



# Home Inspection Report

## 1234 Any Street, City, State

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**Inspection Date:**  
Inspection Date

**Prepared For:**  
You're Name

**Prepared By:**  
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**Report Number:**  
Report #

**Inspector:**  
Ted Nelson

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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### Building Data

Approximate Age: 58 Yrs.

Main Entrance Faces: North

State of Occupancy: Occupied

Weather Conditions: Sunny  Cloudy  Windy  Snow  Rain

Recent Snow:  Yes  NO

Ground Cover: Snow  Wet  Damp  Dry  Temperature: 10°F

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

**Major Concern:** *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense*

**Safety Issue:** *denotes a condition that is unsafe and in need of prompt attention.*

**Recommended Repair:** *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

**Improve:** *denotes improvements which are recommended but not required.*

**Monitor:** *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary i.e. A structural engineer and/or other such licensed professional depending on the system or component in question.*

**Deferred Cost:** *denotes 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 RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

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## MAJOR CONCERNS

### RECOMMENDED REPAIRS

- **Repair:** The masonry chimney needs re-pointing (replacing the mortar between the bricks) to avoid water damage.
- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.
- **Repair:** The Chimney flashing leaks and should be replaced.
- **Repair:** The Chimney flashing is loose and should be re-secured to avoid leaks.
- **Repair:** Nail heads are exposed at the flashing. They should be sealed to reduce risk of leaks.
- **Repair:** Some windows are in need of glazing (putty) improvements.
- **Repair:** As is very typical, the basement windows have been neglected. They should be repaired or replaced as desired. Wood/soil contact should be avoided to reduce insect and rot-damage risk.
- **Repair:** Localized evidence of water staining was visible at window sills. Repairs should be undertaken in when painting/staining.
- **Repair:** The Trim of the overhead garage door is incomplete and needs repair.
- **Repair:** Ungrounded 3-prong outlets should be repaired in Master Bedroom south wall. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** Missing outlet cover plates & knockouts should be replaced to avoid a shock hazard.
- **Repair:** The installation of a ground fault circuit interrupters (GFCI) is recommended. The installation of ground fault circuit interrupter (GFCI) devices is advisable on the exterior of the home, garage, bathrooms, whirlpools, swimming pool equipment and some kitchen outlets and or any outlets within 6’ of water (**Kitchen**). On circuits with multiple outlets; the lead outlet would suffice, as it will then give protection to all outlets on that given circuit. A GFCI offers increased protection from shock or electrocution.
- **Repair:** The missing light switch cover plates under the basement stairs.
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.
- **Repair:** The condensate line leading from the furnace appears dirty and needs to be cleaned to avoid blockage and possible improper operation of the equipment.
- **Repair:** Chimney hole in the basement should be repaired.
- **Repair:** Water leak was observed under the double sink in the upper bath cabinet right side.
- **Repair:** Loose or torn roofing shingle was observed at the southeast corner of the home.

### SAFETY ISSUES

- **Repair, Safety Issue:** A vermin screen & rain cap should be installed on the chimney to avoid possible flue blockage.
- **Monitor, Safety Issue:** Pronounced floor cracks were noted in the garage. While this amount of cracking is unusual, this slab is not a structural component you should be aware of the trip hazard.

### IMPROVEMENT ISSUES

- **Improve:** Roof on the garage is older then the homes roof. Replacement is likely, sooner then later.

- **Improve:** Weather Stripping repairs needed in front and side entries.
- **Improve:** Master Bedroom door damaged
- **Improve:** Basement heat supply vent cover is needed.
- **Improve:** Lattice work is loose on the front deck.
- **Improve:** Frost free hose bibs are recommended for the outside. Water was still on at the rear of the home. Shutoff was found under a ceiling panel in the basement office area.

### MONITOR ITEMS

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.
- **Monitor:** Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair.
- **Monitor:** Minor cracks & holes were noted.
- **Monitor:** Water staining was observed below the window sill(s). Caulking should be improved as a first step. Refer also to the Exterior section of this report.
- **Monitor:** The window(s) are cracked in the northwest bedroom. Improvement is not a high priority.
- **Monitor:** The refrigerator did not appear to attain an ideal operating temperature (temp in freezer was 17 degrees. fridg was @ 48 degrees.) Adjustment of the temperature setting may suffice, or further review by a service technician is recommended.
- **Monitor:** Water staining was observed under the eave within the garage.
- **Monitor:** Sump Pump discharge line outside is too close to the home. This causes the water to seep around the foundation and then recycle back to the sump pump. Efforts should be taken to extend the discharge line at least 6 to 8ft away from the foundation.

### DEFERRED COST ITEMS

- **Deferred Cost:** Roof fifteen years old and older is a maintenance issue to consider down the road.
- **Deferred Cost:** Furnace: 13 years old or older is a maintenance issue to consider down the road.
- **Deferred Cost:** A/C Unit: 10 to 15 years old and older is a maintenance issue to consider down the road.
- **Deferred Cost:** Water Heater: 5 + years old and older is a maintenance issue to consider down the road.
- **Deferred Cost:** Sump Pump: 1 to 5 years old and older is a maintenance issue to consider down the road.

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered

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a guarantee or warranty of any kind.

### **AN INSPECTION VERSUS A WARRANTY**

*A home inspection is just what the name indicates, and 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 pickup every minute latent defect. The inspector's 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 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.*

#### **Warranty Policy**

*The 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.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Columns:</b>	•Not Visible
<b>Floor Structure:</b>	•Wood Joist
<b>Foundation:</b>	•Concrete Block •Basement Configuration •75% of Foundation Was Not Visible
<b>Wall Structure:</b>	•Wood Frame •Masonry
<b>Ceiling Structure:</b>	•Rafters
<b>Roof Structure:</b>	•Rafters •Spaced Plank Sheathing

## STRUCTURE OBSERVATIONS

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### Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good.

### General Comments

Typical minor flaws were detected in the structural components of the building.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

## LIMITATIONS OF STRUCTURE INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- There was limited access to the side attic areas (behind the “knee wall”).

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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# Roofing

## DESCRIPTION OF ROOFING

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<b>Chimneys:</b>	•Masonry
<b>Roof Covering:</b>	•Asphalt Shingle
<b>Method of Inspection:</b>	•Viewed from ladder at eave •Viewed with binoculars
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above grade
<b>Roof Flashings:</b>	•Not Visible •Metal

## ROOFING OBSERVATIONS

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### General Comments

- It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.
- Replace the roof flashing materials when re-roofing to avoid leaks in these areas.

## INSPECTION NOTES FROM HANDHELD DEVICE:

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### RECOMMENDATIONS / OBSERVATIONS

#### ROOFING

- **Deferred Cost:** Roof fifteen years old and older is a maintenance issue to consider down the road.
- **Monitor:** Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair.
- **Improve:** Roof on the garage is older than the homes roof. Replacement is likely, sooner than later.
- **Repair:** Loose or torn roofing shingle was observed at the southeast corner of the home.

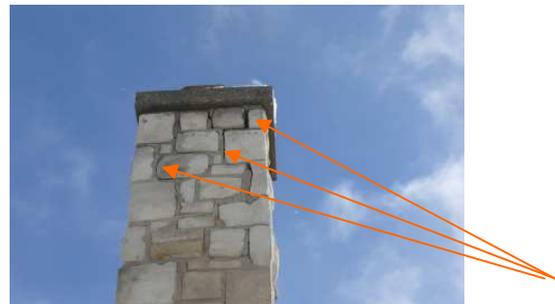


- **Monitor:** Water staining was observed under the eave within the garage.



### Chimneys

- **Repair:** The masonry chimney needs re-pointing (replacing the mortar between the bricks) to avoid water damage.



- **Repair, Safety Issue:** A vermin screen & rain cap should be installed on the chimney to avoid possible flue blockage.

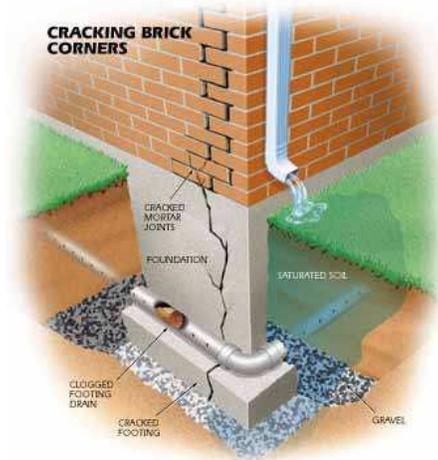


- **Repair:** Chimney hole in the basement should be repaired.



### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.



- **Repair:** Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.



### Flashings

- **Repair:** The Chimney flashing leaks and should be replaced.

- **Repair:** The Chimney flashing is loose and should be re-secured to avoid leaks.



- **Repair:** Nail heads are exposed at the flashing. They should be sealed to reduce risk of leaks.

### Discretionary Improvements

A drip edge flashing should be installed around the perimeter of the roof to ensure that water drains from the roof directly into the gutters. This flashing also helps protect the roof sheathing from damage at the eave.

The installation of rain caps and vermin screens on chimneys is a logical improvement.

## LIMITATIONS OF ROOFING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.
- Snow on the roof restricted the inspection.
- The roof surface was wet. This condition can restrict a proper assessment of the condition of the roofing materials.
- Unfavorable weather restricted the inspection of the roofing system.
- A chimney was not entirely visible during the inspection of the roofing system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Eaves, Soffits, and Fascias:</b>	•Aluminum
<b>Entry Walkways And Patios:</b>	•Concrete •Pavers •Not visible due to snow
<b>Exterior Doors:</b>	•Metal
<b>Window/Door Frames and Trim:</b>	•Metal-Covered
<b>Surface Drainage:</b>	•Level Grade •Graded Towards House •Not visible due to snow
<b>Overhead Garage Door(s):</b>	•Steel •Automatic Opener Installed
<b>Wall Covering:</b>	•Stone
<b>Entry Driveways:</b>	•Not visible due to snow
<b>Porches, Decks, Steps, Railings:</b>	•Not visible due to snow •Concrete
<b>Retaining Walls:</b>	•Not visible due to snow

## EXTERIOR OBSERVATIONS

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### Positive Attributes

Window frames are clad, for the most part, with a low maintenance material. The aluminum soffits and fascia is a low-maintenance feature of the exterior of the home. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.

### General Comments

The exterior of the home is generally in good condition. The exterior of the home shows normal wear and tear for a home of this age.

### RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Lattice work is loose on the front deck.



## Doors

- **Improve:** Weather Stripping repairs needed in front and side entries.



- **Repair:** The front door requires caulking.



## Lot Drainage

- **Monitor:** The lot is lower than adjacent lots to the west. Grading improvements should be undertaken where possible. The general topography of the area is such that it will be difficult to control storm water entirely. During heavy rains or snow melts, the accumulation of storm water on the lot may be unavoidable. This could cause water entry in the basement. Refer to the Interior section of the report for comments regarding evidence of basement moisture.

## Windows

- **Repair:** Some windows are in need of glazing (putty) improvements.



- **Repair:** As is very typical, the basement windows have been neglected. They should be repaired or replaced as desired. Wood/soil contact should be avoided to reduce insect and rot-damage risk.



- **Repair:** Localized evidence of water staining was visible at window sills. Repairs should be undertaken in when painting/staining.



### Exterior Walls

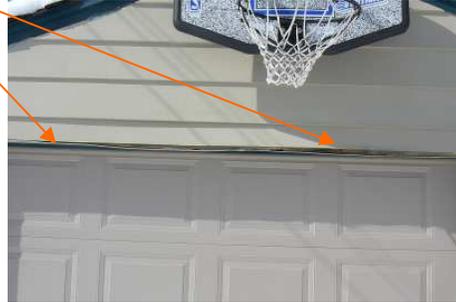
- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.



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### Garage

- **Repair:** The Trim of the overhead garage door is incomplete and needs repair.



- **Monitor, Safety Issue:** Pronounced floor cracks were noted in the garage. While this amount of cracking is unusual, this slab is not a structural component you should be aware of the trip hazard.



## LIMITATIONS OF EXTERIOR INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Storage in the garage restricted the inspection.
- Access below decks and/or porches was not possible.
- Snow restricted an inspection of the lot and various other aspects of the exterior of the house.
- Unfavorable weather restricted the inspection of the roofing system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Service Entrance Conductors:</b>	•Copper
<b>Wiring Method:</b>	•Non-Metallic Cable "Romex" •Armored Cable "BX" •Fabric-Covered
<b>Switches &amp; Receptacles:</b>	•Grounded and Ungrounded
<b>Smoke Detectors:</b>	•None Found
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Kitchen
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 100 Amps •Breakers •located: basement
<b>Distribution Wiring:</b>	•Copper •Aluminum-Solid Conductor
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 100 Amp •Breakers
<b>Sub-Panel(s):</b>	•Breakers •Located: basement off or main
<b>Service Grounding:</b>	•Copper •Water Pipe Connection •Ground Connection Not Visible
<b>Service Drop:</b>	•Overhead
<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 100 Amps

## ELECTRICAL OBSERVATIONS

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### General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

### Positive Attributes

Generally speaking, the electrical system is in good order.

### RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The ceiling fan pull chain switch is missing in the southwest lower bedroom.

### Main Panel

- **Improve:** The main distribution panel is crowded with wiring. A larger panel would be desirable.

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### Outlets

- **Repair:** Ungrounded 3-prong outlets should be repaired in Master Bedroom south wall. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** Missing outlet cover plates & knockouts should be replaced to avoid a shock hazard.



- **Repair:** The installation of a ground fault circuit interrupters (GFCI) is recommended. The installation of ground fault circuit interrupter (GFCI) devices is advisable on the exterior of the home, garage, bathrooms, whirlpools, swimming pool equipment and some kitchen outlets and or any outlets within 6’ of water (**Kitchen**). On circuits with multiple outlets; the lead outlet would suffice, as it will then give protection to all outlets on that given circuit. A GFCI offers increased protection from shock or electrocution.



## Service / Entrance

### Electrical Panel upgrade

### Discretionary Improvements

The size of the electrical service supplied to the home *may* not be sufficient, depending on the lifestyle of the occupants. A marginally sized electrical service is not a safety concern, but may represent an inconvenience if the main fuses (or breakers) blow, shutting down the power in all or part of the home. If it is found that the main fuses (or breakers) blow regularly, a larger electrical service may be desirable. If care is taken not to run major electrical appliances simultaneously, it is unlikely that the service will overload. The use of gas fired kitchen appliances will also reduce the load on the electrical service.

### Switches

- **Repair:** The missing light switch cover plates. under the basement stairs.



## LIMITATIONS OF ELECTRICAL INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

# Heating

## DESCRIPTION OF HEATING

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<b>Heating System Type:</b>	•Forced Air Furnace •Carrier
<b>Vents, Flues, Chimneys:</b>	•Plastic
<b>Energy Source:</b>	•Gas
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

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### General Comments

The heating system not been maintained.

### Positive Attributes

The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs. This is a high efficiency heating system.

## RECOMMENDATIONS / OBSERVATIONS

### Furnace

- **Deferred Cost:** Furnace: 13 years old or older is a maintenance issue to consider down the road.
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.
- **Repair:** The condensate line leading from the furnace appears dirty and needs to be cleaned to avoid blockage and possible improper operation of the equipment.

## LIMITATIONS OF HEATING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- Access to the furnace was somewhat restricted.

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# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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**Central System Type:** •Air Cooled Central Air Conditioning •Manufacturer: Magic Chef Model Number: Plate illegible•Serial Number: Plate illegible

**Energy Source:** •Electricity

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

The capacity and configuration of the system should be sufficient for the home.

### General Comments

As the system is old, it will require repairs or replacement soon.



## RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

- **Deferred Cost:** A/C Unit: 10 to 15 years old and older is a maintenance issue to consider down the road.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance is not inspected.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.
- The system was not tested.
- The cooling system was shut off and could not be operated at the time of the inspection.
- The data plate on the cooling system was not visible/legible at the time of the inspection.

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# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Floor Cavity Insulation:</b>	•Low Levels Suspected (But Not Visible)
<b>Attic Insulation:</b>	•R 13 to R 19 Fiberglass in Main Attic
<b>Roof Ventilation:</b>	•Soffit Vents •None Visible on east side
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Kitchen
<b>Basement Wall Insulation:</b>	•None Visible
<b>Vapor Retarders:</b>	•Plastic

## INSULATION / VENTILATION OBSERVATIONS

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### General Comments

Upgrading insulation levels in a home is an improvement rather than a necessary repair. Most old homes have relatively low levels of insulation. The down side, of course, is that heating and/or cooling costs are higher. The up side is that these homes tend to be fairly well ventilated. Their natural ability to allow infiltration of outside air actually improves indoor air quality. Improving insulation levels will reduce energy costs; however, the potential benefit should be carefully weighed against the cost of improvements. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

#### Basement

- **Improve:** It would be wise to insulate the “rim joist” cavities around the perimeter of the basement.
- **Improve:** Basement heat supply vent cover is needed.

#### Attic / Roof

- **Improve:** Insulation improvements may be cost effective, depending on the anticipated term of ownership.
- **Repair:** Exhaust vent pipes should be insulated and vented to the building exterior.

## **LIMITATIONS OF INSULATION / VENTILATION INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- No access was gained to the roof cavity of the sloped ceilings.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic •Cast Iron •Steel
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: Rheem Model Number:6G50-38F1•Serial Number: RMLND406524908
<b>Service Pipe to House:</b>	•Not Visible
<b>Water Supply Source:</b>	•Public Water Supply
<b>Interior Supply Piping:</b>	•Copper •Plastic •Steel
<b>Waste System:</b>	•Public Sewer System

## PLUMBING OBSERVATIONS

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### General Comments

**The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.**

### Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

### RECOMMENDATIONS / OBSERVATIONS

- **Deferred Cost:** Water Heater: 5 + years old and older is a maintenance issue to consider down the road.
- **Repair:** Water leak was observed under the double sink in the upper bath cabinet right side.



### Water Heater

- **Repair:** The hot and cold supply water connections are reversed in the lower bath. For improved operation, this condition should be corrected.

### Sump Pump

- **Deferred Cost:** Sump Pump: 1 to 5 years old and older is a maintenance issue to consider down the road.
- **Monitor:** Sump Pump discharge line outside is too close to the home. This causes the water to seep around the foundation and then recycle back to the sump pump. Efforts should be taken to extend the discharge line at least 6 to 8ft away from the foundation.

### Fixtures

- **Monitor:** The bathtub was observed to drain slowly, suggesting that an obstruction may exist.



- **Repair:** It is recommended that an anti-siphon device be added to the hose bib(s).
- **Improve:** Frost free hose bibs are recommended for the outside. Water was still on at the rear of the home. Shut off was found under a ceiling panel in the basement office area.



### Discretionary Improvements

Supply piping may be susceptible to freezing during extremely cold weather. Heating or insulating this pipe would be wise.

## LIMITATIONS OF PLUMBING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not

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restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- An inspection of the hot tub is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior

## DESCRIPTION OF INTERIOR

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<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung •Double Glazed •Single Pane •Single Pane with Storm Window
<b>Floor Surfaces:</b>	•Carpet •Wood •Slate
<b>Doors</b>	•Wood-Solid Core •Wood-Hollow Core •Storm Door(s)
<b>Wall and Ceiling Materials:</b>	•Plaster •Drywall

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

As is the case in many old homes, the plaster finishes show signs of weakening. Over time, the plaster begins to bulge as it loses its bond to the wall. While this poses no short term concern, it may become necessary to substantially improve or replace sections of plaster, particularly during redecorating. Where wallpaper is employed, the wallpaper often serves to hold the old plaster in place. When stripping wallpaper, the plaster sometimes weakens as the wallpaper is removed. This explains why many people wallpaper or paint over existing wallpaper. It should be noted that special fabrics exist that can be applied over weakened plaster, much like wallpaper, to reinforce the plaster prior to painting or wallpapering. This is far more cost effective than replacing plaster.

### General Condition of Windows and Doors

The majority of the windows are average quality units. The windows have been lacking maintenance.

## RECOMMENDATIONS / OBSERVATIONS

### Doors

- **Improve:** Weather stripping (Exterior Front Door) are in need of improvements.
- **Improve:** Master Bedroom door damaged.




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### Stairways

- **Monitor:** The railing for the stairway is loose.



### Wall / Ceiling Finishes

- **Monitor:** Minor cracks & holes were noted.
- **Monitor:** Evidence of patching was detected.



### Floors

- **Repair:** The installation of the trim is incomplete.

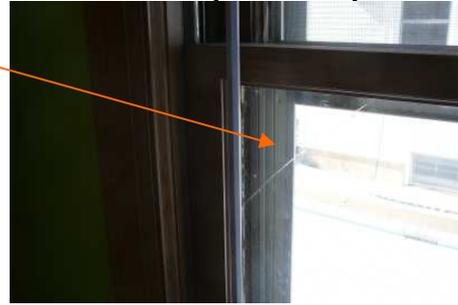
### Discretionary Improvements

In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home.

Install new exterior lock sets upon taking possession of the home.

### Windows

- **Monitor:** Water staining was observed below the window sill(s). Caulking should be improved as a first step. Refer also to the Exterior section of this report.
- **Monitor:** The window(s) are cracked in the northwest bedroom. Improvement is not a high priority.



## **LIMITATIONS OF INTERIOR INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Recent renovations and/or interior painting concealed historical evidence.
- Portions of the foundation walls were concealed from view.
- Attic did not have an access. On the eastside

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Appliances

## DESCRIPTION OF APPLIANCES

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- Laundry Facility:** •240 Volt Circuit for Dryer •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Washer Discharges to Laundry Tub/Sink
- Other Components Tested:** •Door Bell •Kitchen Exhaust Hood
- Appliances Tested:** •Microwave Oven •Dishwasher •Refrigerator •Waste Disposer

## APPLIANCES OBSERVATIONS

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### Positive Attributes

All appliances that were tested responded satisfactorily.

### RECOMMENDATIONS / OBSERVATIONS

#### Refrigerator

- **Monitor:** The refrigerator did not appear to attain an ideal operating temperature (temp in freezer was 17 degrees. fridg was @ 48 degrees.) Adjustment of the temperature setting may suffice, or further review by a service technician is recommended.

## LIMITATIONS OF APPLIANCES INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Photo Summary

Calking needed



Painting needed



Wall damage in closet



Antenna wires in front hall closet



Water staining around chimney in attic



Knockout missing in basement



Over cut trim water damage potential



Missing heat duct cover

