: 1year  
**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted  
**Energy source**  Electric  Gas  Other:  
**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump  
**Outside Disconnect**  Yes  No Maximum fuse/breaker rating (amps) 60 Fuses/Breakers installed (amps) 60  
 Improperly sized fuses/breakers  
**Level**  Yes  No  Recommend re-level unit  
**Condenser Fins**  Damaged  Need cleaning  Damaged base/pad  Damaged Refrigerant Line  
**Improper Clearance (air flow)**  Yes  No

## Exterior A/C - Heatpump #2

**Unit #2**  N/A Location: Brand: Model #: Serial # Approx. Age:  
**Energy source**  Electric  Gas  Other:  
**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump  
**Outside Disconnect**  Yes  No Maximum fuse/breaker rating (amps) Fuses/Breakers installed (amps)  
 Improperly sized fuses/breakers  
**Level**  Yes  No  Recommend re-level unit  
**Condenser Fins**  Damaged  Need cleaning  Damaged base/pad  Damaged Refrigerant Line  
**Insulation**  Yes  No  Replace  
**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted  
**Improper Clearance (air flow)**  Yes  No

# Exterior Photos



# Garage/Carport

## Type

None  Attached  Detached  1-Car  2-Car  3-Car  4-Car

## Automatic Opener

Yes  No  Operable  Inoperable

## Safety Reverse

Operable  Not Operable  Need(s) adjusting  Safety hazard  Photo eyes and pressure reverse tested

## Roofing

**Material**  Same as house Type: Approx. age 1year Approx. layers one

## Gutters/Eavestrough

**Condition**  Satisfactory  Marginal  Poor  Same as house

## Siding

**Material**  N/A  Same as house  Wood  Metal  Vinyl  Stucco  Masonry  Slate  Fiberboard  
**Condition**  Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting

## Trim

**Material**  N/A  Same as house  Wood  Aluminum  Vinyl  
**Condition**  Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting

## Floor

**Material**  Concrete  Gravel  Asphalt  Dirt  Other:  
**Condition**  Satisfactory  Typical cracks  Large settling cracks  Recommend evaluation/repair  Safety hazard  
**Burners less than 18" above floor**  N/A  Yes  No

## Sill Plates

Not Visible  Floor level  Elevated  Rotted/Damaged  Recommend repair

## Overhead Door(s)

**Material**  N/A  Wood  Fiberglass  Masonite  Metal  Recommend repair  
**Condition**  Satisfactory  Marginal  Poor  Hardware loose  Safety Cable Recommended  
 Weatherstripping missing/damaged  Loose/missing  
**Recommend Priming/Painting Inside & Edges**  Yes  No

## Exterior Service Door

**Condition**  None  Satisfactory  Marginal  Poor  Damaged/Rusted

# Garage/Carport

## Electrical Receptacles

- N/A    Not Visible  
**Reverse polarity**    Yes    No  
**Open ground**    Yes    No    Safety Hazard  
**GFCI Present**    Yes    No   Operable:    Yes    No    Handyman/extension cord wiring  
 Recommend GFCI Receptacles

## Fire Separation Walls & Ceiling

- N/A    Present    Missing  
**Condition**    Satisfactory    Recommend repair    Holes walls/ceiling    Safety hazard(s)  
**Moisture Stains Present**    Yes    No  
**Typical Cracks**    Yes    No  
**Fire door**    Not verifiable    Not a fire door    Needs repair    Satisfactory  
**Auto closure**    N/A    Satisfactory    Inoperative    Missing

# Kitchen

## Countertops

Satisfactory  Marginal  Recommend repair/caulking

## Cabinets

Satisfactory  Marginal  Recommend repair/adjustment

## Plumbing

**Faucet Leaks**  Yes  No

**Pipes leak/corroded**  Yes  No

**Sink/Faucet**  Satisfactory  Corroded  Chipped  Cracked  Recommend repair

**Functional drainage**  Satisfactory  Marginal  Poor

**Functional flow**  Satisfactory  Marginal  Poor

## Walls & Ceiling

**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

## Heating/Cooling Source

Yes  No

## Floor

**Condition**  Satisfactory  Marginal  Poor  Sloping  Squeaks

## Appliances

**Disposal**  N/A  Not tested Operable:  Yes  No

**Oven**  N/A  Not tested Operable:  Yes  No

**Range**  N/A  Not tested Operable:  Yes  No

**Dishwasher**  N/A  Not tested Operable:  Yes  No

**Trash Compactor**  N/A  Not tested Operable:  Yes  No

**Exhaust fan**  N/A  Not tested Operable:  Yes  No

**Refrigerator**  N/A  Not tested Operable:  Yes  No

**Microwave**  N/A  Not tested Operable:  Yes  No

**Other** Operable:  Yes  No

**Dishwasher airgap**  Yes  No

**Dishwasher drain line looped**  Yes  No

**Receptacles present**  Yes  No Operable:  Yes  No

**GFCI**  Yes  No Operable:  Yes  No Recommend GFCI Receptacles:  Yes  No

Potential Safety Hazard(s)

**Open ground/Reverse polarity:**  Yes  No  Potential Safety Hazard

# Laundry Room

## Laundry

- Laundry sink**  N/A  
**Faucet leaks**  Yes  No  
**Pipes leak**  Yes  No  Not Visible  
**Cross connections**  Yes  No  Potential Safety Hazard  
**Heat source present**  Yes  No  
**Room vented**  Yes  No  
**Dryer vented**  N/A  Wall  Ceiling  Floor  Not vented  Plastic dryer vent not recommended  
 Not vented to exterior  Recommend repair  Safety hazard  
**Electrical** Open ground/reverse polarity:  Yes  No  Safety hazard  
**GFCI present**  Yes  No Operable:  Yes  No  Recommend GFCI Receptacles  
**Appliances**  Washer  Dryer  Water heater  Furnace/Boiler  
**Washer hook-up lines/valves**  Satisfactory  Leaking  Corroded  Not Visible  
**Gas shut-off valve**  N/A  Yes  No  Cap Needed  Safety hazard  Not Visible

# Bathroom

## Bath

**Location** Master bath  
**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No  
**Tubs**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Showers**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks  
**Whirlpool**  Yes  No Operable:  Yes  No  Not tested  No access door  
**Shower/Tub area**  Ceramic/Plastic  Fiberglass  Masonite  Other: Ceramic tiles  
 Condition:  Satisfactory  Marginal  Poor  Rooted floors Caulk/Grouting needed:  Yes  No  
 Where:  
**Drainage**  Satisfactory  Marginal  Poor  
**Water flow**  Satisfactory  Marginal  Poor  
**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry  
**Doors**  Satisfactory  Marginal  Poor  
**Window**  None  Satisfactory  Marginal  Poor  
**Receptacles present**  Yes  No Operable:  Yes  No  
**GFCI**  Yes  No  Recommend GFCI Operable:  Yes  No  
**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard  Recommend GFCI Receptacles  
**Heat source present**  Yes  No  
**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy



# Bathroom

## Bath

**Location** Guest bathroom 1st Floor

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No

**Tubs**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Showers**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks

**Whirlpool**  Yes  No Operable:  Yes  No  Not tested  No access door

**Shower/Tub area**  Ceramic/Plastic  Fiberglass  Masonite  Other:  
 Condition:  Satisfactory  Marginal  Poor  Rooted floors Caulk/Grouting needed:  Yes  No  
 Where:

**Drainage**  Satisfactory  Marginal  Poor

**Water flow**  Satisfactory  Marginal  Poor

**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry

**Doors**  Satisfactory  Marginal  Poor

**Window**  None  Satisfactory  Marginal  Poor

**Receptacles present**  Yes  No Operable:  Yes  No

**GFCI**  Yes  No  Recommend GFCI Operable:  Yes  No

**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard  Recommend GFCI Receptacles

**Heat source present**  Yes  No

**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy

# Room

## Room

Location: 1st Floor Type: Office Unit #:

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Operable:  Yes  No Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable

Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Bedroom Egress restricted**  N/A  Yes  No

**Doors**  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass

Broken/Missing hardware

**Windows**  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass

Broken/Missing hardware

# Room

## Room

Location: 1st Floor Type: Living Room Unit #:

- Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage  
**Moisture stains**  Yes  No Where:  
**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard  
**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace  
**Electrical** Operable:  Yes  No Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
 Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing  
**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings  
**Bedroom Egress restricted**  N/A  Yes  No  
**Doors**  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware  
**Windows**  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

# Interior

## Fireplace

- None Location(s): One Fireplace 1st Floor Living Room
- Type**  Gas  Wood  Solid fuel burning stove  Electric  Ventless
- Material**  Masonry  Metal (pre-fabricated)  Metal insert  Cast Iron
- Miscellaneous**  Blower built-in Operable:  Yes  No Damper operable:  Yes  No  
 Open joints or cracks in firebrick/panels should be sealed  Fireplace doors need repair
- Damper modified for gas operation**  N/A  Yes  No  Damper missing
- Hearth extension adequate**  Yes  No
- Mantel**  N/A  Secure  Loose  Recommend repair/replace
- Physical condition**  Satisfactory  Marginal  Poor  Recommend having flue cleaned and re-examined  
 Not evaluated

## Stairs/Steps/Balconies

- None  Satisfactory  Marginal  Poor  Loose/Missing
- Handrail**  Satisfactory  Marginal  Poor  Safety hazard  Hand Rail/Railing/Balusters recommended
- Risers/Treads**  Satisfactory  Marginal  Poor  Risers/Treads uneven  Trip hazard

## Smoke/Carbon Monoxide detectors

- Present**  Smoke detector: Operable:  Yes  No  Not tested  Recommend additional  
 CO detector: Operable:  Yes  No  Not tested  Recommend additional

## Attic/Structure/Framing/Insulation

- N/A
- Access**  Stairs  Pulldown  Scuttlehole/Hatch  No Access  Other:
- Inspected from**  Access panel  In the attic  Other
- Location**  Hallway  Bedroom Closet  Garage  Other
- Access limited by** Access to only the section over the garage, No access to the remainder of the house because no flooring and cellulose insulation
- Flooring**  Complete  Partial  None
- Insulation**  Fiberglass  Batts  Loose  Cellulose  Foam  Other  Vermiculite  Rock wool  
 Depth 12 inches  Recommend baffles at eaves  Damaged  Displaced  Missing  Compressed
- Installed in**  Rafters/Trusses  Walls  Between ceiling joists  Underside of roof deck  Not Visible  
 Recommend additional insulation
- Vapor barriers**  Kraft/foil faced  Plastic sheeting  Not Visible  Improperly installed
- Ventilation**  Ventilation appears adequate  Recommend additional ventilation
- Fans exhausted to** Attic:  Yes  No  Recommend repair Outside:  Yes  No  Not Visible
- HVAC Duct**  N/A  Satisfactory  Damaged  Split  Disconnected  Leaking  Repair/Replace  
 Recommend Insulation
- Chimney chase**  N/A  Satisfactory  Needs repair  Not Visible
- Structural problems observed**  Yes  No  Recommend repair  Recommend structural engineer
- Roof structure**  Rafters  Trusses  Wood  Metal  Collar ties  Purlins  Knee wall  Not Visible  
 Other:
- Ceiling joists**  Wood  Metal  Not Visible
- Sheathing**  Plywood  OSB  Planking  Rotted  Stained  Delaminated
- Evidence of condensation**  Yes  No
- Evidence of moisture**  Yes  No
- Evidence of leaking**  Yes  No
- Firewall between units**  N/A  Yes  No  Needs repair/sealing
- Electrical**  Open junction box(es)  Handyman wiring  Visible knob-and-tube

# Basement

## Stairs

**Condition**  Satisfactory  Marginal  Poor  Typical wear and tear  Need repair  
**Handrail**  Yes  No Condition:  Satisfactory  Loose  Handrail/Railing/Balusters recommended  
**Headway over stairs**  Satisfactory  Low clearance  Safety hazard

## Foundation

**Condition**  Satisfactory  Marginal  Have evaluated  Monitor  
**Material**  ICF  Brick  Concrete block  Fieldstone  Poured concrete  
**Horizontal cracks**  North  South  East  West  
**Step cracks**  North  South  East  West  
**Vertical cracks**  North  South  East  West  
**Covered walls**  North  South  East  West  
**Movement apparent**  North  South  East  West  
**Indication of moisture**  Yes  No  Fresh  Old stains  
**Comments** 1. Water on floor east side of basement. Recommend check and repair by contractor and recheck.

## Walls

**Comments** OK

## Floor

**Material**  Concrete  Dirt/Gravel  Not Visible  Other:  
**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Not Visible

## Seismic bolts

N/A  None visible  Appear satisfactory  Recommend evaluation

## Drainage

**Sump pump**  Yes  No  Working  Not working  Needs cleaning  Pump not tested  
**Floor drains**  Yes  Not Visible  Drains not tested

## Girders/Beams

Not Visible  
**Condition**  Satisfactory  Marginal  Poor  Stained/Rusted  
**Material**  Steel  Wood  Concrete  LVL  Not Visible

## Columns

Not Visible  
**Condition**  Satisfactory  Marginal  Poor  Stained/Rusted  
**Material**  Steel  Wood  Concrete  Block  Not Visible

## Joists

Not Visible  
**Condition**  Satisfactory  Marginal  Poor  
**Material**  Wood  Steel  Truss  Not Visible  2x8  2x10  2x12  Engineered I-Type  
 Sagging/altered joists

## Subfloor

Not Visible  Indication of moisture stains/rotting

# Plumbing

## Water service

Main shut-off location: Basement north wall

**Water entry piping**  Not Visible  Copper/Galv.  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic  Lead

**Lead other than solder joints**  Yes  No  Unknown  Service entry

**Visible water distribution piping**  Copper  Galvanized  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic  Other:

**Condition**  Satisfactory  Marginal  Poor

**Flow**  Satisfactory  Marginal  Poor  Water pressure over 80 psi  Recommend plumber evaluate  
 Recommend pressure regulator box

**Pipes Supply/Drain**  Corroded  Leaking  Valves broken/missing  Dissimilar metal

Cross connection:  Yes  No  Safety Hazard

**Drain/Waste/Vent pipe**  Copper  Cast iron  Galvanized  PVC  ABS  Brass  Polyethylene

**Condition**  Satisfactory  Marginal  Poor

**Support/Insulation**  N/A Type:

**Traps proper P-Type**  Yes  No  P-traps recommended

**Drainage**  Satisfactory  Marginal  Poor

**Interior fuel storage system**  N/A  Yes  No Leaking:  Yes  No

**Fuel line**  N/A  Copper  Brass  Black iron  Stainless steel  CSST  Not Visible

**Condition**  Satisfactory  Marginal  Poor  Recommend plumber evaluate

## Main fuel shut-off location

N/A

## Well pump

N/A  Submersible  In basement  Well house  Well pit  Shared well

**Pressure gauge operable**  Yes  No Well pressure  Not Visible

## Sanitary/Grinder pump

N/A Sealed crock:  Yes  No Check valve:  Yes  No Shut-off valve:  Yes  No

**Vented**  Yes  No Operable:  Yes  No

## Water heater #1

N/A Brand Name: A.O. Smith Serial # 1242a007552 Capacity: 50 Approx. age: one year

**Type**  Gas  Electric  Oil  LP  Other:

**Combustion air venting present**  Yes  No  N/A

**Seismic restraints needed**  Yes  No  N/A

**Relief valve**  Yes  No Extension proper:  Yes  No  Missing  Recommend repair  Improper material

**Vent pipe**  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair

**Condition**  Satisfactory  Marginal  Poor

## Water heater #2

N/A Brand Name: Serial # Capacity: Approx. age:

**Type**  Gas  Electric  Oil  LP  Other:

**Combustion air venting present**  Yes  No  N/A

**Seismic restraints needed**  Yes  No  N/A

**Relief valve**  Yes  No Extension proper:  Yes  No  Missing  Recommend repair  Improper material

**Vent pipe**  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair

**Condition**  Satisfactory  Marginal  Poor

# Plumbing

## Water softener

N/A  Present

Loop installed  Yes  No

Plumbing hooked up  Yes  No

Plumbing leaking  Yes  No

# Heating System

## Heating system

**Unit #1** Brand name: International Comfort Products Approx. age: tat years  Unknown Model #: FEMM4P3000A2  
Serial # A123175288

**Unit #2** Brand name: Approx. age:  Unknown Model #: Serial #

**Energy source**  Gas  LP  Oil  Electric  Solid fuel

**Warm air system**  Belt drive  Direct drive  Gravity  Central system  Floor/wall unit

**Heat exchanger**  N/A  Sealed  Not Visible  Visual w/mirror  Flame distortion  Rusted  
 Carbon/soot buildup

**Carbon monoxide**  N/A  Detected at plenum  Detected at register  Not tested

**CO test** Tester:

**Combustion air venting present**  N/A  Yes  No

**Controls** Disconnect:  Yes  No  Normal operating and safety controls observed

**Distribution**  Metal duct  Insulated flex duct  Cold air returns  Duct board  Asbestos-like wrap  
 Safety Hazard

**Flue piping**  N/A  Satisfactory  Rusted  Improper slope  Safety hazard  Recommend repair/replace

**Filter**  Standard  Electrostatic  Satisfactory  Needs cleaning/replacement  Missing  
 Electronic (not tested)

**When turned on by thermostat**  Fired  Did not fire Proper operation:  Yes  No  Not tested

**Heat pump**  N/A  Supplemental electric  Supplemental gas

**Sub-slab ducts**  N/A  Satisfactory  Marginal  Poor Water/Sand Observed:  Yes  No

**#1 - System condition**  Satisfactory  Marginal  Poor  Recommended HVAC technician examine

**#2 - System condition**  Satisfactory  Marginal  Poor  Recommended HVAC technician examine

**System not operated due to**  Exterior temperature  Other:

## Boiler system

N/A Brand name: Approx. age: Model #: Serial #

**Energy source**  Gas  LP  Oil  Electric  Solid fuel

**Distribution**  Hot water  Baseboard  Steam  Radiator  Radiant floor

**Circulator**  Pump  Gravity  Multiple zones

**Controls** Temp/pressure gauge exist:  Yes  No Operable:  Yes  No

**Oil fired units** Disconnect:  Yes  No

**Combustion air venting present**  Yes  No  N/A

**Relief valve**  Yes  No  Missing Extension proper:  Yes  No  Recommend repair/replace

**Operated** When turned on by thermostat:  Fired  Did not fire

**Operation** Satisfactory:  Yes  No  Recommend HVAC technician examine before closing

## Other systems

N/A  Electric baseboard  Radiant ceiling cable  Gas space heater  Solid fuel burning stove

**Proper operation**  Yes  No

**System condition**  Satisfactory  Marginal  Poor  Recommend HVAC Technician Examine



# Electric/Cooling System

## Main panel

Location: Basement east

**Condition**  Satisfactory  Marginal  Poor

**Adequate Clearance to Panel**  Yes  No

**Amperage/Voltage**  Unknown  60a  100a  150a  200a  400a  120v/240v

**Breakers/Fuses**  Breakers  Fuses

**Appears grounded**  Yes  No  Not Visible

**GFCI breaker**  Yes  No Operable:  Yes  No

**AFCI breaker**  Yes  No Operable:  Yes  No  Not Tested

**Main wire**  Copper  Aluminum  Not Visible  Double tapping of the main wire

Condition:  Satisfactory  Marginal  Poor

**Branch wire**  Copper  Aluminum  Solid Branch Aluminum Wiring  Not Visible  Safety Hazard

**Branch wire condition**  Satisfactory  Poor  Recommend electrician evaluate/repair  Romex  BX cable  
 Conduit  Knob/Tube  Double tapping  Wires undersized/oversized breaker/fuse  
 Panel not accessible  Not evaluated Reason:

## Sub panel(s)

None apparent Location 1: Location 2: Location 3:  Panel not accessible  Not evaluated Reason:

**Branch wire**  Copper  Aluminum  Safety hazard Neutral/ground separated:  Yes  No

Neutral isolated:  Yes  No

**Condition**  Satisfactory  Marginal  Poor  Recommend separating/isolating neutrals

Recommend electrician repair/evaluate box

## Heat Pump - A/C Unit #1

Central system  Wall unit Brand Name: Location: Age: Serial #

**Evaporator coil**  Satisfactory  Not Visible  Needs cleaning  Damaged

**Refrigerant lines**  Leak/Oil present  Damage  Insulation missing  Satisfactory

**Condensate line/drain**  To exterior  To pump  Floor drain  Other:

**Secondary condensate line/drain** Present:  Yes  No Needed:  Yes  No  Primary pan appears clogged  
 Recommend technician evaluate

**Operation** Differential

**Condition**  Satisfactory  Marginal  Poor  Recommend HVAC technician examine/clean/service

Not operated due to exterior temperature

## Heat Pump - A/C Unit #2

N/A  Central system  Wall unit Brand Name: Location: Age: Serial #

**Evaporator coil**  Satisfactory  Not Visible  Needs cleaning  Damaged

**Refrigerant lines**  Leak/Oil present  Damage  Insulation missing  Satisfactory

Recommend/Replace damaged/missing insulation

**Condensate line/drain**  To exterior  To pump  Floor drain  Other:

**Secondary condensate line/drain** Present:  Yes  No Needed:  Yes  No  Primary pan appears clogged  
 Recommend technician evaluate

**Operation** Differential

**Condition**  Satisfactory  Marginal  Poor  Recommend HVAC technician examine/clean/service

Not operated due to exterior temperature

# Swimming Pool/Spa

## Area

N/A  
**Condition**  Satisfactory  Marginal  Poor  Typical cracking  
**Area around pool/spa**  Concrete  Kool-Decking  Flagstone  Other:  
**Pool/Spa fencing**  Yes  No Height Gate self-closing/latching:  Yes  No  
 Gate opens away from pool/spa/water:  Yes  No  
**Diving board platform**  N/A  Satisfactory  Marginal  Poor

## Liner(s)

**Liner**  Fiberglass/Acrylic  Plaster/Marcite  Exposed Aggregate/Pebble Tec  Vinyl  
**Water clarity**  Clear  Cloudy  Opaque  Not Visible  Pool closed for winter-not inspected  
**Condition**  Satisfactory  Marginal  Poor Visible cracks/chips/stains:  Yes  No  Needs Repair

## Heater

N/A Operated:  Yes  No  Operation Satisfactory  
**Energy Source**  Gas  Solar  Heat pump  Electrical Element  
**Pilot Light**  Yes  No  N/A Gas on:  Yes  No  N/A  
**Electronic Ignition**  Yes  No  N/A

## Filter(s) & Cleaning System(s)

Recommend pool technician repair/evaluate/service Operated:  Yes  No  Operation Satisfactory  
**Type**  Sand  Cartridge  Diatomaceous Earth  Other:  
**Type**  Pop-up heads  Pool vac  Whips  Other:  
**Self-fill mechanism**  Yes  No Operates:  Yes  No  
**Anti-siphon valve**  Yes  No  
**Leaks observed**  Yes  No  
**Spa blower**  Yes  No Operable:  Yes  No

## Electrical

**Pool/spa light(s)**  Yes  No Operates:  Yes  No  
**G.F.C.I. Present**  Yes  No  G.F.C.I. Recommended Operates:  Yes  No  
**Electrical equipment bonded**  Yes  No  Safety Hazard  
**Time Clock**  Yes  No Type:  Digital  Analog Operable:  Yes  No  
 Interior Coverplate:  Yes  No  Safety Hazard Currently Programmed:  Yes  No  N/A  
 Programming not evaluated for proper run-times

# Report Summary

## Items Not Operating

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## Major Concerns

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*Item(s) that have failed or have potential of failing soon.*

## Potential Safety Hazards

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## Deferred Cost Items

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*Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

## Improvement Items

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## Items To Monitor

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1. The damp wall area and floor area in the basement

# Grounds Remarks

## **SERVICE WALKS/DRIVEWAYS**

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

## **PATIOS**

Patios that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements/crawlspaces.

## **EXTERIOR WOOD SURFACES**

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized, stainless steel or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

## **GRADING AND DRAINAGE**

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement and crawlspace dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass up to foundation.

## **ROOF AND SURFACE WATER CONTROL**

Roof and surface water must be controlled to maintain a dry basement and crawlspace. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building

## **WINDOW WELLS**

The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

## **RETAINING WALLS**

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Conditions can often be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

## **RAILINGS**

It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.

## **DEFINITIONS**

**SATISFACTORY (Sat.)** - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL (Marg.)** - Indicates the component will probably require repair or replacement anytime within five years.

**POOR** - Indicates the component will need repair or replacement now or in the very near future.

# Roof Remarks

Valleys and Flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

Tar and Gravel Roofs - This type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent the ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
Asphalt Shingles	15-20 years	Used on nearly 80% of all residential roofs requires little maintenance.
Asphalt Multi-Thickness Shingles*	20-30 years	Heavier and more durable than regular asphalt shingles.
Asphalt Interlocking Shingles*	15-25 years	Especially good in high-wind areas.
Asphalt Rolls	10 years	Used on low slope roofs.
Built-up Roofing	10-20 years	Used on low slope roofs, 2 to 3 times as costly as asphalt shingles.
Wood Shingles*	10-40 years**	Treat with preservative every 5 years to prevent decay.
Clay Tiles*	20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base.
Cement Tiles*	20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base.
Slate Shingles*	30-100 years ***	Extremely durable, but brittle and expensive.
Asbestos Cement Shingles*	30-75 years	Durable, but brittle and difficult to repair.
Metal Roofing	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning certain metals must be painted.
Single Ply	15-25 years	New material; not yet passed test of time.
Membrane (mfr's claim) Polyurethane with Elastomeric Coating	5-10 years**	Used on low slope roofs.

\* Not recommended for use on low slope roof

\*\* Depending on local conditions and proper installation

\*\*\* Depending on quality of slate

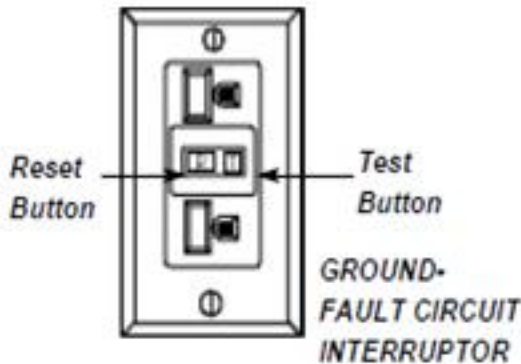
Roof coverings should be visually checked in the spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to the quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

# Exterior Remarks

Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amperage can be difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I.

See diagram below:



If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick and may not protect you when needed.

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat. (no representation is made as to proper recess lighting fixtures).

Federal Pacific Stab-Lok Electrical® panels may be unsafe. See [www.google.com](http://www.google.com) (Federal Pacific)

Aluminum wiring in general lighting circuits has a history of overheating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.

## ARC FAULTS

In some areas arc faults are required for bedrooms in new homes starting in 2002. In some areas arc Faults are required for all 120 Volt circuits that are not GFCI protected in new homes starting in 2009. Upgrade as desired for enhanced safety.

## REVERSE POLARITY

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "Reverse polarity". Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service.

Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

## COOLING

Testing A/C System and Heat Pump- The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65 for the past 24 hours to run in cooling mode.

Temperature differential, between 14 -22 , is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

A/C CONDENSER COIL They should not become overgrown with foliage. Clearance requirements vary, but 2 feet on all sides should be considered minimal with up to 6 feet of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

# Exterior Remarks

## CHIMNEYS

Chimneys built of masonry will eventually need tuckpointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimneys condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. Spark arrestors are recommended for a wood burning chimney, and chimney caps for fossil fuels. Unlined Chimney - should be re-evaluated by a chimney technician. Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

## NOT EVALUATED

The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.

## CRICKET FLASHING

Small, sloped structure made of metal and designed to drain moisture away from a chimney. Usually placed at the back of a chimney.

## GUTTERS AND DOWNSPOUTS

This is an extremely important element in basement/crawlspace dampness control. Keep gutters clean and downspout extensions in place (4 or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

## SIDING

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants. See page 34 for siding that have known problems, but are not always recognizable. Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also. Metal siding will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

## EIFS

This type of siding is a synthetic stucco and has experienced serious problems. It requires a certified EIFS inspector to determine condition.

## DOORS AND WINDOWS

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with).

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

## CAULKING

Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.

# Garage Remarks

## **OVERHEAD DOOR OPENERS**

We recommend that a separate electrical outlet be provided. Openers that do not have a safety reverse are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them. If an electric sensor is present, it should be tested occasionally to ensure it is working.

## **GARAGE SILL PLATES**

Should be elevated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

## **BURNERS**

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18" from the floor is a potential safety hazard. The appliance should also be protected from vehicle damage.



# Interior Remarks

## **PLASTER ON WOOD LATH**

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

## **PLASTER ON GYPSUM LATH (ROCK LATH)**

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

## **WOOD FLOORING**

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

## **NAIL POPS**

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed and are usually of no structural significance.

## **CARPETING**

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

## **APPLIANCES**

(If report indicated appliances were operated, the following applies) dishwashers are tested to see if the motor operates and water sprays properly. Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested. Most new dishwashers have the drain line looped automatically and may not be visible on the day of inspection. It is essential for the dishwasher drain line to have an anti-siphon break to prevent backflow. A drain line loop or Dishwasher air gap should be installed if found to be missing. No representation is made to continued life expectancy of any appliance.

## **ASBESTOS AND OTHER HAZARDS**

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

## **WINDOWS**

A representative number of windows are inspected.

## **DOOR STOPS**

All swinging doors should be checked for door stops. Broken or missing door stops can result in door knobs breaking through drywall or plaster.

## **CLOSET GUIDES**

Sliding closet doors should be checked to see that closet guides are in place. Missing or broken closet guides can cause scratches and damage to doors.

## **COLD AIR RETURNS**

Bedrooms that do not have cold air returns in them should have a 3/4" gap under the doors to allow cold air to be drawn into the hall return.

# Interior Remarks

## **AN INSPECTION VERSUS A WARRANTY**

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspectors ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

## **WINDOW FRAMES AND SILLS**

Window frames and sills are often found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house. See comments regarding caulking doors and windows, page 8.

## **FIREPLACES**

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire. Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes. During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

## **WOODBURNERS**

Once installed, it can be difficult to determine proper clearances for woodburning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork, verifying that it was installed by a professional contractor.

## **VENTILATION**

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

## **INSULATION**

The recommended insulation in the attic area is R-38, approximately 12". If insulation is added, it is important that the ventilation is proper.

## **SMOKE DETECTORS**

Smoke detectors should be tested monthly. At least one detector should be on each level. CO detectors are not required by most states, but for safety reasons, are highly recommended.

## **VAPOR BARRIERS**

The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

# Interior Remarks

## **SAFETY GLAZING**

Safety glazing requirements vary depending on the age of the home. Every attempt is made to identify areas where the lack of safety glazing presents an immediate safety hazard, such as a shower door. In some older homes it is difficult to determine if safety glazing is present, since the glass is not marked. Therefore, no representation is made that safety glazing exists in all appropriate areas.

## **INSULATED GLASS**

Broken seal in thermopane/insulated windows are not always visible nor detectible due to humidity and temperature changes during the day. Other factors such as window covering, dirty windows, and lack of accessibility, personal property placed in front of the windows all affect the view of the windows at the time of the inspection.

# Bathroom(s) Remarks

## **STALL SHOWER**

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

## **CERAMIC TILE**

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

## **EXHAUST FANS**

Bathrooms with a shower should have exhaust fans when possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fan(s) is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

## **SLOW DRAINS**

Slow drains on sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink popups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. Don't use a caustic cleaner. There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

## **SAFETY HAZARDS**

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing these outlets with G.F.C.I.'s are recommended.

## **WHIRLPOOL TUBS**

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.

# Basement Remarks

## **BASEMENT/CRAWLSPACE**

Any basement/crawlspace that has cracks or leaks is technically considered to have failed. Most block basements/crawlspace have step cracks in various areas. If little or no movement has occurred and the step cracks are uniform, this is considered acceptable. Horizontal cracks in the third or fourth block down indicate the block has moved due to outside pressure. They can be attributed to many factors such as improper grading, improperly functioning gutter and downspout system, etc. Normally if little or no movement has taken place and proper grading and downspouts exist, this is considered acceptable. If the wall containing the stress crack(s) has moved considerably, this will require some method of reinforcement. Basements/crawlspace that have been freshly painted or tuckpointed should be monitored for movement. This will be indicated by cracks reopening. If cracks reappear, reinforcement may be necessary. Reinforcing a basement/crawlspace wall can become expensive.

## **FOUNDATION (COVERED WALLS)**

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement/crawlspace storage makes areas inaccessible. No representation is made as to the condition of these walls.

## **INSULATED CONCRETE FORMS (ICF'S)**

Formwork for concrete that stays in place as permanent building insulation for energy-efficient, cast-in-place, reinforced concrete walls, floors and roofs.

## **MONITOR**

Indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

## **HAVE EVALUATED**

We recommend that the walls be re-evaluated by a structural engineer or basement/crawlspace repair company and estimates be obtained if work is required.

## **VAPOR BARRIER**

Floors that are dirt or gravel should be covered with a vapor barrier.

## **MOISTURE PRESENT**

Basement/crawlspace dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet. Expensive solutions to basement/crawlspace dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. No presentation is made to future moisture that may appear.

## **PALMER VALVE**

Many older homes have a valve in the floor drain. This drain needs to remain operational.

## **DRAIN TILE**

We offer no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.

## **BASEMENT ELECTRICAL OUTLETS**

We recommend that you have an outlet within 6' of each appliance. The appliance you plan to install may be different than what exists, therefore the inspection includes testing a representative number of receptacles that exist. It is also recommended to have ground fault circuit interrupts for any outlet in the unfinished part of the basement and crawl spaces.

# Plumbing Remarks

## WELLS

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

## SEPTIC SYSTEMS

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of the septic system. In order for the septic system to be checked, the house must have been occupied within the last 30 days.

## WATER PIPES

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed. Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

## HOSE BIBS

During the winter months it is necessary to make sure the outside faucets are winterized. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized.

## WATER HEATER

The life expectancy of a water heater is 5-10 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. Missing relief valves or improper extension present a safety hazard.

## WATER SOFTENERS

During a visual inspection it is not possible to determine if water is being properly softened.

## PLUMBING

The temperature/pressure valve should be tested several times a year by lifting the valves handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

## SHUT-OFF VALVES

Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

## POLYBUTYLENE PIPING

This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION; THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS INTENDED AT THE TIME OF INSPECTION.

## CSST

Corrugated Stainless Steel Tubing is an alternative to traditional black iron gas piping. It is a continuous, flexible, stainless steel pipe with an exterior PVC covering.

# Heating System Remarks

Heating and air conditioning units have limited lives.

Normal lives are:

GAS-FIRED HOT AIR	15-25 years
OIL-FIRED HOT AIR	20-30 years
CAST IRON BOILER	30-50 years
STEEL BOILER	30-40 years
COPPER BOILER	10-20 years
CIRCULATING PUMP (Hot water)	10-15 years
AIR CONDITIONING COMPRESSOR	8-12 years
HEAT PUMP	8-12 years

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary thing Caution: do not add water to a hot boiler!

Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a \$1,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. During a visual inspection it is not possible to determine if the humidifier is working.

Have HVAC technician examine - A condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

**Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.**

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If the furnace has not been serviced in last 12 months you may want to have a furnace technician examine.

CO Test - This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on page 27.

Combustible Gas Detector - If a gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.

# Preventive Maintenance Tips

## I. Foundation and Masonry:

Basements, Exterior Walls: To prevent seepage and condensation problems.

- a. Check basement for dampness and leakage after wet weather
- b. Check chimneys, deteriorated chimney caps, loose, and missing mortar.
- c. Maintain grading sloped away from foundation walls.

## II. Roofs, Gutters, and Eavestrough:

To prevent roof leaks, condensation, seepage and decay problems.

- a. Check for damaged, loose, or missing shingles, blisters.
- b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation.
- c. Cut back tree limbs.
- d. Check flashings around roof stacks, vents, skylights, chimneys as source of leakage.
- e. Check vents, louvers and chimneys for birds nests, squirrels, insects.
- f. Check fascias and soffits for paint flaking leakage and decay.

## III. Exterior Walls:

To prevent paint failure, decay, and moisture penetration problems.

- a. Check painted surface for paint flaking or paint failure. Check back shrubs.
- b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.

## IV. Doors and Windows:

To prevent air and weather penetration problems.

- a. Check caulking for decay around doors, windows, corner boards, joints.
- b. Recaulk and weatherstrip as needed. Check glazing putty around windows.

## V. Electrical:

For safe electrical performance, mark and label each circuit.

- a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
- b. Check condition of lamp cords, extension cords and plugs. Replace at first sign of wear and damage.
- c. Check exposed wiring and cable for wear or damage.
- d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance and have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

## VI. Plumbing:

For preventive maintenance.

- a. Drain exterior water lines, hose bibbs, sprinklers, pool equipment in the fall.
- b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
- c. Have septic tank cleaned every 2 years.

## VII. Heating and Cooling:

For comfort, efficiency, energy conservation and safety.

- a. Change or clean furnace filters, air condition filters, electronic filters as needed.
- b. Clean and service humidifier. Check periodically and annually.
- c. Have oil burning equipment serviced annually.

## VIII. Interior

General house maintenance.

- a. Check bathroom tile joints, tub grouting and caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors, and ceilings below.
- b. Close crawl vents in winter and open in summer
- c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

## IX. Know the location of:

- Main water shutoff valve.
- Main emergency shutoff switch for the heating system.
- Main electrical disconnect or breaker.