

Report ID:

Prepared For Exclusive Use By:

Property Address:

Tulsa OK 74137



LaBrake Services, Inc. dba HouseMaster
Inspector: Dan LaBrake OK License # 121

HouseMaster Inspections
9811 S. 226 E. Ave
Broken Arrow, OK 74014
Bus: (918) 455-4406 Fax: (918) 455-1792
Inspection Date: 4/6/2011

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INSPECTION INFORMATION**CLIENT:****PROPERTY ADDRESS:**

Tulsa OK 74137

INSPECTION DATE/TIME:

4/6/2011 - 09:00 AM

INSPECTOR:

Dan LaBrake OK License # 121

INSPECTION COMPANY:

LaBrake Services, Inc. dba HouseMaster

HouseMaster Inspections

9811 S. 226 E. Ave

Broken Arrow, OK 74014

Bus: (918) 455-4406 Fax: (918) 455-1792

INSPECTION DETAILS**DESCRIPTION:**

Single Family

AGE OF HOME:

37 years

TYPE OF INSPECTION:

General Home Inspection

PEOPLE PRESENT:

Client - Agent - Seller

STATUS OF HOME:

Occupied

HOME FACES:

North

WEATHER:

Clear

TEMPERATURE:

70

RAIN IN LAST 3 DAYS:

No

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards.

The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property.

The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. **Independent inspection(s) may be required to evaluate element conditions.** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of DBR Franchising, LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

ESTIMATED AGES - Any age estimations represent the inspector's opinion as to the approximate age, and **are provided for general guidance purposes only**. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Age estimates are given in "years" unless noted.

DESIGN LIFE RANGE - These figures represent the typical economic service life range (in years) for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated **design life is presented solely as a guide**. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

Any pictures (photographs, graphics or images) included in or otherwise provided in conjunction with the Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in the Report, or are used solely for orientation purposes. These pictures do not necessarily reflect all conditions or issues that may need attention or otherwise be of concern. Neither the inclusion of any picture in the Report nor the exclusion of any picture taken during the inspection from the Report is intended to highlight or diminish the significance or severity of any defect or condition described in the Inspection Report. The Report must be read in its entirety for all pertinent information. Additional pictures which may have been taken but were not provided with the Report are the property of the company and are maintained for a limited time for reference purposes only.

As you take on new ownership of your home it is recommended that you visit the Consumer Product Safety Commission web site (<http://www.cpsc.gov>) for information on any recalls and safety notices associated with the materials or equipment in the dwelling.

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2. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; **elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

ROOFING 1:

DESCRIPTION: Moderate Slope

LAYERS: 1

MATERIAL: Laminate Shingle

ESTIMATED AGE: 0 to 5 years

DESIGN LIFE: 20 to 25 years

LOCATION: Whole House

INSPECTION METHOD: Walked On

SKYLIGHT(S):

Two

Fixed

CHIMNEY/VENT 1:

TYPE: Metal Flue Pipe w/Enclosure

LOCATION: Rear

CHIMNEY/VENT 2:

TYPE: Furnace Vent(s)

LOCATION: Rear

S F P NA NI

•				2.0 ROOFING
•				2.1 CHIMNEY/VENT 1
•				2.2 CHIMNEY/VENT 2
•				2.3 EXPOSED FLASHING
•				2.4 SKYLIGHT(S) Although there was no evidence of any leaks around the skylights during our inspection, these openings in the roof are prone to leaks. This should be an area that you inspect several times a year as part of ongoing homeowner maintenance.
	•			2.5 VENTILATION COVERS The hood for the bathroom fan on the right front slope discharges upwards to the roofline instead of down the roofline. It is possible during heavy snow events that moisture could enter the vent. Recommend having a roofer rotate the hood to point down the roof. The screens on the gable vents off the master bedroom attic are coming loose which allow birds to enter the area. Recommend securing.
•				2.6 PLUMBING STACKS
	•			2.7 GUTTERS / DOWNSPOUTS / ROOF DRAINS A downspout arrangement that allows water to discharge onto lower roofs can lead to premature roof wear and/or leakage. The existing arrangement should be corrected by extending downspouts termination points to ground level or a lower gutter to reduce the potential for recurring rainwater drainage problems and damage.
•				2.8 FASCIA / SOFFITS
				2.9 OTHER Trash can noted in the attic area off the master bedroom closet under the front roof slope. Heavy area of silicone noted in the decking area. Most likely this was due to a branch hitting the roof in the past. No current concern.

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



2.5 VENTILATION COVERS Picture 1



2.7 GUTTERS / DOWNSPOUTS / ROOF DRAINS Picture 1



2.9 OTHER Picture 1



2.9 OTHER Picture 2

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectible during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Hail Storms - This area is prone to hail storms. Hail can damage a roof in imperceptible ways: the evidence or extent of damage may not become apparent until sometime in the future. If hail damage has occurred, as the roof ages, it may lose granules prematurely or exhibit other signs of wear/damage. Not all roofs affected by hail need to be replaced; however, the service life of the roof may be less than the typical design life. Recommend questioning the seller/homeowner and local building officials for information on any known storms that may have passed through the area and adversely affected the roof. Address insurance coverage issues as well. Obtain a roofer's opinion if hail damage is suspected or reported.

Plumbing Vents/Stacks - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

Chimney/Vent Inspections - The type of limited visual inspection of chimneys, vents, fireplaces and stoves performed as part of a home inspection does not include the in-depth evaluations that professional chimney and fireplace inspectors and technicians generally must conduct to comply the current code requirements and/or identify concealed conditions and deficiencies. These inspection requirements may include three types of inspections - Level 1 through Level 3 - with a level 3 inspection being the most technically exhaustive. If such inspections are desired or locally required, they must be performed by a qualified chimney inspector or technician.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

Gutters/Downspouts - The need for gutters and downspouts (leaders) will vary with house/roof design, locale and surface drainage conditions. If present, regular checks and cleaning are advised. If not present, consider the benefits to be gained from proper control of roof run-off and diversion away from foundation.

Homeowner Insurance - Inspection of the roofing materials is made for functionality only and does not address any insurability concerns. You should have your homeowner insurance carrier check roof for insurability prior to closing.

3. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** Like roofs, these elements are subject to the effects of both long-term wear and sudden damage due to ever-changing weather conditions. Descriptions are based on predominant/representative elements and are provided for general informational purposes only; specific materials and/or make-up are not verified. Neither the efficiency nor integrity of insulated window units is determined in a standard home inspection. Furthermore, the presence and condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING 1:
Stone Veneer

SIDING 2:
Wood

PORCH/DECK:
Wood Frame
Deck

S F P NA NI

•					3.0 SIDING 1
		•			3.1 SIDING 2 1. Ivy climbing on the walls at the front door and the right rear area. This is a very detrimental condition for the siding, recommend removing. 2. There is some early signs of decay at the siding joints along the roof lines on both sides of the front dormer area and at both sides of the house where the roof line stops along the siding wall. Affected materials should be repaired/replaced. 3. Conducive conditions exist where the wood skirting along the NE area of the house is in contact with the soil. Repair/replace as desired.
		•			3.2 TRIM Wood decay found at the following areas, have repaired or replaced: 1. Along the trim board on the roofline on the rear slope on the right side 2. Bottom of the rear living room door along the deck boards near the door. 3. Vertical trim board at the left front gutter on the lower level roof area
•					3.3 WINDOWS Note: 3 of the 4 windows in the rear basement room have not been opened in some time, they are stuck in the closed position. Recommend making them operational. Recommend caulking the joints around the windows to prevent potential moisture entry.
	•				3.4 ENTRY DOORS The veneer is deteriorating on the bottom of the door at the basement right rear room, repair or replace as necessary. Front storm door should be adjusted so it closes properly.
		•			3.5 STAIRS / STOOPS Wood decay on the timbers and plywood on the steps to the right rear basement door. Replace as necessary.
		•			3.6 PORCH(ES) / DECK(S) The tree on the right side deck area is pushing the rim joist out on the West side causing the floor joists to pull out of the joist hangers. The opening around the tree needs to be enlarged and the connections for the floor joists secured.
		•			3.7 RAILINGS The railing off the living room balcony pushes out easily which presents a safety concern. Have secured.

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



3.1 SIDING 2 Picture 1



3.1 SIDING 2 Picture 2



3.1 SIDING 2 Picture 3



3.1 SIDING 2 Picture 4



3.2 TRIM Picture 1



3.2 TRIM Picture 2



3.2 TRIM Picture 3



3.3 WINDOWS Picture 1



3.5 STAIRS / STOOPS Picture 1



3.6 PORCH(ES) / DECK(S) Picture 1

NOTE: All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Keyed Deadbolt - If present or added in the future, keyed deadbolts without interior latch can hamper emergency egress. If such a unit is present it is recommended that it be replaced with a deadbolt that has a latch facing the interior.

Exterior Electric - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present.

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4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

DESCRIPTION:

Multiple Car
Attached

HOUSE/GARAGE SEPARATION:

Solid Door

S F P NA NI

•					4.0	WALLS / CEILINGS
•					4.1	FLOOR SLAB
•					4.2	VEHICLE DOOR(S)
•					4.3	DOOR OPERATOR(S)
•					4.4	SERVICE / HOUSE DOOR

S F P NA NI

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NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

Garage/House Separation - Fire-rated wall/ceiling assemblies are generally required between the house and garage. This report does not fully address any specific requirement; rather it is generally limited to a determination of whether frame walls are covered or not. The integrity of any fire separation assembly must be maintained for proper protection. Wall insulations and vapor retarders are generally not observable and may only be commented on if an observed defect exists.

Overhead Door Operator - Inspection of door operators is limited to a check of operation utilizing hard-wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door pursuant to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use by children.

Electric/Wiring - All wiring should be secured, enclosed and generally protected from physical damage, particularly at the lower areas. Extension cord use should be limited to servicing portable tools/items. Ground-Fault Circuit-Interrupters (GFCIs) are generally advised (if not required) for general garage circuits.

5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

DESCRIPTION:

Multiple Areas
Walk-Up/In
Scuttle

INSPECTION METHOD:

Entered

FRAMING:

Trusses
2x8 Rafters
On 24" Centers

SHEATHING:

Wood/Wood Composite
Spaced Boards

CEILING STRUCTURE:

2x6 Joists
On 16" Centers

INSULATION:

Loose Fill
Cellulose
4 to 6 Average Inches

VAPOR RETARDER:

Not Found/Detected

ATTIC VENT LOCATIONS:

Soffit vents
Gable vents
Pot vents

S F P NA NI

•					5.0	ROOF FRAMING
•					5.1	ROOF DECK / SHEATHING
	•				5.2	VENTILATION PROVISIONS The ventilation in the garage attic area is minimal with a single exhaust vent that is only partially cut out. Recommend installing at least one additional vent for best air flow.
•					5.3	INSULATION
•					5.4	WHOLE HOUSE FAN

S F P NA NI

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NOTE:Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.,) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

Insulation - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

Ventilation/Vapor Retarders - Attic heat and moisture levels and ventilation adequacies are subject to change. Monitor for any significant buildup or changes and correct cause and/or improve ventilation as warranted. The presence and coverage adequacy of vapor retarders (barriers) cannot be confirmed in many cases.

Ventilation Provisions - Adequate vent provisions must be provided for all attic areas to prevent excessive heat/ moisture buildup and consequential concerns such as roof or sheathing failure.

Exhaust Vent Termination - Laundry, kitchen and bath exhaust fan vents should not discharge into the attic area due to excessive moisture (or grease buildup from kitchen) concerns and the possibility of consequential damage. Redirect vent to the exterior where required.

6. SLAB / FOUNDATION

The inspection of the slab and foundation is limited to readily visible and access elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element descriptions provided are for general informational purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, or evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.

FLOOR SLAB DESCRIPTION:

Whole House

LIMITATIONS:

Completely Covered by Floor Coverings

S F P NA NI

•					6.0	FLOOR SLAB
•					6.1	FOUNDATION

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: All foundations and slabs are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

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7. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

PREDOMINANT CEILINGS:

Wood Frame
Drywall

PREDOMINANT WALLS:

Wood Frame
Drywall

PREDOMINANT FLOORS:

Wood Frame
Slab
Carpet
Tile
Wood

PREDOMINANT WINDOWS:

Single Hung
Double Glazed

SLAB CONSTRUCTION:

Full House

FIREPLACE(S):

Type: Prefab
Material: Metal

S F P NA NI

•					7.0	CEILINGS
•					7.1	WALLS
•					7.2	FLOORING
•					7.3	FRAMED FLOORS
•					7.4	STAIRS
•					7.5	RAILINGS
•					7.6	ROOM DOORS
•					7.7	FIREPLACE(S)

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Belongings May Restrict View - Inspection of the interior elements of a home are limited by the personal belongings of the occupant. Closets and bedrooms are common areas where visibility of the walls and flooring materials are typically blocked from view. Furniture throughout the house also limits our view. All rooms and closets should be checked during a final walk-through of the home prior to closing, when the home is vacant.

Auxiliary Systems - A standard home inspection does not include evaluation of any auxiliary house component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, home entertainment unit, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

8. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

VENTILATOR:

Recirculating

FREESTANDING RANGE/OVEN:

Estimated Age: 0 to 5 years
Electric

DISHWASHER:

Estimated Age: 0 to 5 years

DISPOSAL:

Estimated Age: 0 to 5 years

S F P NA NI

•					8.0 SINKS
	•				8.1 STOVE The digital window is very faded and the oven temperature is difficult to see. Recommend having appliance vendor evaluate and correct as necessary.
•					8.2 DISHWASHER A "high loop" or visible backflow prevention device was not found for the dishwasher. This is required to prevent waste water from siphoning into the dishwasher and related sanitary concerns. Have plumber provide a high-loop or backflow prevention device as necessary.
•					8.3 DISPOSAL
•					8.4 VENTILATOR
•					8.5 CABINETRY\COUNTERTOPS

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Vacant Homes - If the home was vacant during the inspection, and had been vacant for an extended period of time, the washers in the fixtures have a tendency to harden and leak prematurely. Testing of the fixtures may cause the hardened washers to start passing water. You should anticipate the need for repairs on the fixtures.

Dishwasher Air Gap - It is possible that the dishwasher may have an internal device but a second device either a "High Loop" or a mechanical backflow device should be installed and is required under most plumbing codes. These devices lessen the chance of non-potable water backing up from the sink and entering the dishwasher and the water supply or contaminating the clean items in the washer. If this backflow prevention is not evident you should consider installing one.

Stove Strap - As of July 2000, stove manufacturers require that an anti-tip strap or bracket be installed in the rear of the unit to a stud location or the floor to prevent the stove from tipping if weight is applied to an open oven door. See further information about the class action lawsuit settlement at www.searsrangesettlement.com. Recommend having appliance vendor anti-tip device.

9. BATHROOM(s)

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

BATHROOM 1:

DESCRIPTION: Full Bath
LOCATION: Middle Level
VENTILATION: Exhaust Fan/Light/Heater Combo

BATHROOM 2:

DESCRIPTION: Full Bath
LOCATION: Master Bedroom
VENTILATION: Window

BATHROOM 3:

DESCRIPTION: Full Bath
LOCATION: Lower Level
VENTILATION: Exhaust Fan/Light/Heater Combo

S F P NA NI

•	•	•	•	•	9.0	----- HALLWAY BATHROOM -----
•					9.1	Hallway Bathroom SINK(S)
•					9.2	Hallway Bathroom CABINETS / COUNTERTOPS
•					9.3	Hallway Bathroom TOILET(S)
•					9.4	Hallway Bathroom BATHTUB
•					9.5	Hallway Bathroom WALL TILE / TUB SURROUND
•					9.6	Hallway Bathroom VENTILATION
•	•	•	•	•	9.7	----- MASTER BATHROOM -----
•					9.8	Master Bathroom SINK(S)
•					9.9	Master Bathroom CABINETS \ COUNTERTOPS
•					9.10	Master Bathroom TOILET(S)
•					9.11	Master Bathroom BATHTUB
•					9.12	Master Bathroom STALL SHOWER
	•				9.13	Master Bathroom WALL TILE / TUB SURROUND Gaps exist in the tilework of the recessed wall area which can allow water to pass behind the tiles. Gaps need to be sealed.
•					9.14	Master Bathroom VENTILATION
•					9.15	Master Bathroom WHIRLPOOL Ground Fault Circuit Interrupter (GFCI) protection for the whirlpool is located at the sink outlet. If the whirlpool fails to operate, check this switch and reset as required.
•	•	•	•	•	9.16	----- LOWER LEVEL 4 -----
•					9.17	SINKS
•					9.18	CABINETS \ COUNTERTOPS
•					9.19	TOILET
	•				9.20	BATHTUB The shower diverter is stuck in the shower position, most likely due to non-use. Exercise it to make free.
•					9.21	WALL TILE / TUB SURROUND
•					9.22	VENTILATION

S F P NA NI

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9.13 Master Bathroom WALL TILE / TUB
SURROUND Picture 1

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Stall Showers - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the underside of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the watertightness of a shower pan. With normal aging/wear, leakage will eventually occur.

Vacant Homes - If the home was vacant during the inspection, and had been vacant for an extended period of time, the washers in the fixtures have a tendency to harden and leak prematurely. Testing of the fixtures may cause the hardened washers to start passing water. You should anticipate the need for repairs on the fixtures.

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10. ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-fault Circuit-interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

When the electric panel(s) was installed it should have been inspected and approved by the municipal inspector. When it is determined that the installation was checked and verified that all the current building codes have been adhered to, an approval sticker will be affixed to the unit. The absence of any approval sticker can mean that the unit was installed by a non-licensed person or possibly that a licensed contractor did not apply for permits or call for an inspection. If there is no approval sticker, you should consider that the installation may not adhere to all local building codes.

SERVICE CHARACTERISTICS:

Service Line: Underground
Est. Service Capacity: 120/240 Volts; 200 Amps
Type Service Feeder: Copper

SERVICE DISCONNECT(S):

Multiple Disconnects
Location: In Distribution Panel

DISTRIBUTION PANEL 1:

TYPE: Circuit Breaker
LOCATION: Basement
ESTIMATED AMPS: 200
VOLTS: 240
PANEL MANUFACTURER: Zinsco

DISTRIBUTION PANEL 2:

TYPE: Circuit Breaker
LOCATION: Basement
ESTIMATED AMPS: 200
VOLTS: 240
PANEL MANUFACTURER: Zinsco

MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):

Copper

HOUSEHOLD (120 VOLT) CIRCUITS:

Copper
Non-metallic sheathed cable

CIRCUIT INTERRUPTERS:

GFCI: At Receptacles

DETECTORS:

Battery
Lower Level

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•				10.0 SERVICE / ENTRANCE LINE
	•			10.1 SERVICE GROUNDING PROVISIONS The clamp for the ground wire on the grounding rod is loose. This is the bare copper wire running from the electric meter to the ground. Have electrician correct loose connection.
•				10.2 MAIN DISCONNECT(S)
	•			10.3 DISTRIBUTION PANEL Open slot in the bottom of the left panel presents a safety concern, have a slot cover installed. Both panels are Zinsco brand. While no problems were noted during the inspection, this brand of panel has a history of poor connection between the breakers and buss bars, resulting in a potential fire and safety hazard. Recommend have a qualified and licensed electrician thoroughly evaluate the panel. Sharp pointed screws on the right panel should be replaced with blunt panel cover screws to prevent potential of piercing any wiring.
•				10.4 WIRING / CONDUCTORS
	•			10.5 DEVICES Have an electrician evaluate and correct the following: 1. Open ground indicated on the exterior outlet near the dinette door on the deck 2. Open ground indicated on both outlets on the front porch area. 3. The front porch outlets are not protected by Ground Fault Circuit Interrupter (GFCI) as required and they should be positioned vertically so the covers can be opened with rain entering.

S F P N A N I

4. Weather covers are missing on the exterior outlets on both decks, have installed.

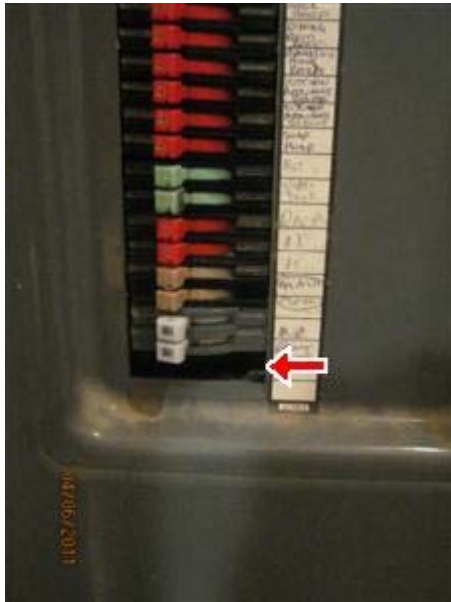
• **10.6 GFCI and AFCI TEST**

• **10.7 SMOKE/CARBON MONOXIDE DETECTORS**

No smoke detector located for the master bedroom area. Have installed.

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



10.3 DISTRIBUTION PANEL Picture 1



10.5 DEVICES Picture 1

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

GFCI - Ground-Fault Circuit-Interrupter (GFCI) devices are designed to improve personal safety and are recommended for all houses. All GFCI devices should be tested with the built-in test button prior to closing and regularly thereafter to ensure proper operation. In most areas GFCIs have been required on specific circuits since the mid-1970s. If not present it is recommended that GFCI protection be installed for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). GFCI devices in occupied homes may not have been tested due to connected equipment.

AFCI - The purpose of AFCI devices is to reduce fire hazards associated with frayed wires and electric arcing, particularly in areas such as living rooms and bedrooms where corded fixtures are used. As of January 1st, 2002 many areas required the installation of AFCI protection for specific circuits in new construction. Should an AFCI automatically "trip" it should be left in the "tripped" or "off" position and arrangements made to have the circuit in question checked by a licensed electrician. All AFCI devices should be tested with the built-in test button prior to closing and regularly thereafter to ensure proper operation. If not present it is recommended that AFCI protection be installed for all circuits not otherwise protected by GFCI devices. AFCI devices in occupied homes may not have been tested due to connected equipment.

Panel Circuit Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

Smoke/Carbon Monoxide Detector Test - The inspection of smoke/carbon monoxide detectors is limited to the observation of general unit location and a test using the built-in test feature only. Since these units are subject to subsequent removal or relocation, as well as the removal or failure of batteries or malfunction for various reasons, it will be necessary to confirm operation and placement acceptability at the time of occupancy, and regularly thereafter. It is generally recommended that at least one smoke/carbon monoxide detector be placed on each floor level and in each sleeping area. Hard-wired units are now often required, however, no specific determination was made as to whether units are hard-wired or properly interconnected. Most detectors have a finite service life and typically need replacement every five to ten years, subject to manufacturer recommendations. For this reason, unless documentation is available on the age of the detectors, it would be prudent to replace all detectors prior to occupancy. While not tested as part of this inspection, similar warnings and testing recommendations apply for carbon monoxide detectors. At the very least smoke/carbon monoxide detectors should be tested at least twice annually; more frequently would be advisable.

11. HEATING SYSTEM(S)

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

When the heating unit was installed it should have been inspected and approved by the municipal inspector. When it is determined that the installation was checked and verified that all the current building codes have been adhered to, an approval sticker will be affixed to the unit. The absence of any approval sticker can mean that the unit was installed by a non-licensed person or possibly that a licensed contractor did not apply for permits or call for an inspection. If there is no approval sticker, you should consider that the installation may not adhere to all local building codes.

SYSTEM 1:

TYPE: Hot Air
 TYPE: Heat Coils
 FUEL: Electric
 SYSTEM LOCATION: Master Bedroom
 AREA SERVED: Master Suite
 DESIGN LIFE: 25 to 40 years
 GENERAL DISTRIBUTION: Ducted / Registers
 FILTER LOCATION: Return Grille(s)
 MAKE: Rheem
 MODEL NUMBER : Not Determined

SYSTEM 2:

TYPE: Hot Air
 FUEL: Natural Gas
 SYSTEM LOCATION: Living Room
 AREA SERVED: Main Level
 ESTIMATED AGE: +20 years
 DESIGN LIFE: 20 to 25 years
 GENERAL DISTRIBUTION: Ducted / Registers
 FILTER LOCATION: At Heating System
 FILTER CONDITION: Incorrect Size
 MAKE: Bryant
 MODEL NUMBER : 394GAD060150

SYSTEM 3:

TYPE: Hot Air
 TYPE: Heat Coils
 FUEL: Electric
 SYSTEM LOCATION: Basement
 AREA SERVED: Lower Level
 DESIGN LIFE: 25 to 40 years
 GENERAL DISTRIBUTION: Ducted / Registers
 FILTER LOCATION: At Heating System
 FILTER CONDITION: Clean
 MAKE: Rheem
 MODEL NUMBER : Not Determined

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•	•	•	•	•	11.0	--- HEATING SYSTEM #1 ---
•					11.1	SYSTEM #1 OPERATION
				•	11.2	SYSTEM #1 BLOWER Tight access area prevented removing panels to examine the blower, air was moving through the duct system.
•					11.3	SYSTEM #1 DISTRIBUTION SYSTEM
•					11.4	SYSTEM #1 THERMOSTAT
•	•	•	•	•	11.5	--- HEATING SYSTEM #2 ---
•					11.6	SYSTEM #2 OPERATION
•					11.7	SYSTEM #2 BURNERS
•					11.8	SYSTEM #2 GAS / FUEL LINES AT UNIT
•					11.9	SYSTEM #2 COMBUSTION AIR PROVISIONS
		•			11.10	SYSTEM #2 VENT CONNECTOR The vent pipe is touching the roof decking. This vent requires a minimum 1" clearance between it and any combustible material such as plywood decking or framing members. Required clearance may be generated by adjusting the location of the vent pipe itself or by cutting the roof decking away from the vent. Have a plumber or roofing contractor evaluate and correct as necessary.
	•				11.11	SYSTEM #2 BLOWER Filter needs to be replaced with a proper size and the hold down bar adjusted to keep it properly in place.
•					11.12	SYSTEM #2 DISTRIBUTION SYSTEM
•					11.13	SYSTEM #2 THERMOSTAT
•	•	•	•	•	11.14	--- HEATING SYSTEM #3 ---

S F P N A N I

S F P NA NI

- 11.15 SYSTEM #3 OPERATION
- 11.16 SYSTEM #3 BLOWER
- 11.17 SYSTEM #3 DISTRIBUTION SYSTEM
- 11.18 SYSTEM #3 THERMOSTAT

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



11.10 SYSTEM #2 VENT CONNECTOR Picture 1

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Hot Air Furnace - The heart of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited. Check filters monthly; replace/clean as needed.

Blower/Filters - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Humidifiers - Humidifiers are high maintenance items and require regular cleaning and servicing. They are beneficial for maintaining indoor humidity at a comfortable level; however, presence of a humidifier may adversely affect the life of a furnace.

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12. COOLING SYSTEM(S)

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

When the cooling system was installed it should have been inspected and approved by the municipal inspector. When it is determined that the installation was checked and verified that all the current building codes have been adhered to, an approval sticker will be affixed to the unit. The absence of any approval sticker can mean that the unit was installed by a non-licensed person or possibly that a licensed contractor did not apply for permits or call for an inspection. If there is no approval sticker, you should consider that the installation may not adhere to all local building codes.

SYSTEM 1:

TYPE: Electric Central Air Conditioning
 LOCATION: Left Side
 AREA SERVED: Master Suite
 ESTIMATED AGE: 10 years
 DESIGN LIFE: 10 to 18 years
 GENERAL DISTRIBUTION: Ducted / Registers
 MAKE: Rheem
 MODEL NUMBER : HS29-060-1P

SYSTEM 2:

TYPE: Electric Central Air Conditioning
 LOCATION: Left Side
 AREA SERVED: Main Living Area
 ESTIMATED AGE: 10 years
 ESTIMATED AGE: +30 years
 DESIGN LIFE: 10 to 18 years
 GENERAL DISTRIBUTION: Ducted / Registers
 MAKE: Rheem
 MODEL NUMBER : Not Determined

SYSTEM 3:

TYPE: Electric Central Air Conditioning
 LOCATION: Left Side
 AREA SERVED: Lower Level
 ESTIMATED AGE: +30 years
 DESIGN LIFE: 10 to 18 years
 GENERAL DISTRIBUTION: Ducted / Registers
 MAKE: Rheem
 MODEL NUMBER : AU-24B13

S F P NA NI

•	•	•	•	•	12.0	--- COOLING SYSTEM #1 ---
				•	12.1	SYSTEM #1 OPERATION System would not come on with thermostat, homeowner indicated he replaced the thermostat and knows it is not functioning. HVAC contractor needed to make operational.
				•	12.2	SYSTEM #1 OUTDOOR UNIT No visible concerns but unit would not come on.
•					12.3	SYSTEM #1 CONDENSATE PROVISIONS
				•	12.4	SYSTEM #1 THERMOSTAT See above
•	•	•	•	•	12.5	--- COOLING SYSTEM #2 ---
				•	12.6	SYSTEM #2 OPERATION Desired temperature variance between supply and return air is 15-22 degrees. Obtained 2 degrees at time of inspection. The low split can be affected by low refrigerant, dirty coils, dirty filters, aged components or a mixture of these. Have an HVAC contractor check and correct. Supply temp = 65 Return temp = 67 Outside temp = 70
				•	12.7	SYSTEM #2 OUTDOOR UNIT Coils are dirty on the middle unit which can cause decreased efficiency. Recommend having HVAC contractor clean.
•					12.8	SYSTEM #2 INDOOR BLOWER / FAN
•					12.9	SYSTEM #2 CONDENSATE PROVISIONS
•					12.10	SYSTEM #2 DISTRIBUTION SYSTEM
•					12.11	SYSTEM #2 THERMOSTAT
				•	12.12	SYSTEM #3 OPERATION Unit operated normally during inspection but is nearing or beyond its normal life expectancy. You should anticipate repairs or replacement needs. Annual maintenance will usually help extend the life of the unit,

S F P NA NI

cleaning at least twice a season is recommended. Ensure the unit is off, remove the top screen and using a hose with a nozzle, spray through the coils from the inside out.

Desired temperature variance between supply and return air is 15-22 degrees. Obtained 19 degrees at time of inspection.

Supply temp = 43 Return temp = 62 Outside temp = 70

- 12.13 SYSTEM #3 OUTDOOR UNIT
- 12.14 SYSTEM #3 CONDENSATE PROVISIONS
- 12.15 SYSTEM #3 THERMOSTAT

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Outdoor Unit - The outdoor unit base should be maintained in a reasonably level position. The coils will require periodic cleaning; clearance from vegetation/obstructions should also be provided.

Refrigerant Tubing - The tubing should be kept insulated and protected from physical damage. If any damage/leakage is noted, a thorough inspection should be performed by a service company.

Blower/Filters - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters when needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

13. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a pressure test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER PIPING:

Copper

WATER SHUT-OFF LOCATION:

At Meter

WATER PRESSURE:

90 PSI

GAS SHUT-OFF LOCATION:

Pipe entrance to house

DRAIN/WASTE LINES:

Galvanized
ABS

MAIN SEWER CLEANOUT:

Left Side
Under House

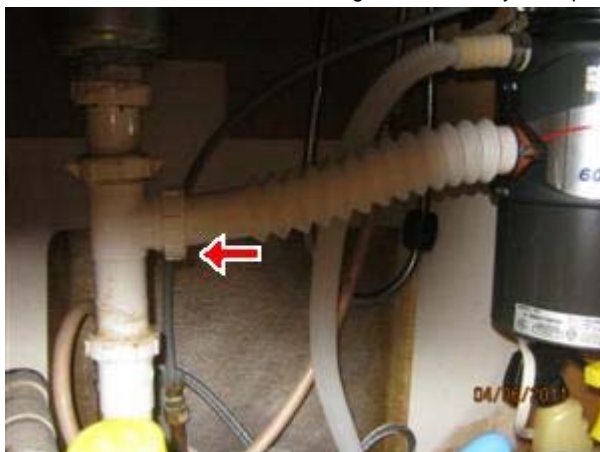
S F P NA NI

•					13.0	WATER PIPING
•					13.1	WATER PRESSURE
•					13.2	WATER FLOW AT FIXTURES
		•			13.3	DRAIN / WASTE PIPING Flexible drain line in use under the kitchen sink which is not permitted. Drain lines are to be smooth interior to prevent clogs. The line is also leaking at the joint to the tail piece. Have plumber correct.
•					13.4	FIXTURE DRAINAGE
		•			13.5	EXTERIOR FAUCET(S) Stem washers leaking on faucet under the right side deck and faucet under the left side of the house.
•					13.6	GAS PIPING
•					13.7	LAUNDRY SUPPLY / DRAIN An installed washing machine prevented checking the laundry supply valves for leakage and for proper drainage of the stand pipe. It is common for the supply valves to leak once the washing machine is disconnected. Recommend check the washing machine supply valves and drain for proper operation when the washing machine is removed and have repaired as/if necessary.
•					13.8	DRYER VENT

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



13.3 DRAIN / WASTE PIPING Picture 1



13.5 EXTERIOR FAUCET(S) Picture 1

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., older

polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Shut Off/Location - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

Backflow Preventer - The design and/or upgrade of a public sewer system is the responsibility of the city or municipal entity. Designs or upgrades may require the installation of a backflow preventer device at the sewer line connection of the house. The function of a backflow preventer is to prohibit sewage from backing up into the house if there is a backup in the main sewer line. It is recommended that you check with the city or municipal entity on any requirements for such a backflow preventer for this home.

Vacant Homes - If the home was vacant during the inspection, and had been vacant for an extended period of time, the washers in the fixtures have a tendency to harden and leak prematurely. Testing of the fixtures may cause the hardened washers to start passing water. You should anticipate the need for repairs on the fixtures

Main Drain Lines - The main sewer lines on older homes can collapse and become blocked. This condition can present itself by causing a blockage in the line and allowing the sewage to back up into the house. This condition is usually not discernable on a standard home inspection, especially if the home is vacant. The limited testing of the fixtures cannot introduce the amount of water into the system that normal occupancy can. Have sewer line checked by a licensed plumber as desired.

Washing Machine Connections - The visible condition of the components are checked and if there are signs of leakage it will be noted in this report. The functionality of washer connections and drain pipes cannot be checked if there is a washing machine installed. This prevents us from determining if the valves are leaking/dripping since hoses are attached. It is recommended that steel braided hoses be used.

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14. WATER HEATER(s)

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

When the water heater was installed it should have been inspected and approved by the municipal inspector. When it is determined that the installation was checked and verified that all the current building codes have been adhered to, an approval sticker will be affixed to the unit. The absence of any approval sticker can mean that the unit was installed by a non-licensed person or possibly that a licensed contractor did not apply for permits or call for an inspection. If there is no approval sticker, you should consider that the installation may not adhere to all local building codes.

WATER HEATER 1:

TYPE: Direct-heated Tank

FUEL: Natural Gas

LOCATION: Basement

CAPACITY: 80 Gallons

MAKE: Ruud

ESTIMATED AGE: +20 Years

DESIGN LIFE: 10 to 18 years

S F P NA NI

•				14.0	WATER HEATER #1 Although working with no visible problems at inspection the unit is at or beyond the normal life expectancy. Anticipate repairs or replacement.
	•			14.1	WATER HEATER #1 SAFETY VALVE PROVISIONS No drain tube on the TPRV valve. This is a safety concern as water escaping from the valve will be above 140 degrees. If this valve opens without a pipe attached, the spraying hot water can be harmful to anyone in the area. Have plumber add proper 3/4" copper pipe to within 6" of the floor.

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Maintain hot-water supply temperatures at no more that about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Water Temperatures - Hot water temperature generally should not exceed approximately 120°F (48°C) at any fixture. Elevated temperatures should be corrected. Monitor and adjust as required. Anti-scald devices are available as a safety measure.

SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action.** Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1. SITE ELEMENTS

1.0 GRADING and DRAINAGE

Fair

Property slopes from North to South. Underground drains are in place at the left side of the driveway at the front door area and along the West side of the house. Ensure the collection grates and discharge points remain free of obstructions.

1.4 OTHER

Fair

The bridge over the creek area is bowed in the middle due to long term deflection of the beams. You could provide middle span supports as desired.

The joists are only nailed to the beams, recommend installing joist hangers for best practice.

2. ROOFING

2.5 VENTILATION COVERS

Fair

The hood for the bathroom fan on the right front slope discharges upwards to the roofline instead of down the roofline. It is possible during heavy snow events that moisture could enter the vent. Recommend having a roofer rotate the hood to point down the roof.

The screens on the gable vents off the master bedroom attic are coming loose which allow birds to enter the area. Recommend securing.

2.7 GUTTERS / DOWNSPOUTS / ROOF DRAINS

Fair

A downspout arrangement that allows water to discharge onto lower roofs can lead to premature roof wear and/or leakage. The existing arrangement should be corrected by extending downspouts termination points to ground level or a lower gutter to reduce the potential for recurring rainwater drainage problems and damage.

3. EXTERIOR ELEMENTS

3.1 SIDING 2

Poor/Defective

1. Ivy climbing on the walls at the front door and the right rear area. This is a very detrimental condition for the siding, recommend removing.
2. There is some early signs of decay at the siding joints along the roof lines on both sides of the front dormer area and at both sides of the house where the roof line stops along the siding wall. Affected materials should be repaired/replaced.
3. Conducive conditions exist where the wood skirting along the NE area of the house is in contact with the soil. Repair/replace as desired.

3.2 TRIM

Poor/Defective

3. EXTERIOR ELEMENTS

Wood decay found at the following areas, have repaired or replaced:

1. Along the trim board on the roofline on the rear slope on the right side
2. Bottom of the rear living room door along the deck boards near the door.
3. Vertical trim board at the left front gutter on the lower level roof area

3.4 ENTRY DOORS

Fair

The veneer is deteriorating on the bottom of the door at the basement right rear room, repair or replace as necessary.

Front storm door should be adjusted so it closes properly.

3.5 STAIRS / STOOPS

Poor/Defective

Wood decay on the timbers and plywood on the steps to the right rear basement door. Replace as necessary.

3.6 PORCH(ES) / DECK(S)

Poor/Defective

The tree on the right side deck area is pushing the rim joist out on the West side causing the floor joists to pull out of the joist hangers. The opening around the tree needs to be enlarged and the connections for the floor joists secured.

3.7 RAILINGS

Poor/Defective

The railing off the living room balcony pushes out easily which presents a safety concern. Have secured.

5. ATTIC

5.2 VENTILATION PROVISIONS

Fair

The ventilation in the garage attic area is minimal with a single exhaust vent that is only partially cut out. Recommend installing at least one additional vent for best air flow.

8. KITCHEN

8.1 STOVE

Fair

The digital window is very faded and the oven temperature is difficult to see. Recommend having appliance vendor evaluate and correct as necessary.

9. BATHROOM(s)

9.13 Master Bathroom WALL TILE / TUB SURROUND

Fair

Gaps exist in the tilework of the recessed wall area which can allow water to pass behind the tiles. Gaps need to be sealed.

9.20 BATHTUB

Fair

The shower diverter is stuck in the shower position, most likely due to non-use. Exercise it to make free.

10. ELECTRIC SYSTEM

10.1 SERVICE GROUNDING PROVISIONS

Fair

The clamp for the ground wire on the grounding rod is loose. This is the bare copper wire running from the electric meter to the ground. Have electrician correct loose connection.

10.3 DISTRIBUTION PANEL

Poor/Defective

10. ELECTRIC SYSTEM

Open slot in the bottom of the left panel presents a safety concern, have a slot cover installed.

Both panels are Zinsco brand. While no problems were noted during the inspection, this brand of panel has a history of poor connection between the breakers and buss bars, resulting in a potential fire and safety hazard. Recommend have a qualified and licensed electrician thoroughly evaluate the panel.

Sharp pointed screws on the right panel should be replaced with blunt panel cover screws to prevent potential of piercing any wiring.

10.5 DEVICES

Poor/Defective

Have an electrician evaluate and correct the following:

1. Open ground indicated on the exterior outlet near the dinette door on the deck
2. Open ground indicated on both outlets on the front porch area.
3. The front porch outlets are not protected by Ground Fault Circuit Interrupter (GFCI) as required and they should be positioned vertically so the covers can be opened with rain entering.
4. Weather covers are missing on the exterior outlets on both decks, have installed.

10.7 SMOKE/CARBON MONOXIDE DETECTORS

Poor/Defective

No smoke detector located for the master bedroom area. Have installed.

11. HEATING SYSTEM(S)

11.10 SYSTEM #2 VENT CONNECTOR

Poor/Defective

The vent pipe is touching the roof decking. This vent requires a minimum 1" clearance between it and any combustible material such as plywood decking or framing members. Required clearance may be generated by adjusting the location of the vent pipe itself or by cutting the roof decking away from the vent. Have a plumber or roofing contractor evaluate and correct as necessary.

11.11 SYSTEM #2 BLOWER

Fair

Filter needs to be replaced with a proper size and the hold down bar adjusted to keep it properly in place.

12. COOLING SYSTEM(S)

12.1 SYSTEM #1 OPERATION

Poor/Defective

System would not come on with thermostat, homeowner indicated he replaced the thermostat and knows it is not functioning. HVAC contractor needed to make operational.

12.4 SYSTEM #1 THERMOSTAT

Poor/Defective

See above

12.6 SYSTEM #2 OPERATION

Poor/Defective

Desired temperature variance between supply and return air is 15-22 degrees. Obtained 2 degrees at time of inspection. The low split can be affected by low refrigerant, dirty coils, dirty filters, aged components or a mixture of these. Have an HVAC contractor check and correct.

Supply temp = 65 Return temp = 67 Outside temp = 70

12.7 SYSTEM #2 OUTDOOR UNIT

Fair

Coils are dirty on the middle unit which can cause decreased efficiency. Recommend having HVAC contractor clean.

12.12 SYSTEM #3 OPERATION

Fair

12. COOLING SYSTEM(s)

Unit operated normally during inspection but is nearing or beyond its normal life expectancy. You should anticipate repairs or replacement needs. Annual maintenance will usually help extend the life of the unit, cleaning at least twice a season is recommended. Ensure the unit is off, remove the top screen and using a hose with a nozzle, spray through the coils from the inside out.

Desired temperature variance between supply and return air is 15-22 degrees. Obtained 19 degrees at time of inspection.
Supply temp = 43 Return temp = 62 Outside temp = 70

13. PLUMBING SYSTEM

13.3 DRAIN / WASTE PIPING

Poor/Defective

Flexible drain line in use under the kitchen sink which is not permitted. Drain lines are to be smooth interior to prevent clogs. The line is also leaking at the joint to the tail piece. Have plumber correct.

13.5 EXTERIOR FAUCET(S)

Poor/Defective

Stem washers leaking on faucet under the right side deck and faucet under the left side of the house.

14. WATER HEATER(s)

14.0 WATER HEATER #1

Fair

Although working with no visible problems at inspection the unit is at or beyond the normal life expectancy. Anticipate repairs or replacement.

14.1 WATER HEATER #1 SAFETY VALVE PROVISIONS

Poor/Defective

No drain tube on the TPRV valve. This is a safety concern as water escaping from the valve will be above 140 degrees. If this valve opens without a pipe attached, the spraying hot water can be harmful to anyone in the area. Have plumber add proper 3/4" copper pipe to within 6" of the floor.