

Attic to Sidewalk Home Inspection

09:04 January 27, 2007

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SampleInspectionReport

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

Acceptable	Functional with no signs of defect.
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Improve	Item or system is not fully functional and may require repair or replacement in the near future.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function or presents health and safety issues.

General Information

Property Information

Property Address

City Canal Winchester S
at
Zip



Contact Name

Phone Fax

Client Information

Client Name

Client Address

City State MN Zip

Phone Fax

Inspection Company

Inspector Name David Argabright

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General Information (Continued)

Company Name Attic to Sidewalk Home Inspection
Company Address 4954 State Route 665
City Orient State OH Zip 43146
Phone Fax

Conditions

Others Present Property Occupied Vacant
Estimated Age 35 years Entrance Faces Street
Inspection Date October 21, 2006
Start Time 9:00 am End Time 12:15 pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 62 degrees
Weather Sunny Soil Conditions Damp
Space Below Grade Basement, Crawl Space
Building Type Single family, Two story Garage Attached



Sewage Disposal Private on site How Verified Visual Inspection
Water Source Well How Verified Visual Inspection
Additions/Modifications Enclosed sun room
Permits Obtained Unknown How Verified N/A

Lots and Grounds

- > Maintenance Tip: Please be sure to keep all trees and landscaping trimmed 6 inches off the structure as this is a condition known to be conducive to insect and moisture penetration within the structure.
- > When negative grade is noted around the foundation, we recommend that a clay based dirt be added to drain water away from the foundation 4-5 feet with a 5 inch slope. At that time, the mulch can be replaced and any landscaping that is desired.
- > Maintenance Tip for Driveways: Blacktop: A high quality blacktop sealant should be applied annually to preserve and extend its life. Concrete: A high quality concrete sealant can be applied to protect and extend the life of the concrete surface. Gravel: It is important to maintain a fine covering of gravel to prevent damage to the underling supportive layer of stone. This will eliminate costly repairs.
- > Maintenance Tip: Wood decks would benefit with a fresh coat of sealer to help prevent weathering. Continued maintenance is essential to preserve its useful life.
- > Safety Tip: On decks with railings, it is important that the railings are not more than 4 inches apart for safety.
- > When the property is equipped with an exterior hot tub or irrigation system or swimming pool, a thorough examination of these systems is beyond the scope of this investigation. If additional information is desired, we recommend an inspection by a qualified person or company familiar with these applications.

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Lots and Grounds (Continued)

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Improve Walks: Brick Common settling was noted. This is not a tripping hazard at this time. The brick walk has plant growth between the bricks that should be removed and a vegetation killer applied to prevent further growth. The brick walk has settled in some locations. By removing the brick and adding sand or mortar the patio can be leveled. The joints between the brick should have new mortar installed.

Acceptable Steps/Stoops: Brick
Acceptable Patio: Brick



Acceptable Balcony: Treated wood over the sun room New wood flooring has been installed over the flat roof of the sun room. The surface of the roof cannot be seen. If repairs are needed the flooring will have to be removed.

The baluster openings are wider than are considered safe at this time. We recommend that the openings be no wider than four inches for safety.



Acceptable Vegetation: Landscaping



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Lots and Grounds (Continued)

Defective

Grading: Negative slope toward the foundation in some locations. Soil sloping or erosion towards foundation was found at the right, front, and rear. This is called negative slope. I recommend the addition of fill dirt to improve grade to prevent water flow toward the foundation. If the areas are not graded away from the foundation, ground water could enter the foundation walls and allow mold growth, wet basements, or bowed walls which could require professional repairs. If positive slope cannot be established an area drain to a ditch, storm sewer, or drain line should be considered.



Acceptable
Acceptable

Swale: Adequate slope and depth for drainage
Driveway: Asphalt

Exterior Surface and Components

- > Maintenance Tip: Please sure to keep all openings or cracks in the exterior walls well sealed to prevent moisture entry to framing materials.
- > Maintenance Tip: Old and/or cracked caulking should be removed and replaced with a high quality caulk to prevent moisture or insect infiltration.
- > If NEW windows have been installed, consideration could be given towards inquiring of the owner, prior to closing, of a transferable warranty may may remain on the windows.
- > A home equipped with an installed hot tub, security system or sprinkler system will require a thorough examination of these systems as they are beyond the scope of this investigation. If additional information is desired, a more conclusive examination, prior to closing, by a qualified person or company familiar with these applications is recommended.

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Exterior Surface and Components (Continued)

All of the exterior Exterior Surface

Acceptable

Type: Brick veneer There were no weep holes visible in the brick veneer. It is recommended by the Brick Industry Association that weep holes and flashing be installed to allow water or moisture to escape.. www.bia.org. Weep holes are openings close to the bottom of the brick mortar joints that allow drainage. They are also recommended over door and window openings. Felt paper as well as metal flashing are commonly used for this purpose but cannot be seen without removal of the brick. Any water that might enter behind the brick against exposed wood could cause decay. No visible signs of damage were found during this inspection except under the rear patio door bandboard.



Power washing the brick to remove dirt or moss is recommended. At that time I suggest the brick surface be coated with a good masonry sealant to prevent wicking or absorption of water.

Acceptable

Trim: Wood Maintenance painting should be completed to prevent decay to exposed wood surfaces due to weathering, cracking, or peeling. Exposed wood surfaces should be painted and all of the wood joints sealed to prevent decay. The bottom edges of all wood surfaces that are close to or in contact with a horizontal surface should be sealed to prevent water entry and possible decay to the unprotected bottom edge of the wood.

Acceptable

Fascia: Aluminum

Improve

Soffits: Vinyl The Soffit vents are partially painted closed which reduces the amount of air present to vent the attic space. The vent area should NEVER be reduces as it increase the potential for excessive moisture conditions which can result in wood decay or mold growth. The vinyl Soffit was installed over the original wood Soffit which had screens cut in the surface. These original screens may have allowed the squirrel entry into the attic.



Acceptable

Door Bell: Hard wired

Acceptable

Entry Doors: Metal w/wood frame The center section between the front entry doors is damaged. Replacement is suggested to prevent air entry.

Acceptable

Patio Door: Doublepane, Wood sliding

Acceptable

Windows: Vinyl clad wood singlepane

Acceptable

Storm Windows: Aluminum frame

Improve

Window Screens: Metal Most of the window screens are missing.

Acceptable

Exterior Lighting: Surface mount

Acceptable

Exterior Electric Outlets: 110 VAC Although the outlets are normal for the time that the house was constructed, G.F.C.I. outlets are currently recommended in damp locations. Consider adding these as an additional safety feature.

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Exterior Surface and Components (Continued)

Acceptable **Hose Bibs:** Rotary Remember to remove the hoses in the fall to prevent damage to the water lines as a result of freezing. Due to the construction of these faucets there are subject to freezing and should be checked for leaking periodically. The exterior hose bibs were operated at this inspection. No leaking was noted.

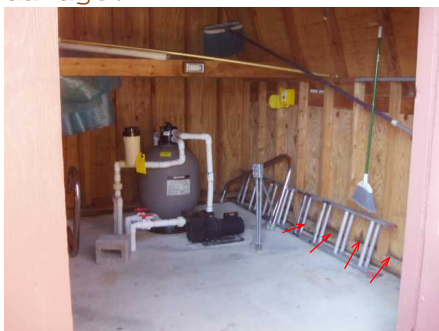
Outbuilding

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Left side, Rear Outbuilding

Improve **Exterior Surface:** Wood sheet siding The bottom edges are decayed. I suggest they be replaced as needed and the edges be kept well sealed to prevent water entry. The shed is useable but should be repaired to prevent future damage.



Acceptable **Roof:** Asphalt shingle
Acceptable **Roof Structure:** Wood truss
Acceptable **Floor:** Concrete The garden shed also houses the equipment for the pool. Professional maintenance is recommended each fall.
Acceptable **Doors:** Wood The lock on the right door is not latching-requires adjustment or installation of a latch catch.

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Roof

- > Maintenance Tip: Please keep all flashing well sealed as deteriorated flashing has been known to be a leading cause of roof leaks.
- > Maintenance Tip: Gutters need to be cleaned yearly; as plugged up gutters have been known to create damaging moisture conditions in the attic, interior rooms, fascia and Soffit boards and basements, but also allows conditions that are conducive to wood destroying insect infestation.
- > Maintenance Tip: Downspouts need to be extended away from the foundation to prevent water damage.

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Master bedroom area Roof Surface

Method of Inspection: Walked on the roof

Monitor

Material: Asphalt shingle Asphalt shingles are NOT RECOMMENDED for roof surfaces with less than a 3/12 pitch. Flat or shallow roof surfaces require rolled asphalt or rubber surfaces to remain watertight. A qualified roofing contractor is recommended to evaluate, estimate, and perform repairs.



Type: Gable

Approximate Age: 10-15 years

Main Roof Surface

Method of Inspection: Walked on the roof

Acceptable

Material: Asphalt shingle I found no issues with the roof surface. The normal life expectancy for this type of shingle is 20 - 25 years.



Type: Gable

Approximate Age: 10-15 years

Mansard sides Roof Surface

Method of Inspection: Ground level

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Roof (Continued)

Monitor

Material: Asphalt shingle The shingles on the mansard sides are beginning to curl. No less than one of the corner shingles is missing. Consideration should be given toward replacing the mansard shingles before a major leak develops. Signs of prior leaks were found on the sheathing during the inspection of the attic.



Type: Mansard

Approximate Age: Aged

Acceptable

Flashing: Galvanized

Acceptable

Plumbing Vents: ABS

Acceptable

Electrical Mast: Underground utilities

Monitor

Gutters: Aluminum Leaves and debris were found in the gutters. The gutters should be cleaned when needed to allow the storm water to travel freely and prevent spillage.

Acceptable

Downspouts: Aluminum

Improve

Leader/Extension: To the ground Splash-blocks should be installed or improved as needed and extend away from the foundation after any needed corrections of the grade to prevent possible storm water flow and entry to the foundation.

Three chimneys Chimney

Acceptable

Chimney: Brick

Monitor

Flue/Flue Cap: Clay flue tile, Concrete cap, Metal hat The sides and tops of the caps have been coated with asphalt which dries and cracks with age. It should be re-sealed soon to prevent water entry into the concrete cap. Asphalt is considered a temporary sealant. It will have to be re-done in the future. A permanent repair by a qualified contractor would be a better repair.



Monitor

Chimney Flashing: Galvanized Remember to keep all flashing materials well sealed and flat against the roofing materials as these areas are the main location for leaks. The ceiling damage at each fireplace has been caused by leaks in this area. Ask the owner about these leaks and repairs. SEE INTERIR SECTION.

Light could be seen through the mansard roof at the right chimney from the attic at the rear of the chimney and may be allowing water entry to the interior. A qualified contractor should make repairs as needed to prevent water entry.

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Garage/Carport

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Left side Garage

Type of Structure: Attached Car Spaces: Two

Acceptable Garage Doors: Insulated aluminum

Improve Door Operation: Overhead The springs for the door should be strengthened to prevent the doors rapidly closing when disconnected from the openers. After the springs are adjusted the opener settings will need to be adjusted again. The rollers and guides for the door should be lubricated as needed for easy use and to reduce noise.

Acceptable Door Opener: Genie

Acceptable Exterior Surface: Brick veneer

Acceptable Service Doors: Metal w/wood frame

Acceptable Ceiling: Textured drywall

Acceptable Walls: Drywall Minor cracks were present in some isolated areas of the drywall on the ceiling. A caulk or spray type crack cover ("good bye cracks") could be used for repairs before painting.

Acceptable Floor/Foundation: Concrete block, Concrete slab

Acceptable Electrical: 110 VAC outlets and lighting circuits

Acceptable Windows: Vinyl clad wood singlepane

Acceptable Gutters: Aluminum

Defective Downspouts: Aluminum and ??? The garage downspouts disappear into the garage wall through the brick on the ends. There is a leak in the front downspout somewhere inside the wall. The drywall is water damaged at the bottom and had been painted before. A qualified contractor should remove the drywall and make repairs as needed before the section is finished.



Electrical

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Electrical (Continued)

Service Size Amps: 400 AMPS Volts: 120-240 VAC

Acceptable Service: Aluminum

Acceptable 120 VAC Branch Circuits: Copper

Acceptable 240 VAC Branch Circuits: Copper and aluminum

Acceptable Aluminum Wiring: Not found in 110 volt house circuits

Acceptable Conductor Type: Non-metallic sheathed cable

Acceptable Ground: Rod in ground

Improve Smoke Detectors: None found Smoke detectors and carbon monoxide detectors should be installed for safety. Please check all smoke and carbon monoxide detectors twice each year for safety.

Basement Electric Panel

Acceptable Manufacturer: Cutler-Hammer I find no issues with the electric panel.



Maximum Capacity: 200 Amps

Acceptable Main Breaker Size: 200 Amps

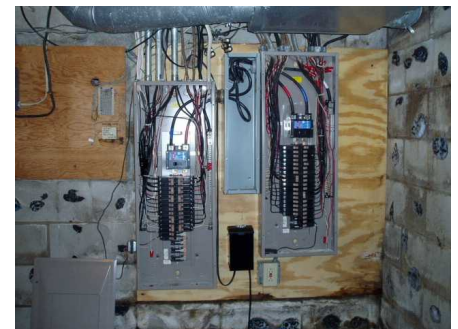
Acceptable Breakers: Copper and Aluminum

Not Present GFCI: None GFCI outlets should be considered for installation as a safety upgrade in all locations where water is present if the outlets are not presently connected to a G.F.C.I. They are now required in all bathrooms, kitchen, unfinished basements, garages, exterior outlets, or other locations within 6' of a water source or sink. GFCI outlets may not have been required when this house was built but should be considered for safety.

Is the panel bonded? No

Basement Electric Panel

Acceptable Manufacturer: Cutler-Hammer I find no issues with the electric panel. There are additional spaces in the electric panel that could be used for expansion of the electrical circuits.



Maximum Capacity: 200 Amps

Acceptable Main Breaker Size: 200 Amps

Acceptable Breakers: Copper and Aluminum

Is the panel bonded? No

Upper bedroom closet Electric Panel

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Electrical (Continued)

Improve

Manufacturer: Murray This is a three wire sub-panel in the upper closet. The 110 AMP breaker in the basement panel supplies the panel. A cable with only three wires in it carries power between the main electrical panel in the house and the small panel in the garage. Though commonly done when this house was built, it was wrong then and it's still wrong today. With only three wires connecting the panels, the electricity may flow back to the service panel via bare ground wires, equipment enclosures, metal piping systems or other surfaces where people can touch it. Under certain rare conditions they might be shocked. If you want to improve the safety of these panels, have your electrician re-connect them to each other with a cable that has four wires. This way, he can wire the panels in such a way as to keep electricity from flowing over the grounded surfaces and there's less chance that people could be shocked. National Electric Code 250-24a5, 250-142b, 384-20.



Maximum Capacity: 125 Amps

Acceptable Breakers: Copper and Aluminum

Is the panel bonded? Yes

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Structure

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Acceptable Structure Type: Wood frame
Acceptable Foundation: Masonry
Acceptable Beams: Steel I-Beam
Acceptable Bearing Walls: Block, Frame
Acceptable Joists/Trusses: 2x10 16" on center
Defective WDI insects Carpenter ants Carpenter ants bodies were found in the basement and the crawl space. Treatment is recommended.



Acceptable Piers/Posts: Block piers
Acceptable Floor/Slab: Poured slab in the basement
Acceptable Stairs/Handrails: Wood stairs with wood handrails
Acceptable Subfloor: Plywood

Attic

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Main house Attic

Method of Inspection: Crawled

Acceptable Unable to Inspect: 10% The insulation in the attic prevents an inspection of the bottom of the roof framing and any plumbing, electric, or vents under the insulation.



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Attic (Continued)

Acceptable

Roof Framing: Conventional framing

Acceptable

Sheathing: Plywood

Acceptable

Ventilation: Soffit vents, Power attic vents The power vents were operational during this inspection. They are controlled by the breakers in the closet electric panel.

Acceptable

Insulation: Blown in, Fiberglass

Improve

Insulation Depth: 7' " The insulation has been disturbed and there are areas with little or no insulation. The insulation should be distributed evenly in the attic. An insufficient amount of insulation is present for current applications. Consider adding un-faced or loose insulation on top of the existing insulation in the attic to conserve energy. The "Department of Energy" recommends that additional insulation be installed to increase the depth to a minimum of 12 inches or a "R" value of 35 - 40. Be careful not to cover the Soffit vents.

The insulation on the right wall at the access HAS FALLEN. The insulation should be replaced after a means of supporting it is installed.



Acceptable

Attic Fan: Direct drive

Acceptable

Wiring/Lighting: 110 VAC lighting circuit and outlet

Monitor

Moisture Penetration: Previous water penetration noted Old water stains were noted at the plywood on the lower mansard sides of the attic. The water entry appears to be old. Repair of the plywood may be needed when the mansard shingles are replaced.



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Attic (Continued)

Improve

Bathroom Fan Venting: Electric fan into the attic
The bathrooms improperly vent into attic and may cause moisture damage to the insulation or decay in the sheathing. I recommend that the vent lines be extended to the exterior.

2000 Mechanical Code: 501.3 Outdoor discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a nuisance and from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic or crawl space.



Basement

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Partial basement Basement

Acceptable	Ceiling: Exposed framing
Acceptable	Walls: Block or foam insulation



Acceptable	Floor: Concrete Cracking of concrete floors is very common and normal unless the cracks are more than 1/4" wide and there is differential settlement.
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	HVAC Source: Air exchange ventilation
Acceptable	Insulation: Fiberglass on the bandboard
Defective	Moisture Location: Front left corner Water stains and dampness on the floor was found at the front left corner. I am not able to determine the condition of the walls beneath the form insulation. 75% of water entry into foundation walls has been found to be caused by improper grading or defective gutter/drainage systems. SEE LOTS AND GROUNDS SECTION.

Basement (Continued)

Moisture Location: (continued)



Acceptable Basement Stairs/Railings: Wood stairs with wood handrails

Crawl Space

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Right side Crawl Space

Method of Inspection: Crawled

Acceptable	Access: Open
Acceptable	Ventilation: Crawl space opening
Acceptable	Insulation: Fiberglass
Not Present	Vapor Barrier: None There is no vapor barrier on the crawl space floor. A heavy plastic sheeting should be carefully installed to prevent moisture entry into the crawl space.



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Air Conditioning

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In the furnace case AC System

Acceptable A/C System Operation: Visual inspection only To avoid possible compressor damage due to outside temperature below 60 degrees within 24 hours prior to this inspection, the unit was not tested. The ratings are for appearance only. Verify operation with the current owners.

Acceptable Condensate Removal: PVC

Acceptable Exterior Unit: At the rear of the garage

Manufacturer: Goodman

Model Number: cple30-1c Serial Number: 0408162120

Area Served: Main house Approximate Age: 2 years

Fuel Type: 220 VAC Temperature Differential: not tested

Type: Heat pump Capacity: 2.5 Ton

Acceptable Visible Coil: Aluminum core and fins

Acceptable Refrigerant Lines: Low pressure and high pressure

Acceptable Electrical Disconnect: Pull out

In the furnace case AC System

Acceptable A/C System Operation: Visual inspection only

Acceptable Condensate Removal: PVC

Acceptable Exterior Unit: At the rear of the garage

Manufacturer: Goodman

Model Number: cple30-1c Serial Number: 0408162121

Area Served: Main house Approximate Age: 2 years

Fuel Type: 220 VAC Temperature Differential: not tested

Type: Central A/C Capacity: 2.5 Ton

Acceptable Visible Coil: Aluminum core and fins

Acceptable Refrigerant Lines: Low pressure and high pressure

Acceptable Electrical Disconnect: Pull out

In the sun room AC System

Not Inspected A/C System Operation: Visual inspection only The normal life span of the compressors is between 12 - 16 years. The A.C. unit is tilted 2". This may cause wear to the bearing housing. Leveling of the unit is recommended. To avoid possible compressor damage due to outside temperature below 60 degrees within 24 hours prior to this inspection, the unit was not tested. The ratings are for appearance only. Verify operation with the current owners.

Acceptable Exterior Unit: At the rear of the garage

Manufacturer: Rheem

Model Number: raka-037jaz Serial Number: 5429 m2696 08337

Area Served: Sunroom Approximate Age: 10 years

Fuel Type: 220 VAC Temperature Differential: not tested

Type: Wall mounted air conditioning unit Capacity: 2 Ton

Acceptable Visible Coil: Aluminum core and fins

Acceptable Refrigerant Lines: Low pressure and high pressure

Acceptable Electrical Disconnect: Pull out

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Air Conditioning (Continued)

Acceptable	Exposed Ductwork: Metal
Acceptable	Blower Fan/Filters: Direct drive with electronic filter
Acceptable	Thermostats: Centrally located on the wall

Fireplace/Wood Stove

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Three fireplaces Fireplace

Acceptable	Fireplace Construction: Masonry
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Type: Wood burning

Acceptable	Smoke Chamber: Brick
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Acceptable	Flue: Clay tile We conduit a limited "Phase I" inspection of all fireplaces. Our view of the fireplace flue and upper fire chamber is very limited. The interior of the rear center chimney damper is covered with creosote which prevents an inspection of the surface of the flue material.. Although there were no apparent problems found during this inspection, I strongly recommend that a "Phase II" inspection with a remote camera be conducted after cleaning the interior of the fireplace chambers and flue.
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Acceptable	Damper: Metal
Acceptable	Hearth: Raised

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Heating System

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Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power or inaccessibility.
Monitor	Item is working but may need repair or replacement in the future if conditions change.
Improve	Item or system is not fully functional and may require repair or replacement in the near future.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function or presents health and safety issues.

Basement Heating System

Acceptable **Heating System Operation:** Adequate The temperature rise of this furnace complies with what the manufacturer's design plate recommends. The normal life span of the furnace is between 25-35 years. I find no issues with the furnace. The appliance appeared to be operating normally.

Manufacturer: Goodman

Type: Heat pump system **Capacity:** 28.7 KW

Area Served: Main house **Approximate Age:** 4 years

Fuel Type: Electric

Acceptable **Blower Fan/Filter:** Direct drive with electronic filter

Acceptable **Distribution:** Metal duct

Not Inspected **Humidifier:** Montcrief The humidifier was not operational at this inspection. If this devise is desired, we recommend that a contractor be contacted for service and repairs if necessary.

Acceptable **Thermostats:** Centrally located on the wall

Plumbing

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Acceptable **Service Line:** Plastic to the pressure tanks This house has a well water system with a pressure tank which is located in the basement. The rear tank and well are not connected. The well casing is located in the right yard. The active well is closer to the road. Additional inspections for water quality, quantity, and verification of the water treatment systems are recommended.



Acceptable **Main Water Shutoff:** At the pressure tank

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Plumbing (Continued)

Acceptable
Defective

Water Lines: Copper

Drain Pipes: ABS There is a leak in the main drain-line at the rear of the basement. Repairs by a licensed plumber are recommended.

This residence has an on site private waste system with no problems found during the limited use of this inspection. Exhaustive testing this system is beyond the scope of a general home inspection. A specialist may perform dye tests, pump the system, or use other advanced tests to examine the system. Additional testing by a qualified person is recommended.



Acceptable
Acceptable

Service Caps: Accessible

Vent Pipes: ABS

Basement Water Heater

Acceptable

Water Heater Operation: Adequate

Manufacturer: Enviro-Temp

Model Number: 26313 Serial Number: 1w 0496c05279

Type: Electric Capacity: 80 gal.

Approximate Age: 10 years Area Served: Entire house

Acceptable

TPRV and Drain Tube: Brass valve with a 3/4" copper pipe

Bathroom

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Acceptable Functional with no signs of defect.

Not Present Item not present or not found.

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Monitor Item is working but may need repair or replacement in the future if conditions change.

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Defective Item needs immediate repair or replacement. It is unable to perform its intended function or presents health and safety issues.

2nd floor main hall Bathroom

Acceptable

Ceiling: Textured drywall

Acceptable

Walls: Drywall

Acceptable

Floor: Carpet

Acceptable

Doors: Hollow core wood

Acceptable

Electrical: 110 VAC outlets and lighting circuits

Acceptable

Counter/Cabinet: Wood

Acceptable

Sink/Basin: Molded single bowl

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Bathroom (Continued)

Improve

Faucets/Traps: Slow draining Slow draining and disconnected drain rod were noted-further review/repair as needed.



Acceptable Tub/Surround: Porcelain tub and ceramic tile surround
Acceptable Toilets: American Standard
Acceptable HVAC Source: Air exchange ventilation
Acceptable Ventilation: Electric ventilation fan

1st floor powder room Bathroom

Acceptable Ceiling: Textured drywall
Acceptable Walls: Drywall
Acceptable Floor: Ceramic tile
Acceptable Doors: Hollow core wood
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable Counter/Cabinet: Wood
Acceptable Sink/Basin: Molded single bowl
Acceptable Faucets/Traps: Functional
Acceptable Toilets: American Standard
Acceptable HVAC Source: Air exchange ventilation
Acceptable Ventilation: Electric ventilation fan

Master bathroom Bathroom

Acceptable Ceiling: Textured drywall
Acceptable Walls: Drywall
Acceptable Floor: Carpet, Ceramic tile
Acceptable Doors: Hollow core wood
Acceptable Windows: Vinyl clad wood singlepane
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable Counter/Cabinet: Wood
Acceptable Sink/Basin: Molded dual bowl The drain control is not connected is missing. Replacement or repair of the drain control is recommended to allow easy use of the drain lever. Both of the basins drain slowly. Cleaning and adjustments are needed.
Acceptable Faucets/Traps: Functional
Acceptable Tub/Surround: Fiberglass garden tub
Acceptable Shower/Surround: Fiberglass pan and fiberglass surround
Acceptable Toilets: American Standard, Kohler
Acceptable HVAC Source: Air exchange ventilation
Acceptable Ventilation: Electric ventilation fan and window

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Kitchen

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1st Floor Kitchen

Acceptable	Cooking Appliances: Jenn-Air range, RCA oven
Acceptable	Ventilator: Stove top
Acceptable	Disposal: In-Sinkerator
Acceptable	Dishwasher: Maytag Water was found on the floor at the left side of the dishwasher. It may have been from spillage when the door was opened during the wash cycle. No additional water was found after the appliance had finished. Watch the device for leaks and make repairs if needed.

Air Gap Present? Yes

Acceptable	Refrigerator: Frigidaire
Acceptable	Microwave: Amana
Acceptable	Sink: Stainless Steel
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Improve	Plumbing/Fixtures: Functional The spray nozzle for the sink is missing some parts. Replacement or repair is recommended.



Acceptable	Counter Tops: Ceramic tile
Acceptable	Cabinets: Wood
Acceptable	Ceiling: Textured drywall
Acceptable	Walls: Drywall
Acceptable	Floor: Ceramic tile
Acceptable	HVAC Source: Air exchange ventilation

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Interior Rooms

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General rooms Living Space

Acceptable
Monitor

Closet: Found in all bedrooms

Ceiling: Textured drywall Repairs have been made to the drywall ceilings at the face of all of the chimneys. The water entry was from leaking flashing of the chimneys at the roof. This appears to have happened before the new roof surface was installed. Ask the owner about these damaged areas and repairs. SEE ROOF SECTION. CHIMNEY.



Acceptable
Acceptable
Acceptable
Acceptable

Walls: Drywall

Floor: Carpet

Doors: Hollow core wood

Windows: Vinyl clad wood singlepane This older type window is not efficient and are known to be drafty. Replacement of the windows is recommended. Some of the crank handles are worn and slip or are missing. Repairs are recommended.

Monitor

Electrical: 110 VAC outlets and lighting circuits
There are several switches and switch clusters that I could not determine what they were connected to or if they are presently in use. Some of them may go to fixtures that have bad bulbs. Some of the switches may be for exterior lighting which could not be determined during the day. An electrician should examine the circuits to make this determination.



Acceptable
Acceptable

HVAC Source: Air exchange ventilation

Smoke Detector: None found

Laundry Room/Area

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Laundry Room/Area (Continued)

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1st Floor, Close to the garage Laundry Room/Area

Acceptable	Ceiling: Textured drywall
Acceptable	Walls: Drywall
Acceptable	Floor: Carpet
Acceptable	Doors: Hollow core wood
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	HVAC Source: Air exchange ventilation
Acceptable	Washer Hose Bib: Valves in the wall enclosure
Acceptable	Washer and Dryer Electrical: 110-240 VAC The dryer receptacle is the older three wire type. New appliances require the four wire receptacle and some installers will not connect a new appliance with the older three wire circuit. To meet current requirements and for added safety it may have to be changed.
Acceptable	Dryer Vent: Metal flex All dryer vent pipes should be disconnected and cleaned twice each year. This is considered the the second most common cause of fires. The current recommendations are for dryer vents to be flexible or solid metal to help prevent damage and fires. Plastic should never be used.
Acceptable	Washer Drain: Drain pan to main drain system

Final Comments

The condition of this house is above normal for those I've inspected of this age. There are issues with all houses and most of the issues with this house are minor. The problems can be addressed. Prompt repairs are wise and prevention is even smarter. I wish you well in your purchase and trust that the house will give you years of shelter and safety.

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Monitor Summary

Roof

1. **Master bedroom area Roof Surface Material:** Asphalt shingle Asphalt shingles are NOT RECOMMENDED for roof surfaces with less than a 3/12 pitch. Flat or shallow roof surfaces require rolled asphalt or rubber surfaces to remain watertight. A qualified roofing contractor is recommended to evaluate, estimate, and perform repairs.
2. **Mansard sides Roof Surface Material:** Asphalt shingle The shingles on the mansard sides are beginning to curl. No less than one of the corner shingles is missing. Consideration should be given toward replacing the mansard shingles before a major leak develops. Signs of prior leaks were found on the sheathing during the inspection of the attic.
3. **Gutters:** Aluminum Leaves and debris were found in the gutters. The gutters should be cleaned when needed to allow the storm water to travel freely and prevent spillage.
4. **Three chimneys Chimney Flue/Flue Cap:** Clay flue tile, Concrete cap, Metal hat The sides and tops of the caps have been coated with asphalt which dries and cracks with age. It should be re-sealed soon to prevent water entry into the concrete cap. Asphalt is considered a temporary sealant. It will have to be re-done in the future. A permanent repair by a qualified contractor would be a better repair.
5. **Three chimneys Chimney Chimney Flashing:** Galvanized Remember to keep all flashing materials well sealed and flat against the roofing materials as these areas are the main location for leaks. The ceiling damage at each fireplace has been caused by leaks in this area. Ask the owner about these leaks and repairs. SEE INTERIR SECTION.

Light could be seen through the mansard roof at the right chimney from the attic at the rear of the chimney and may be allowing water entry to the interior. A qualified contractor should make repairs as needed to prevent water entry.

Attic

6. **Main house Attic Moisture Penetration:** Previous water penetration noted Old water stains were noted at the plywood on the lower mansard sides of the attic. The water entry appears to be old. Repair of the plywood may be needed when the mansard shingles are replaced.

Interior Rooms

7. **General rooms Living Space Ceiling:** Textured drywall Repairs have been made to the drywall ceilings at the face of all of the chimneys. The water entry was from leaking flashing of the chimneys at the roof. This appears to have happened before the new roof surface was installed. Ask the owner about these damaged areas and repairs. SEE ROOF SECTION. CHIMNEY.
8. **General rooms Living Space Electrical:** 110 VAC outlets and lighting circuits There are several switches and switch clusters that I could not determine what they were connected to or if they are presently in use. Some of them may go to fixtures that have bed bulbs. Some of the switches may be for exterior lighting which could not be determined during the day. An electrician should examine the circuits to make this determination.

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Improve Summary

Lots and Grounds

1. **Walks:** Brick Common settling was noted. This is not a tripping hazard at this time. The brick walk has plant growth between the bricks that should be removed and a vegetation killer applied to prevent further growth. The brick walk has settled in some locations. By removing the brick and adding sand or mortar the patio can be leveled. The joints between the brick should have new mortar installed.

Exterior Surface and Components

2. **Soffits:** Vinyl The Soffit vents are partially painted closed which reduces the amount of air present to vent the attic space. The vent area should NEVER be reduces as it increase the potential for excessive moisture conditions which can result in wood decay or mold growth. The vinyl Soffit was installed over the original wood Soffit which had screens cut in the surface. These original screens may have allowed the squirrel entry into the attic.
3. **Window Screens:** Metal Most of the window screens are missing.

Outbuilding

4. **Left side, Rear Outbuilding Exterior Surface:** Wood sheet siding The bottom edges are decayed. I suggest they be replaced as needed and the edges be kept well sealed to prevent water entry. The shed is useable but should be repaired to prevent future damage.

Roof

5. **Leader/Extension:** To the ground Splash-blocks should be installed or improved as needed and extend away from the foundation after any needed corrections of the grade to prevent possible storm water flow and entry to the foundation.

Garage/Carport

6. **Left side Garage Door Operation:** Overhead The springs for the door should be strengthened to prevent the doors rapidly closing when disconnected from the openers. After the springs are adjusted the opener settings will need to be adjusted again. The rollers and guides for the door should be lubricated as needed for easy use and to reduce noise.

Electrical

7. **Smoke Detectors:** None found Smoke detectors and carbon monoxide detectors should be installed for safety. Please check all smoke and carbon monoxide detectors twice each year for safety.
8. **Upper bedroom closet Electric Panel Manufacturer:** Murray This is a three wire sub-panel in the upper closet. The 110 AMP breaker in the basement panel supplies the panel. A cable with only three wires in it carries power between the main electrical panel in the house and the small panel in the garage. Though commonly done when this house was built, it was wrong then and it's still wrong today. With only three wires connecting the panels, the electricity may flow back to the service panel via bare ground wires, equipment enclosures, metal piping systems or other surfaces where people can touch it. Under certain rare conditions they might be shocked. If you want to improve the safety of these panels, have your electrician re-connect them to each other with a cable that has four wires. This way, he can wire the panels in such a way as to keep electricity from flowing over the grounded surfaces and there's less chance that people could be shocked. National Electric Code 250-24a5, 250-142b, 384-20.

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Improve Summary (Continued)

Attic

9. **Main house Attic Insulation Depth:** 7' " The insulation has been disturbed and there are areas with little or no insulation. The insulation should be distributed evenly in the attic. An insufficient amount of insulation is present for current applications. Consider adding un-faced or loose insulation on top of the existing insulation in the attic to conserve energy. The "Department of Energy" recommends that additional insulation be installed to increase the depth to a minimum of 12 inches or a "R" value of 35 - 40. Be careful not to cover the Soffit vents.

The insulation on the right wall at the access HAS FALLEN. The insulation should be replaced after a means of supporting it is installed.

10. **Main house Attic Bathroom Fan Venting:** Electric fan into the attic The bathrooms improperly vent into attic and may cause moisture damage to the insulation or decay in the sheathing. I recommend that the vent lines be extended to the exterior.

2000 Mechanical Code: 501.3 Outdoor discharge.

The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a nuisance and from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic or crawl space.

Bathroom

11. **2nd floor main hall Bathroom Faucets/Traps:** Slow draining Slow draining and disconnected drain rod were noted-further review/repair as needed.

Kitchen

12. **1st Floor Kitchen Plumbing/Fixtures:** Functional The spray nozzle for the sink is missing some parts. Replacement or repair is recommended.

Defective Summary

Lots and Grounds

1. **Grading:** Negative slope toward the foundation in some locations. Soil sloping or erosion towards foundation was found at the right, front, and rear. This is called negative slope. I recommend the addition of fill dirt to improve grade to prevent water flow toward the foundation. If the areas are not graded away from the foundation, ground water could enter the foundation walls and allow mold growth, wet basements, or bowed walls which could require professional repairs. If positive slope cannot be established an area drain to a ditch, storm sewer, or drain line should be considered.

Garage/Carport

2. **Left side Garage Downspouts:** Aluminum and ??? The garage downspouts disappear into the garage wall through the brick on the ends. There is a leak in the front downspout somewhere inside the wall. The drywall is water damaged at the bottom and had been painted before. A qualified contractor should remove the drywall and make repairs as needed before the section is finished.

Structure

3. **WDI insects** Carpenter ants Carpenter ants bodies were found in the basement and the crawl space. Treatment is recommended.

Basement

4. **Partial basement Basement Moisture Location:** Front left corner Water stains and dampness on the floor was found at the front left corner. I am not able to determine the condition of the walls beneath the form insulation. 75% of water entry into foundation walls has been found to be caused by improper grading or defective gutter/drainage systems. SEE LOTS AND GROUNDS SECTION.

Plumbing

5. **Drain Pipes:** ABS There is a leak in the main drain-line at the rear of the basement. Repairs by a licensed plumber are recommended.

This residence has an on site private waste system with no problems found during the limited use of this inspection. Exhaustive testing this system is beyond the scope of a general home inspection. A specialist may perform dye tests, pump the system, or use other advanced tests to examine the system. Additional testing by a qualified person is recommended.