

# **Inspection Report**

# **Matt Inspect**

Property Address: 145 Easy St. Somewhere CO



Colorado Peace of Mind Professional Home Inspection Services

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Date: 8/7/2015 Time: 10:00 AM Report ID: 15-807-1

Property:
145 Easy St.
Somewhere CO Real Estate Professional:

#### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

<u>Inspected (IN)</u> = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

<u>Not Inspected (NI)</u>= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

<u>Repair or Replace (RR)</u> = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Age Of Home: Client Is Present: Radon Test:

Over 25 Years Yes Yes

Water Test: Weather: Temperature:

No Clear Over 65

Rain or snow in the last 3 days:

No

## 1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

#### **Styles & Materials**

Viewed roof covering from: Roof-Type: Roof Covering:

Walked roof Gable 3-Tab fiberglass

Extra Info: 2 Layers

Roof Ventilation: Method used to observe attic: Roof Structure:

Gable vents Walked Engineered wood trusses

Soffit Vents 2 X 4 Rafters

Ceiling Structure: Attic Insulation: Attic Info:

2X4 Blown Attic access

Batt Extra Info : Hall

**Fiberglass** 

		IN	NI	NP	RR
1.0	ROOF COVERINGS				•
1.1	FLASHINGS				•
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			
1.3	ROOF VENTILATION	•			
1.4	ROOF DRAINAGE SYSTEMS (gutters and downspouts)				•
1.5	ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)				•
1.6	INSULATION IN ATTIC				•
1.7	VISIBLE ELECTRIC WIRING IN ATTIC				•

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IN NI NP RR

#### **Comments:**

1.0 The roof covering has a few damaged shingles, coating thin in areas, shows signs of repair, are different a color, was installed improperly, and has exposed fasteners at the various areas of roof. This does not appear adequate. It should be properly repaired or replaced. A qualified contractor should inspect and repair as needed.

1.0 Item 1 (Picture)



1.0 Item 3 (Picture)



1.0 Item 2 (Picture)



1.0 Item 4 (Picture)



1.0 Item 5(Picture)

4



1.1 The metal flashing is mastic covered, monitor this area periodically for possible leaks at most vent type flashings rear side of home.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.4 (1) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



1.4 Item 1(Picture)



# 1.4 (3) Downspout extensions damaged.

# 1.4 Item 2(Picture)



1.4 Item 3(Picture)

# 2. Item 4(Picture)



1.5 (1) The plywood sheathing is damaged west side of attic. The roof sheathing needs to be replaced in this area. This will involve some shingle replacement. A qualified contractor should inspect and repair if needed..



- 1.4 Item 1(Picture)
- 1.5 (2) Roof truss system in the attic.



1.5 Item 2(Picture)

1.6 (1) Fiberglass (Batts) insulation is installed with "paper or kraft" face up. The paper side should always face the "heated space" or condensation could occur, installed incorrectly on top of existing loose fill insulation, and not spread out evenly in attic. Heat loss can occur more on this home than one that is properly insulated. A qualified contractor should inspect and repair as needed.



1.6 Item 1(Picture)



1.5 Item 2(Picture)

1.6 (2) Fiberglass Batt Insulation is about twelve inches thick or 38.4 R value.



#### 1.6 Item 3(Picture)

1.7 Two loose wire splices needs placing inside a box with a cover-plate in attic in attic. This is a safety issue that needs to be corrected. I recommend a qualified licensed electrician correct.



1.7 Item 1(Picture)



1.6 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

#### 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

#### **Styles & Materials**

Siding Style: Siding Material: Exterior Entry Doors:

Lap Vinyl Fiberglass

Insulated glass

Appurtenance: Driveway:

Covered porch Sidewalk Concrete

Sidewalk Patio

		IN	NI	NP	RR
2.0	WALL CLADDING FLASHING AND TRIM				•
2.1	DOORS (Exterior)				•
2.2	WINDOWS				•
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				•
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				•
2.5	EAVES, SOFFITS AND FASCIAS	•			
2.6	PLUMBING WATER FAUCETS (hose bibs)				•
2.7	OUTLETS (exterior)				•
2.8	Fence				•

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IN NI NP RR

### **Comments:**

2.0 (1) The Vinyl siding at the front of home is damaged. This is a cosmetic issue,. A qualified contractor should inspect and repair as needed.



2.0 Item 1(Picture)

2.0 (2) The Vinyl siding at the (West side of home) has a access cut into it. This is for your information. I recommend repair as desired.



2.0 Item 2(Picture)

2.1 (2) The storm door at the front entry door rubs at porch cover when opened. This is for your replacement is needed. A qualified person should repair or replace as needed.



2.1 Item 1(Picture)

2.1 (1) The storm door at the front entry door Dead bolt needs adjustment to lock. A repair or information.. I recommend repair as desire



2.1 (3) The front entry door dead bolt won't lock needs adjustment. This is a small repair. A qualified person should repair or replace as needed.



2.1 Item 3(Picture)

2.1 (4) The sliding screen doors are missing. A replacement is needed. A qualified person should repair or replace as needed.





2.1 Item 4(Picture)

2.2 Recommend window covers for basement windows.



2.2 Item 1(Picture)

2.3 The concrete patio on the rear entry bedroom at the rear of home soil has eroded leaving a gap. Pests could enter if not corrected . I recommend back filling.



2.3 Item 1(Picture)

2.4 (1) The concrete drive at the front of home has settlement cracks, and has settled, causing a tripping hazard. Water can cause further deterioration if not repaired and sealed properly, A fall or injury can occur if not corrected. A qualified contractor should inspect and repair as needed.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

2.4 (2) There is a negative slope towards the front of home. This area does not appear to drain water away from home and needs landscaping and drainage corrected.





2.4 Item 5(Picture)

2.4 Item 6(Picture)

2.4 (3) There is a negative slope towards the (East side of home). This area does not appear to drain water away from home and needs landscaping and drainage corrected.



2.4 Item 7(Picture)

2.4 (4) There is a negative slope towards the (West side of home). This area does not appear to drain water away from home and needs landscaping and drainage corrected.



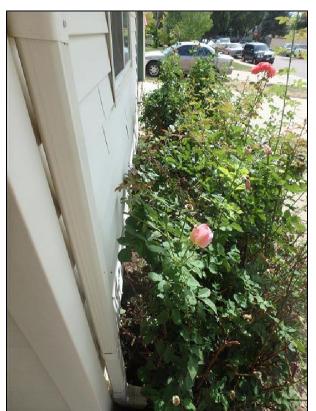
2.4 Item 8(Picture)

2.4 (5) There is a negative slope towards the rear of home. This area does not appear to drain water away from home and needs landscaping and drainage corrected.



2.4 Item 9(Picture)

2.4 (6) Plants touching house, should be trimmed away to prevent damage to siding.





2.4 Item 11(Picture)

2.4 Item 10(Picture)



2.4 Item 12(Picture)

2.4 (7) The concrete walkway at the front of home has settled leaving a gap from the walkway to the porch. Further deterioration can occur if not repaired. A qualified contractor should inspect and repair as needed.



2.4 Item 13(Picture)

2.4 (8) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



2.4 Item 14(Picture)

2.4 (9) The paver block patio at the rear of home has settled, causing a tripping hazard. A fall or injury can occur if not corrected. This is for your information..



2.4 Item 15(Picture)

**2.6** The hose bib is not a freeze protected type at the front of home. If water is left in pipe it could freeze at low temperatures. I recommend a licensed plumber inspect further and repair as necessary.

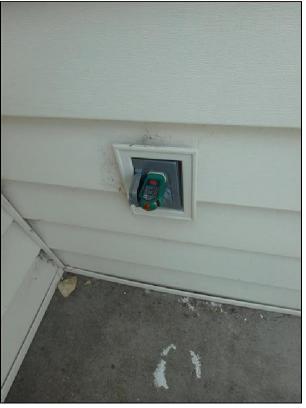


2.6 Item 1(Picture)

2.7 (1) Exterior outlets are not GFCI type outlets. I recommend replacing them with GFCI type outlets for safety.



2.7 Item 1(Picture)



2.7 Item 2(Picture)

2.7 (2) The light fixture is missing globe at the rear entry door at bedroom. A replacement is needed. This is for your information.



2.7 Item 3(Picture)

2.7 (3) The exterior outlet at the rear of home has a damaged cover plate. This is a safety issue that needs to be corrected. I recommend repair as needed.



2.7 Item 4(Picture)

2.8 Wood fence has loose posts, has loose boards, and has broken boards back yard





2.8 Item 1(Picture)

2.8 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 3. Garage

## Styles & Materials

Garage Door Type: Garage Door Material: Auto-opener Manufacturer:

One automatic Metal LIFT-MASTER

		IN	NI	NP	RR
3.0	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)				•
3.1	GARAGE FLOOR				•
3.2	GARAGE DOOR (S)	•			
3.3	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)				•
3.4	Exterior man door	•			

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IN NI NP RR

#### **Comments:**

- **3.0** (1) The fire resistance sheathing that separates garage from heated space has been repaired improperly and does not afford the intended fire protection. This will allow fire to spread more quickly from garage to living space. A qualified person should correct for safety.
- **3.0** (2) The wall sheathing on the wall is damaged at the garage. This is a cosmetic issue for your information. A qualified person should repair or replace as needed.
- 3.1 The concrete floor of garage has signs of erosion. This is for your information. .



- 3.1 Item 1(Picture)
- **3.2** Safety springs installed.

**3.3** The automatic opener for garage door at the front of home will not reverse when met with resistance, this could cause a injury to a person or a pet. This is considered unsafe and needs correcting. A qualified contractor should inspect and repair as needed.



3.3 Item 1(Picture)

## 4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

## **Styles & Materials**

Dishwasher Brand: Disposer Brand: Exhaust/Range hood:

WHIRLPOOL IN SINK ERATOR RE-CIRCULATE

WHIRLPOOL

WHIRLPOOL

Metal

Range/Oven: Built in Microwave: Cabinetry:

WHIRLPOOL WHIRLPOOL Wood

Countertop: Refrigerator: Clothes Dryer Vent Material:

**Dryer Power Source:** 

220 Electric

Granite

		IN	NI	NP	RR
4.0	CEILINGS	•			
4.1	WALLS	•			
4.2	FLOORS	•			
4.3	PANTRY/CLOSET DOORS			•	
4.4	WINDOWS				•
4.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
4.6	PLUMBING DRAIN AND VENT SYSTEMS	•			
4.7	PLUMBING WATER SUPPLY FAUCETS AND FIXTURES	•			
4.8	OUTLETS WALL SWITCHES and FIXTURES				•
4.9	DISHWASHER				•
4.10	RANGES/OVENS/COOKTOPS	•			
4.11	RANGE HOOD	•			
4.12	TRASH COMPACTOR			•	
4.13	FOOD WASTE DISPOSER	•			
4.14	MICROWAVE COOKING EQUIPMENT	•			
4.15	CLOTHES DRYER VENT PIPING				•
4.16	REFRIGERATOR				•

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IN NI NP RR

### **Comments:**

**4.4** One window screen damaged at the kitchen. A replacement is needed . A qualified person should repair or replace as needed.



4.4 Item 1(Picture)

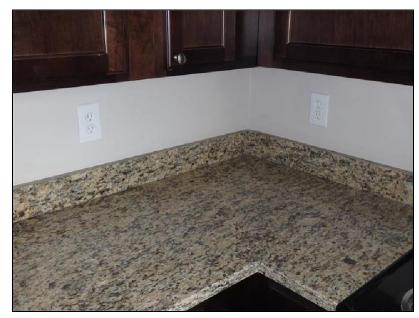
4.8 Four "three-prong" outlets are outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) type outlet at the kitchen. This is a safety issue that needs to be corrected. A qualified licensed electrician should correct as needed.





4.8 Item 2(Picture)

4.8 Item 1(Picture)

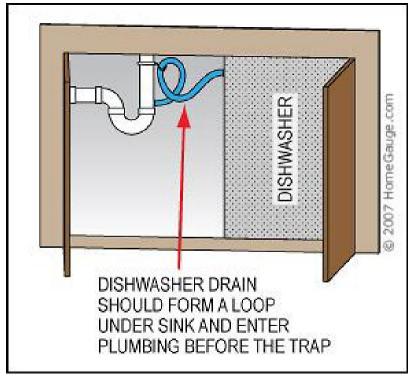


4.8 Item 3(Picture)

4.9 The dishwasher drain hose did not perform a loop to create a trap under sink. I recommend repair as necessary.



4.9 Item 1(Picture)



4.9 Item 2(Picture)

4.15 Dryer vent cover at exterior is damaged. Needs repair or replacement.



4.15 Item 1(Picture)

4.16 (1) The frigerator is not the proper size for intended location. This is for your information.



4.16 Item 1(Picture)

4.16 (2) Refrigerator damaged. this is a cosmetic issue.



4.16 Item 2(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 5. Rooms

Masonite

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

#### Styles & Materials

Ceiling Materials: Wall Material: Floor Covering(s):

Drywall Drywall Carpet

Single pane

Laminate

Interior Doors: Window Types:
Hollow core Double-hung

Sliders

Thermal/Insulated

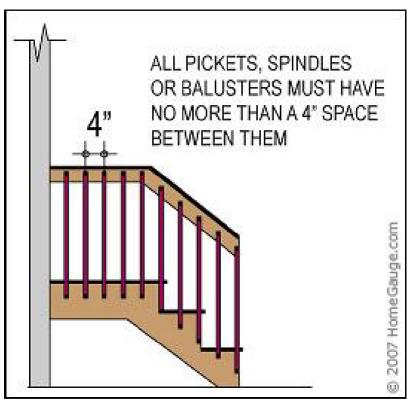
		IN	NI	NP	RR
5.0	CEILINGS	•			
5.1	WALLS	•			
5.2	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				•
5.3	FLOORS	•			
5.4	DOORS (REPRESENTATIVE NUMBER)				•
5.5	WINDOWS (REPRESENTATIVE NUMBER)				•
5.6	OUTLETS SWITCHES AND FIXTURES				•

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IN NI NP RR

### **Comments:**

**5.2** (1) The hand/guard rail for the basement stairs pickets are spaced over 4" apart. A fall or injury could occur if not corrected. This is for your information.



5.2 Item 1(Picture)

**5.2** (2) Basement stairs to basement is damaged. A fall or injury could occur if not corrected. A qualified person should repair or replace as needed.



5.2 Item 2(Picture)

5.4 The interior door rubs at jamb when closing at the downstairs bedroom(s). A repair or replacement is needed. A qualified person should repair or replace as needed.



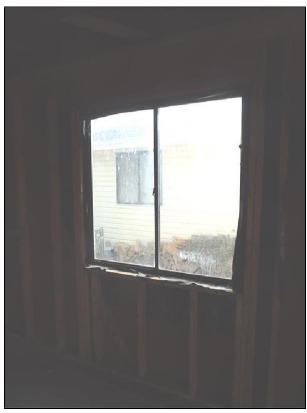
5.4 Item 1(Picture)

5.5 (1) Two windows is not a proper egress window at the bedroom(s). This is a safety issue. This is for your information..



5.5 Item 1(Picture)

**5.5** (2) One window cloudy (lost seal), and missing screen at the garage. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified contractor should inspect and repair as needed.



5.5 Item 2(Picture)

**5.6** (1) A few "three-prong" outlets are not grounded downstairs in bedroom(s). This is a safety issue that needs to be corrected. A qualified licensed electrician should correct as needed.





5.6 Item 1(Picture)



5.6 Item 3(Picture)

5.6 Item 2(Picture)

**5.6** (2) One "three-prong" outlet is loose in wall in basement. This is a safety issue that needs to be corrected. A qualified licensed electrician should correct as needed.



5.6 Item 4(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 6(A) . Hall Bath Main Level

### **Styles & Materials**

#### **Exhaust Fans:**

Fan only

		IN	NI	NP	RR
6.0.A	COUNTERS AND CABINETS	•			
6.1.A	DOORS (REPRESENTATIVE NUMBER)	•			
6.2.A	WINDOWS	•			
6.3.A	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
6.4.A	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			
6.5.A	OUTLETS SWITCHES AND FIXTURES				•
6.6.A	EXHAUST FAN	•			
6.7.A	SHOWER ENCLOSURE				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

## **Comments:**

**6.5.A** One "three-prong" outlet is outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) type outlet main level hall bath. This is a safety issue that needs to be corrected. A qualified licensed electrician should correct as needed.



6.5.A Item 1(Picture)

**6.7.A** The Tile surround at bathtub on the wall needs caulking at tub to wall, needs caulking tub to floor, and corners at the main level hall bath. This is a small repair issue for your information. A qualified person should repair or replace as needed.



6.7.A Item 1(Picture)

# 6(B) . Downstairs Bath

## **Styles & Materials**

#### **Exhaust Fans:**

None

		IN	NI	NP	RR
6.0.B	COUNTERS AND CABINETS	•			
6.1.B	DOORS (REPRESENTATIVE NUMBER)	•			
6.2.B	WINDOWS			•	
6.3.B	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				•
6.4.B	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			
6.5.B	OUTLETS SWITCHES AND FIXTURES	•			
6.6.B	EXHAUST FAN				•
6.7.B	SHOWER ENCLOSURE				•

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IN NI NP RR

## **Comments:**

**6.3.B** (1) The stop-valve does not work properly at the downstairs bath tub. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



6.3.B Item 1(Picture)

**6.3.B** (2) The plumbing waste line drains slowly at the downstairs bath tub. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



6.3.B Item 2(Picture)

- **6.6.B** No ventilation (window or exhaust fan) for downstairs bath. Normally an exhaust fan or a window is needed for proper ventilation. I did not inspect to determine what steps are needed to comply. I recommend repair as desired.
- **6.7.B** The Tile surround at bathtub on the wall needs caulking at tub to wall, needs caulking tub to floor, and corners at the downstairs bath. This is a small repair issue for your information. A qualified person should repair or replace as needed.



6.7.B Item 1(Picture)

### 7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

#### **Styles & Materials**

Foundation: Floor Structure: Wall Structure:

Poured concrete 2 X 8 Wood

Wood joists

Columns or Piers: Floor System Insulation:

Steel beam Not visable

		IN	NI	NP	RR
7.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•
7.1	WALLS (Structural)		•		
7.2	COLUMNS OR PIERS		•		
7.3	FLOORS (Structural)				•
7.4	CEILINGS (structural)		•		
7.5	INSULATION UNDER FLOOR SYSTEM		•		
7.6	VENTILATION OF FOUNDATION AREA (crawlspace or basement)	•			

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IN NI NP RR

#### **Comments:**

7.0 (1) The Typical settlement crack(s) in the foundation wall at the rear of home. This crack does not appear significant to require repairs at this time. I recommend sealing crack with a suitable material.



7.0 Item 1(Picture)

**7.0** (2) White efflorescence (powder substance) on foundation wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the foundation if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



7.0 Item 2(Picture)

7.0 (3) Couldn't see foundation walls in basement due to finished walls

- 7.1 Not able to see concrete foundation walls in basement due to walls being finished.
- 7.2 Couldn't see columns and support posts due to finished walls and ceiling in basement.
- 7.3 (1) Floor seems to have excessive deflection in areas. Though opinions vary I recommend a structural engineer to inspect and repair as needed.



- 7.3 Item 1(Picture)
- 7.3 (2) I wasn't able to see floor joists due to finished ceilings in the basement.
- **7.4** Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.
- 7.5 Couldn't see insulation under floor due to finished ceiling in the basement.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

#### Styles & Materials

Water Source: Plumbing Water Supply (into home): Plumbing Water Distribution (inside home):

Public Copper Copper

Extra Info: 3/4"

Washer Drain Size: Plumbing Waste Line: Water Heater Power Source:

2" Diameter Cast iron Gas (quick recovery)

ABS

Water Heater Capacity: Water Heater Manufacturer:

50 Gallon (2-3 people) RHEEM

		IN	NI	NP	RR
8.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				•
8.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				•
8.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS				•
8.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•			
8.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)				•
8.5	MAIN FUEL SHUT OFF (Describe Location)	•			
8.6	SUMP PUMP			•	

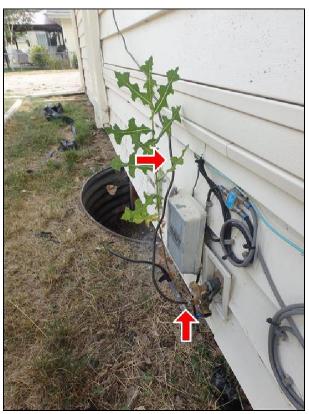
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

n ni np ri

#### **Comments:**

**8.0** I recommend having the main sewer scoped due to the age of the property and the trees in the area.

**8.1** The saddle valve, and copper supply line is not being used, should be removed at the exterior north wall. This is for your information. I recommend a licensed plumber inspect further and repair as necessary.



8.1 Item 1(Picture)

**8.2** (1) The water heater is leaking at the "TPR" valve. A more thorough inspection by a qualified contractor is needed. A qualified licensed plumber should repair or correct as needed.

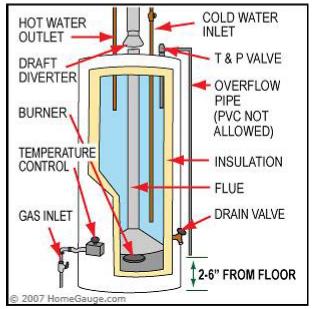


8.2 Item 1(Picture)

### 8.2 (2) Water Heater



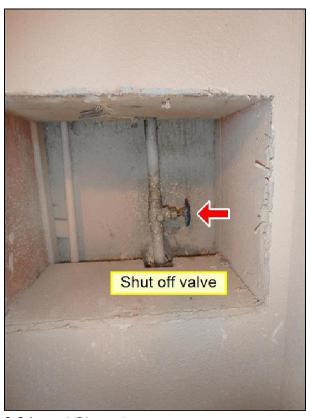
8.2 Item 2(Picture)



8.2 Item 3(Picture)

**8.3** The main shut off is the blue knob located in the basement south wall. This is for your information.

No pressure regulator installed



8.3 Item 1(Picture)

**8.4** The gas line has no drip leg installed at the water heater. This is for your information. A qualified contractor should inspect and repair as needed



8.4 Item 1(Picture)

**8.5** The main fuel shut off is at gas meter outside west side of the home.



8.5 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Builtin vacuum equipment.

#### **Styles & Materials**

Electrical Service Conductors: Panel capacity: Panel Type:

Below ground no label Circuit breakers

Aluminum

220 volts

Electric Panel Manufacturer: Branch wire 15 and 20 AMP: Wiring Methods:

GENERAL ELECTRIC Copper Romex

		IN	NI	NP	RR
9.0	SERVICE ENTRANCE CONDUCTORS	•			
9.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS				•
9.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			
9.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
9.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE				•
9.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)			•	
9.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
9.7	SMOKE DETECTORS				•
9.8	CARBON MONOXIDE DETECTORS				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

#### **Comments:**

9.1 (1) The main panel box is located at the outside north wall. The panel missing wire feed knockout. This is a safety issue that needs to be corrected. A qualified licensed electrician should correct as needed.



9.1 Item 1(Picture)

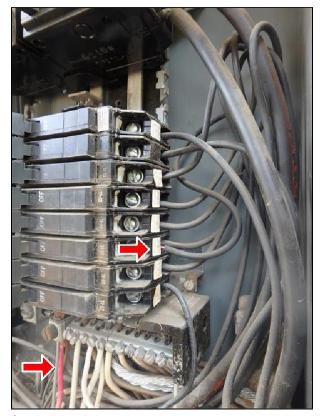
9.1 (2) The problem(s) discovered in the panel such as two or more neutrals on the same lug, circuits not labeled or identified, double tapped breaker, and red colored ground conductor and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed.





9.1 Item 3(Picture)

9.1 Item 2(Picture)



9.1 Item 4(Picture)

# 9.1 (3) Inside main panel



9.1 Item 5(Picture)

9.3 A few open splices needs placing inside a box with a cover-plate in the basement. A qualified licensed electrician should correct as needed.



9.3 Item 1(Picture)

**9.4** The three prong outlet(s) at the Garage is not a GFCI type outlet. This is a safety issue that needs to be corrected. A qualified licensed electrician should correct as needed.



9.4 Item 1(Picture)

- 9.6 The main panel box is located at the outside north wall.
- **9.7** The smoke detector is missing at the common hallway to bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. This is for your information..
- **9.8** No "CO" detector located with in 15' of all bedrooms.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### **Styles & Materials**

Heat Type: Energy Source: Number of Heat Systems (excluding wood):

Hydronic Gas One

Heat System Brand: Number of AC Only Units:

RAYPAK None

		IN	NI	NP	RR
10.0	HEATING EQUIPMENT				•
10.1	NORMAL OPERATING CONTROLS				•
10.2	AUTOMATIC SAFETY CONTROLS	•			
10.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
10.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM				•
10.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)				•
10.6	COOLING AND AIR HANDLER EQUIPMENT			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

#### **Comments:**

10.0 (1) The gas-fired boiler is leaking at water supply pipe. Leaks can cause damage to unit or home. A qualified HVAC person should inspect further and repair or replace as needed.



10.0 Item 1(Picture)

10.0 (2) 90,000 BTU boiler dose not appear to have been serviced within the last year, dirty. I recommend having a licensed contractor service and certify the furnace.



10.0 Item 2(Picture)

10.0 (3) The gas-fired boiler rust and corrosion present. A more thorough inspection by a qualified contractor is needed. A licensed HVAC contractor should service or repair unit.



10.0 Item 3(Picture)

10.1 The thermostat is missing at basement. I recommend repair or replace as needed.

10.3 (1) The wall convector is damaged at the living room. This is a cosmetic issue. A licensed HVAC contractor should service or repair unit.



10.3 Item 1(Picture)

10.3 (2) The supply piping from boiler at wall convector in main level bath is leaking. Repairs needed. A qualified HVAC person should inspect further and repair or replace as needed.



10.3 Item 2(Picture)

10.3 (3) The wall convectors did not work in basement. Repairs needed. A qualified HVAC person should inspect further and repair or replace as needed.



10.3 Item 3(Picture)



10.3 Item 4(Picture)



10.3 Item 5(Picture)



10.3 Item 6(Picture)

10.4 There is no heat source for basement. Due to convectors not working.

10.5 The vent pipe for gas-fired boiler shows evidence of poor venting (white deposits, rust on piping). A more thorough inspection by a qualified contractor is needed. I recommend a qualified licensed heat contractor inspect further and repair as needed.



10.5 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.