Sample Home Inspection Report

Inspection Address:
123 Maple Street
Anytown USA

Inspection Date:
10-01-11

Prepared For:
Tom Smith

Prepared By:
Meyers Home Inspection
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Fee: $

Report Number:
100111B

Inspector:
Todd M Meyers

Realtor:

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Client Advisory

The *Advisory* is provided as an additional service to our Clients and their Real Estate Professionals and is presented in the form of a listing of the items that, in the professional opinion of your Inspector, merit further attention, investigation, or improvement at this time. Some of these conditions may be of such a nature as to require repair or modification by a skilled craftsman, technician or other specialist. A homeowner such as you can easily handle others.

Often, following the Inspector's advice will result in enhanced safety for the occupants of the home or improved performance and extended life for the component in question. In listing these items, your Inspector is not offering any opinion as to whom, among the parties to your transaction, should take responsibility for addressing any of these concerns.

As with most other facets of your transaction, we recommend consultation with your Real Estate Professional, Attorney or Home Builder for further advice with regards to the items listed to the right.➔

1. **A moderate sized crack was visible in the foundation basement wall. We observed no related conditions suggesting the need for immediate repair. This crack should be monitored, and if ongoing movement is observed, further review would then be recommended.**
2. **Several of the downspouts were not properly extended. This condition will allow roof water to pool near the foundation that often leads to excess moisture around the foundation or in the basement and/or underbuilding crawl space. The discharge from all downspouts should be routed sufficiently away from the structure (usually at least 6' to 10') to prevent puddling, pooling, and saturation of the soil around the building.**
3. **Railings up to guest room were damaged. The damaged railings should be repaired, if possible or replaced if necessary to provide adequate protection from personal injury for persons in the area.**
4. **The outdoor receptacle right side main house, and its box were not rated for exterior use. To reduce the potential for deterioration of the receptacle and wiring and attendant safety hazards, we recommend replacement with an appropriate exterior-rated receptacle and weather-resistant box.**
5. **The GFCI receptacle at stairs up to guest room, intended to provide Ground Fault protection to the exterior receptacles, did not trip when tested with its own "TEST" button. This may have been the result of improper wiring of the device or failure of its internal circuitry. The receptacle should be rewired to operate dependably, or it should be replaced to restore this critical protection.**
6. **A light fixture was not working in the garage. The bulb in this fixture may be burned out. The bulb should be tested and replaced, if necessary. If the bulb is not burned out, the condition of the fixture and wiring should be verified.**
7. **Some individual cracked and chipped tiles were observed along the ridge and/or in the field. The number of affected tiles was small, however felt underlayment was exposed. Repair or replacement of all cracked or chipped tiles would be prudent at this time to help prevent deterioration of this important component.**
8. **Portions of the surface granulation had washed away, and minor surface cracks had developed. These were normal signs of aging, and no action was needed at this time. However, loss of granules is a primary indicator of advanced age and deterioration and a reminder to start budgeting for eventual replacement of the roof covering.**
9. **All debris should be removed from the roof surface so as to aid the performance of the roof covering and/or enhance the appearance of the dwelling.**

10. **The age of this roof over the back side of garage placed it beyond its expected service life. Although it may be reliable at present, the need for replacement should be expected in the near future.**
11. **The main shut-off valve was partially buried. The valve should be fully exposed for ease of operation. This would be especially important in an emergency.**
12. **This water heater was near the end of its expected service life. Although it was still operating, the need for replacement should be expected within the next few years.**
13. **The combustion air supply was inadequate. Since fuel burning appliances require oxygen carrying combustion air to operate safely, an additional supply should be installed. A competent, licensed plumber or heating technician should install an adequate combustion air supply in accordance with accepted trade practice and present standards.**
14. **The seismic restraint for the water heater tank was minimal. It should be upgraded to meet current industry standards for real estate sales so as to adequately secure the tank. A proper upgrade should help limit damage and provide a source of usable domestic water in the event of a major earthquake.**
15. **This water heater was beyond its expected service life. Although it was still operating, the need for replacement should be expected in the near future.**
16. **The electrical system ground in this dwelling was bonded to the cold water supply piping on the water heater. However, there was no grounding "bridge" or "jumper" across to the hot water discharge piping at both water heaters as is current trade practice in this area. We recommend that a competent, licensed electrician install an appropriate bonding jumper.**
17. **The gas piping at both water heaters, which could become energized, was not properly bonded to the grounded side of the electrical system. We recommend that a competent, licensed electrician properly bond the gas piping in conformance with current industry standards.**
18. **An open junction box was observed family room crawl space. All open junction boxes should be covered with an acceptable cover manufactured for the purpose to protect the wiring connections and reduce the risk of shock.**
19. **Ungrounded three-prong receptacles were observed in several areas. This can be a safety hazard. Ungrounded three-pronged receptacles should be grounded, restored to their original two prong configuration or upgraded with GFCI protection to reduce this risk. This work should be performed by a competent, licensed electrician and certified to be safe and dependable when completed.**
20. **The GFCI protection at kitchen counter receptacles did not function properly when tested. GFCI protection should be re-established for this area for an increased margin of safety.**

21. **The GFCI protection Master bedroom bath did not function properly when tested. GFCI protection should be re-established for this area for an increased margin of safety.**
22. **Carbon monoxide detectors were missing from several areas where they are now required by current industry standards. We recommend installing carbon monoxide detectors in all locations where required by present standards and local custom.**
23. **Portions of the duct insulation were damaged. The insulation in question should be replaced to minimize heat loss.**
24. **The flexible gas connector that supplied this heating unit passed through a hole in the metal cabinet. This is not a generally accepted configuration, as the metal of the cabinet could cut the section of the connector passing through the hole, should the connector be bumped or jostled. As an upgrade, at the next regular servicing, we recommend extending the supply piping with additional rigid pipe, approved for the purpose, from the appliance inside the cabinet out through the hole, so that the connector can remain *entirely* on the outside of the cabinet. A competent, licensed plumber or heating technician should do the work, in accordance with accepted trade practices.**
25. **Several of the doors throughout the dwelling were in need of attention. We recommend adjustment, trimming, restoration, or replacement of interior doors as required, for smooth operation and full function.**
26. **Several of the windows were stuck or had been painted shut and could not be opened. All stuck windows should be repaired to restore functional use. Careful work with a razor knife may be sufficient.**
27. **The stair and/or landing railing baluster spacing on the stairs stair railing was non-conforming by present building standards, in that the balusters were spaced too far apart, or there was too wide a gap under the railing. As an upgrade, the baluster spacing could be brought into conformance for maximum safety.**
28. **The stair railings were loose. The railings should be reinforced or replaced to make them capable of resisting the lateral force from an average person's weight.**
29. **Some of the firebricks in the firebox of the fireplace were badly cracked and/or loose. All loose mortar in the firebox should be removed and new mortar installed. This is known as "tuck pointing." Also, in the course of this work, any badly cracked or deteriorated firebrick should also be replaced.**
30. **The toilet Master bedroom bath was not securely attached to the soil pipe flange at the floor. While no damage was evident, this condition should be addressed so that leakage does not develop and cause damage. A competent, licensed plumber should remove the toilet, inspect the floor for damage, and after repair of any floor damage, reset the toilet, securely to the floor, using a new bowl wax.**

31. The dishwasher drain lacked an adequate separation, as required by present standards. This condition raised suspicion of an installation by non-professionals and/or a possible lack of building permits and inspection. An approved air-gap, high loop or standpipe should be installed.

Inspection Overview

CLIENT ADVISORY

DESCRIPTIVE INFORMATION

Weather Conditions:	• Clear Sky
Temperature Range:	• 60 - 70 Degrees F
Orientation of the Dwelling:	• The building was viewed looking at the front door
Age of the Dwelling:	• Estimated at 83 years, based upon the Inspector's observation
Age of Remodel:	• 4-5 years ago, as estimated by the Inspector
Main Water Shutoff Location:	• On the exterior in the front
Main Disconnect Location:	• In a weathertight enclosure, on the right side of the dwelling
Main Gas Shut-Off Location:	• At the right-front corner of the exterior
Persons in Attendance:	• The client • The client's agent

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE INSPECTION

Location/Direction Conventions Used In This Report

Over the years, we have found that our clients appreciate information on the location of thermostats, furnace filters, electrical panels, ground fault circuit interrupt devices, and the main water, electricity and gas shutoffs, especially if they are normally hidden or hard to get to.

Specifying these critical locations becomes even more valuable for those of our clients who are not able to accompany the inspector on the inspection. Not only does this information aid you in operating and maintaining your home, but the abundance of information contained in our Report is reassurance that your inspector did, in fact, crawl into all those nasty places and examine all those "nitty-gritty" details.

Here is how we are going to call out locations and directions in your report:

When we talk about the "right" or "left side" of the house, we are assigning direction as we would if we were standing at the street and were looking towards the front door.

For features inside the home, they will be located by imagining that you are standing in the doorway of the main entrance looking towards the center of the house. Then locations will be described as "left" or "right", and "front" or "rear". (For example, "the left rear corner of the right front bedroom").

The floors or levels are referenced from the level which we enter from the front (main) entrance. The level that you walk in on will be called the "Main Level". If there is a basement, that is usually the level below the Main Level, and the floor above would be called the "Second Floor" or "Upper Level".

The Swimming Pool Was Not Inspected

Examination of the swimming pool was not included in the scope of this Home Inspection and Report. If further information is desired concerning the condition, function and operation of the swimming pool, as well as maintenance tips and information, we recommend arranging for an inspection and orientation from a competent swimming pool maintenance company. To find such a company, one might start by contacting the company being used by the current owner of the property.

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Not Inspecting for Building Code Violations

The presence or extent of building code violations was not the subject of this inspection, nor was it included in the report. No warranty is offered on the legal use, or uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency.

Furnishings and Storage Limited Our Access

The presence of furnishings, personal items and decorations necessarily limited our view, and thus, the scope of the inspection. For instance, the placement of furniture prevented access to every electrical receptacle. We recommend that the purchaser conduct a thorough pre-closing walkthrough inspection immediately before the close of escrow at which time the dwelling will, hopefully, be empty. Instructions and a checklist for conducting this pre-closing walkthrough have been supplied with this Report.

The Water Features Were Not Inspected

Examination of the water features was not included in the scope of this Home Inspection and Report. If further information is desired concerning the condition, function and operation of the water features, as well as maintenance tips and information, we recommend arranging for an inspection and orientation from a competent swimming pool and spa maintenance company. To find such a company, one might start by contacting the company being used by the current owner of the property.

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We Evaluate for Function, Operability and Condition

The purpose of a home inspection is to evaluate the home for function, operability and condition of systems and components. Its purpose is not to list or attempt to address cosmetic flaws. It is assumed that the client will be the final judge of aesthetic issues and not the home inspector, as the inspector's tastes and values will always be different from those of the client

Valuable Advice for Our Clients

Evidence of a Past Remodel

Parts of the dwelling had obviously been remodeled.

An Explanation of Expansive Soils

Soils in this area may be “expansive”, in that they may tend to expand and contract with variations in moisture content. Because this expansion and contraction may result in movement in certain important elements of the structure, we strongly recommend regular attention to drainage and grading around the entire foundation.

Maintain Drainage to Minimize Soil Movement

Movement caused by expansion and contraction of the soils under and around the dwelling could cause exterior and interior cracking, sticking doors, and other undesirable, yet avoidable, conditions. Maintaining proper grading and adequate drainage around and from the foundation is the best and most cost-effective way to minimize this movement. If desired, more information about expansive soils could be obtained from the municipal engineering department, or a private soils engineer.

A Detached Building Was Not Inspected

Examination of the detached pool equipment was not within the scope of this inspection.

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A Home Inspection, Not a Pest Inspection

Any observations, which the inspector might make in this report regarding evidence of pests or wood destroying organisms, are not a substitute for inspection by a licensed pest control operator or exterminator. Your inspector may only report on a *portion* of the currently visible conditions and cannot render an opinion regarding their cause or remediation.

We Suggest Review of a Recent Pest Control Inspection Report

We recommend review of a current Pest Control Report for further information concerning pest activity or wood destroying organisms on this property. If such a report is not available, we recommend arranging for a pest control inspection, before close of escrow, to confirm the presence and extent of pest or wood destroying organism activity.

These Systems or Areas Were Not Inspected

Examination of the family room electric heater & Dinette area heater was not included in the scope of this Home Inspection and Report.

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Ask The Owner or Occupant About the History of the Nearby Watercourse

Comments or observations on the nearby watercourse are not within the scope of a home inspection. The owner or occupant of the home may have information regarding the volume of water present in the watercourse at different times and if flooding or erosion has occurred in the past.

A System or Area Was Not Inspected

Examination of the back yard grill area was not included in the scope of this Home Inspection and Report.

Structural System

CLIENT ADVISORY

A moderate sized crack was visible in the foundation basement wall. We observed no related conditions suggesting the need for immediate repair. This crack should be monitored, and if ongoing movement is observed, further review would then be recommended.

DESCRIPTIVE INFORMATION

Foundation Type:	• Perimeter wall with interior piers
Foundation Material:	• Poured in place concrete
Exterior Wall System:	• Conventionally framed wood stud
Interior Bearing Walls:	• Conventionally framed wood partitions
Floor System:	• Wood plank over wood joists
Roof Structure:	• Conventionally framed joist and rafter
Roof Sheathing:	• "1x" boards nailed across the rafters with no gaps between them
Crawl Space Access:	• From the basement

OBSERVATIONS & RECOMMENDATIONS

Building Foundation

The foundation and other visible elements of the underbuilding support structure were in satisfactory condition for the age of the dwelling. No abnormal sags, cracks, or deterioration were visible.

Concrete Foundation

← For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Piers

The piers were generally in acceptable condition with no sign of significant movement.

Support Posts

The support posts had performed adequately over time and could be expected to continue to do so.

Beams and Girders

Where visible, the support beams or girders were performing as intended and were in satisfactory condition.

Floor Joists

In the areas where the floor framing was visible, all components were properly installed and in acceptable condition.

Subflooring

In general, the subfloor was in acceptable condition.

Seismic Considerations

Holddowns were visible during the inspection. They were properly installed and in acceptable condition, but not all were visible, and thus, their number and location could not be verified.

The support post to beam connections were not reinforced in accordance with current industry standards, although the existing condition may have been acceptable at the time this dwelling was built. As an upgrade, a competent general contractor familiar with seismic retrofit practices could install proper hardware (usually gussets) in accordance with current industry standards.

Crawl Space Moisture

The soil in the crawl space was dry at the time of this inspection, and no adverse conditions or damage related to excessive moisture was observed.

Crawl Space Ventilation

Ventilation of the crawl space was adequate.

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Wall Framing

Where wall framing was visible, all elements were functioning as intended and in acceptable condition.

Roof Sheathing

The roof sheathing, where visible, was in acceptable condition.

Rafters

The roof structure was constructed in a manner typical of houses of this type and age. Where visible, the rafters, which are the members that support the roof sheathing, were generally in acceptable condition and had performed adequately since their installation.

Ceiling Joists

The visible ceiling joists, which are the structural members which support the finished ceiling and often serve as an important component of the roof structure, were generally properly installed and in acceptable condition.

Summary Comments On The Structure

All the visible structural elements and components in this dwelling were in generally acceptable condition and were performing as would be expected for a dwelling of this age and type of construction.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE STRUCTURAL INSPECTION

Usually, Our Evaluation Must Be Based On Symptoms

Most of the time, many, if not all, structural components are inaccessible. Thus, our evaluation is based only on our observations of symptoms of movement, damage, and deterioration. If there are no visible symptoms, conditions requiring repair may go undetected. We make no comment on the internal conditions of soils, foundations and framing, except as reflected in their performance.

Most of the Underlying Structure Was Not Visible

Most of the structure of this dwelling was not accessible for a visual inspection. The opinions expressed in this Report on the construction methods and conditions of structural components were, of necessity, based upon limited visual inspection.

Access to Some Areas Was Obstructed

Portions of the underbuilding crawl space could not be inspected because the access was obstructed. When access to the obstructed areas is available, the crawl space should be fully and carefully inspected.

Building Exterior & Site

CLIENT ADVISORY


Picture represents several downspouts

Several of the downspouts were not properly extended. This condition will allow roof water to pool near the foundation that often leads to excess moisture around the foundation or in the basement and/or underbuilding crawl space. The discharge from all downspouts should be routed sufficiently away from the structure (usually at least 6' to 10') to prevent puddling, pooling, and saturation of the soil around the building.

DESCRIPTIVE INFORMATION

Lot Topography:	• Nearly flat
Driveway Surface:	• Brick
Walkway Surface:	• Brick
Walkway Surface:	• Concrete
Patio Surface:	• Brick
Primary Exterior Cladding:	• Stucco
Exterior Window Material:	• Painted or stained wood frame
Number/Type of Garage Door:	• One roll-up "Overhead" type door

OBSERVATIONS & RECOMMENDATIONS

Grading and Drainage

Surface grading was generally effective, but some adjustment of the grading at the foundation, would be beneficial.

Downspouts

The downspouts were properly installed and in acceptable condition, with exceptions noted.

← For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Driveway

The driveway was generally in acceptable condition.

Walkways

The walkways were in acceptable condition.

Fences and Gates

The fences were not inspected and are not included in this report.

Stucco

The stucco exterior was generally in acceptable condition, with no significant cracks. Hairline cracks are typical of this material and no immediate action is necessary to correct them. The small cracks can be scratched open, patched and sealed in the course of routine maintenance.

Fascia

The fascia (boards nailed across the ends of the rafters at the eaves) was in acceptable condition.

Eaves and Soffits

The eaves or overhangs are comprised of those portions of the roof that extend beyond the exterior walls. The eaves protect the siding, windows and doors from the deteriorating effects of direct rain or snowfall.

The eaves and overhangs were in acceptable condition.

Paint and Stain

Exterior finishes were in acceptable condition.

Exterior Doors

The exterior doors were in acceptable condition.

Exterior Windows

The exterior aspects of the windows were in acceptable condition.

Patios

The patios were in acceptable condition.

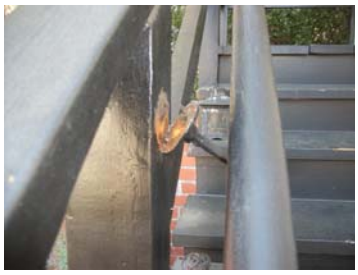
Porches

The surface and supporting structure of all of the porches on this dwelling were in acceptable condition.

Exterior Stairs

The exterior stairs were in acceptable condition.

Exterior Railings



Railings up to guest room over garage were damaged. The damaged railings should be repaired, if possible or replaced if necessary to provide adequate protection from personal injury for persons in the area.

← **For important additional information on this item, please be sure to read the Client Advisory in the column to the left.**

The outdoor receptacle right side main house, and its box were not rated for exterior use. To reduce the potential for deterioration of the receptacle and wiring and attendant safety hazards, we recommend replacement with an appropriate exterior-rated receptacle and weather-resistant box.

The GFCI receptacle right side at stairs up to guest house over garage , intended to provide Ground Fault protection to the exterior receptacles, did not trip when tested with its own "TEST" button. This may have been the result of improper wiring of the device or failure of its internal circuitry. The receptacle should be rewired to operate dependably, or it should be replaced to restore this critical protection.

Electrical Receptacles on the Exterior

← For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

General Comments about the Exterior

Exterior features were generally in acceptable condition. The few exceptions have been commented upon in the preceding section and elsewhere in this report. Regular maintenance will extend the service life of this important "weather shell".

Garage Structure

The garage framing was properly installed and, based on conventional construction standards, was adequate to resist lateral movement. The garage framing can usually serve as an indicator of the type and quality of the framing in general.

Electrical Switches in the Garage

All of the electrical switches in the garage, which were accessible and which were checked, were found to be functioning as intended.

Garage Lighting

A light fixture was not working in the garage. The bulb in this fixture may be burned out. The bulb should be tested and replaced, if necessary. If the bulb is not burned out, the condition of the fixture and wiring should be verified.

For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Garage Vehicle Doors

The garage door was operated and was in generally acceptable condition.

Garage Door Openers

The garage door's opener operated properly to raise and lower the door, including the auto-reverse mechanism, which stopped and reversed the direction of the door when striking an object in its path.

Garage Floor

The garage floor was a concrete slab.

The majority of the floor slab was covered by stored personal possessions and could not be inspected. However, the visible portions of the floor were in acceptable condition.

Fire Separation between the House and the Garage

The wall between the garage and the living space was of fire resistive construction as required by today's building standards.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE EXTERIOR INSPECTION

Sprinkler System Was Not Inspected

Operation and evaluation of irrigation (sprinkler) systems are outside of the scope of a home inspection. For this reason, this system was not inspected. We recommend consultation with the present owners, occupants or caretaker regarding the layout, maintenance and operation of the sprinkler system.

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Inspect Stucco Below Grade Periodically

Stucco extended over the foundations below the finished grade. This configuration was accepted practice when installed, but has proved to promote infestation by wood destroying organisms. We recommend periodic inspections for wood destroying organisms.

Consider Venting The Garage

The garage was unvented. Even though this condition may now be permitted in some jurisdictions, the possibility still exists that flammable fumes could collect in an unvented garage. Installation of vents should be considered.

Garage Venting is Desirable

Some municipalities and public sector building authorities require newly constructed garages to be vented. It is our professional opinion that it does, in fact, lower the risk of fire and accidental carbon monoxide poisoning.

Roof System

CLIENT ADVISORY

DESCRIPTIVE INFORMATION

Roof Coverage Area:	• The entire dwelling, including the attached garage
Slope, or Pitch, of the Roof:	• Medium
Roof Covering Material:	• Clay tiles
Number of Layers:	• At least one
Estimated Age of Covering:	• 50 years
Penetrations Sealed With:	• Sheet metal flanges with Neoprene “boots” or collars
Penetrations Sealed With:	• Sheet metal
Roof Drainage System:	• Gutters and downspouts
Method of Inspection:	• Inspected from the ground
Method of Inspection:	• Inspected from the edge of the surfaces

OBSERVATIONS & RECOMMENDATIONS

Some individual cracked and chipped tiles were observed along the ridge and/or in the field. The number of affected tiles was small, however felt underlayment was exposed. Repair or replacement of all cracked or chipped tiles would be prudent at this time to help prevent deterioration of this important component.

Tile Roof Coverings

The tile roof was in acceptable condition with minor exceptions. Attention to the items listed, together with routine maintenance, should keep it functional and maximize its expected useful life.

← For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Flashings

The accessible flashings were in acceptable condition. The connections and penetrations should be periodically examined for signs of leakage, and repairs should be performed if necessary.

Gutters

Roof runoff water was collected and channeled to the downspouts by a metal gutter system that was attached to the fascia boards on the ends of the rafters, along the edge of the roof.

The gutters were in acceptable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

Chimney

The chimney was in acceptable condition.

General Commentary on the Roof

The roof covering was in satisfactory condition, with exceptions noted above. Attention to these items, together with routine maintenance should maximize its useful life.

For attention to the items noted above, we recommend the advice and services of a competent, licensed roofing contractor.

Attic Access Entry Information

The attic was accessible through a hatch in the ceiling of the Master bedroom closet.

Attic Ventilation

The space between the ceilings and the roof was adequately vented.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE ROOF SYSTEM INSPECTION

All Roofs Should Have a Periodic "Checkup"

All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. Any estimate of remaining life expectancy must be based upon the assumption that the roof will receive conscientious periodic maintenance.

Portions of the Roof Could Not Be Accessed

Access to sections of this roof was not available. Portions of roofing could not be reached without jeopardizing the safety of the inspector or the integrity of the roofing material. Thus, the comments in this report were based upon a limited visual inspection.

Portions of the surface granulation had washed away, and minor surface cracks had developed. These were normal signs of aging, and no action was needed at this time. However, loss of granules is a primary indicator of advanced age and deterioration and a reminder to start budgeting for eventual replacement of the roof covering.

All debris should be removed from the roof surface so as to aid the performance of the roof covering and/or enhance the appearance of the dwelling.

The age of the roof over the back side of garage placed it beyond its expected service life. Although it may be reliable at present, the need for replacement should be expected in the near future.

Roofing Surface Back side over garage

DESCRIPTIVE INFORMATION

Roof Coverage Area: • Back side over garage
Slope, or Pitch, of the Roof: • Medium
Roof Covering Material: • Asphalt-Composition shingles
Number of Layers: • At least one
Estimated Age of Covering: • At least twenty years
Method of Inspection: • Inspected from the roof surface – the inspector walked upon the roof and examined it from above

OBSERVATIONS & RECOMMENDATIONS

Composition Shingles

← **For important additional information on this item, please be sure to read the Client Advisory in the column to the left.**

General Commentary on the Roof

← **For important additional information on this item, please be sure to read the Client Advisory in the column to the left.**

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE ROOF SYSTEM INSPECTION

Portions of the Roof Could Not Be Accessed

Access to sections of this roof was not available. Portions of roofing could not be reached without jeopardizing the safety of the inspector or the integrity of the roofing material. Thus, the comments in this report were based upon a limited visual inspection.

Plumbing System

CLIENT ADVISORY

DESCRIPTIVE INFORMATION

Domestic Water Source:	• Municipal/Community supply
Landscape Water Source:	• Public, same as domestic water source
Main Supply Line Material:	• Copper, where visible
Supply Piping Material:	• Copper, where visible
Water Pressure:	• At the mid-range of normal
Waste Disposal:	• Municipal/Community collection system
D,W,V Pipe Material:	• Cast iron • Galvanized steel pipe with Durham fittings

The main shut-off valve was partially buried. The valve should be fully exposed for ease of operation. This would be especially important in an emergency.

OBSERVATIONS & RECOMMENDATIONS

Water Shut Off Valve Condition

The main water supply shut-off valve was located, but testing the operation of this valve is not within the scope of a home inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

🡐 **For important additional information on this item, please be sure to read the Client Advisory in the column to the left.**

Interior Water Supply Piping

The visible portions of the exposed and accessible supply piping generally were in acceptable condition.

Although no galvanized water supply was observed during the course of this inspection, the use of this type of material was prevalent in supply piping during the period when this home was initially constructed, and some galvanized piping may still be in service in inaccessible areas of the dwelling. To confirm the existence of galvanized water piping, invasive tactics, which are always beyond the scope of a home inspection, would be required.

Water Pressure

Functional flow of water at the fixtures on the highest level was judged to be adequate. Several fixtures were operated simultaneously. Minor changes in flow, when other fixtures are turned on or turned off, is considered normal.

Drain & Waste Lines

The visible drain & waste piping was in acceptable condition.

Vent Lines

The visible portions of the vent piping for the dwelling were in acceptable condition.

Gas Meter Installation

The condition and placement of the gas meter were acceptable at the time of this inspection.

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Gas Piping

The gas piping was in acceptable condition. No evidence of leakage was detected at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure would be considered beyond the scope of a home inspection.

Fixtures: Overall

The plumbing fixtures were operating and were in satisfactory condition. Routine maintenance should keep them functional and maximize their useful life.

General Comments About The Plumbing System

The plumbing system was in satisfactory condition and was functioning as designed and intended.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE PLUMBING INSPECTION

Copper Water Lines

The supply piping in this dwelling was copper. Copper is generally considered a very desirable type of piping and could be expected to last the lifetime of the building.

Galvanized Water Piping

Galvanized steel water pipe is subject to rusting and scale/mineral deposit accumulation within the pipe. The accumulation of these deposits will eventually decrease the diameter of the waterway resulting in severely restricted water pressure and flow. When pressure and flow fall below acceptable levels (i.e. bathtubs, and washing machines seem to take endless time in filling), many homeowners have the galvanized pipes replaced with a copper system.

Water Heater

DESCRIPTIVE INFORMATION

Water Heater Location:	• In the basement
Energy Source:	• Natural Gas
Storage Capacity:	• 50 Gallons
Water Heater Age:	• 11 years, from Serial Number
Water Heater Configuration:	• Free standing tank
Vessel Insulation:	• Manufactured with insulation

OBSERVATIONS & RECOMMENDATIONS

Water Connections

The cold water inlet and hot water outlet connections were properly installed and in acceptable condition.

Temperature and Pressure Relief Valve

The water heater installation included a temperature and pressure relief valve. This device is an important safety feature and should not be altered or tampered with. No adverse conditions were observed.

The Water Heater Burner

The water heater burner was generally clean and was in acceptable condition.

The Water Heater Venting System

The water heater vent was properly installed and was in acceptable condition.

Seismic Restraint For The Water Heater

The water heater tank had been properly secured. This will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

General Comments About The Water Heater

For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

This water heater was near the end of its expected service life. Although it was still operating, the need for replacement should be expected within the next few years.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE WATER HEATER INSPECTION

The Benefits of Periodic Purging of The Tank

Draining a few gallons of water from the tank periodically to flush the sludge from the bottom is recommended by all water heater manufactures. However, water heater drain valves often become encrusted with deposits and may not completely close as the unit gets older. Therefore, unless the water heater is flushed regularly from the time it is new, operation of the drain valve is not recommended except in an emergency or when the unit is replaced.

Water Heater

DESCRIPTIVE INFORMATION

Water Heater Location: • in closed off closet area in bonus room below guest room
Energy Source: • Natural Gas
Storage Capacity: • 30 Gallons
Water Heater Age: • 19 years, from Serial Number
Water Heater Configuration: • Free standing tank
Vessel Insulation: • Manufactured with insulation

OBSERVATIONS & RECOMMENDATIONS

Water Connections

The cold water inlet and hot water outlet connections were properly installed and in acceptable condition.

Temperature and Pressure Relief Valve

The water heater installation included a temperature and pressure relief valve. This device is an important safety feature and should not be altered or tampered with. No adverse conditions were observed.

Water Heater Combustion Air Supply

The combustion air supply was inadequate. Since fuel burning appliances require oxygen carrying combustion air to operate safely, an additional supply should be installed. A competent, licensed plumber or heating technician should install an adequate combustion air supply in accordance with accepted trade practice and present standards.

For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

The Water Heater Burner

The water heater burner was generally clean and was in acceptable condition.

The Water Heater Venting System

The water heater vent was properly installed and was in acceptable condition.

Seismic Restraint For The Water Heater

The seismic restraint for the water heater tank was minimal. It should be upgraded to meet current industry standards for real estate sales so as to adequately secure the tank. A proper upgrade should help limit damage and provide a source of usable domestic water in the event of a major earthquake.

For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

General Comments About The Water Heater

This water heater was beyond its expected service life. Although it was still operating, the need for replacement should be expected in the near future.

For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE WATER HEATER INSPECTION

The Benefits of Periodic Purging of The Tank

Draining a few gallons of water from the tank periodically to flush the sludge from the bottom is recommended by all water heater manufactures. However, water heater drain valves often become encrusted with deposits and may not completely close as the unit gets older. Therefore, unless the water heater is flushed regularly from the time it is new, operation of the drain valve is not recommended except in an emergency or when the unit is replaced.

Seismic Strap Kits Are Readily Available

Seismic strapping kits are available at most hardware stores and home improvement centers.

Electrical System

CLIENT ADVISORY

Represents Both water Heaters

The electrical system ground in this dwelling was bonded to the cold water supply piping on the water heater. However, there was no grounding "bridge" or "jumper" across to the hot water discharge piping as is current trade practice in this area. We recommend that a competent, licensed electrician install an appropriate bonding jumper.

Both water heaters

The gas piping, which could become energized, was not properly bonded to the grounded side of the electrical system. We recommend that a competent, licensed electrician properly bond the gas piping in conformance with current industry standards.

DESCRIPTIVE INFORMATION

Service Entry Type:	• Underground lateral
Service Voltage Supplied:	• 120-240
System Amperage Capacity:	• 200
Based Upon:	• The rating of the main circuit breaker
System Grounding Source:	• Not visible, not inspected
Circuit Protection:	• Circuit breakers
Conductor Material:	• A combination of copper and aluminum
Wiring Type:	• A combination of non-metallic sheathed cable ("Romex") and knob and tube

OBSERVATIONS & RECOMMENDATIONS

Electrical Service Lateral – The Underground Electrical Supply

The visible portions of the service lateral were in acceptable condition.

Electric Meter Condition

The electric meter installation was in satisfactory condition. No need for immediate attention was evident.

Electrical Service Capacity – How Much Power Can We Draw?

The service capacity was larger than normally provided for a dwelling this size and should be adequate to accept a moderate amount of expansion.

The Main Distribution Panel

The main distribution panel was in acceptable condition with circuitry installed and protected correctly**.**

Service Grounding

Visual confirmation of the grounding of the electrical system was not available. In this case, even though confirmation of proper grounding would require further, more exhaustive and possibly destructive inspection, we recommend that a competent, licensed electrician be retained to confirm that the system is, in fact, properly and adequately grounded.

← **For important additional information on this item, please be sure to read the Client Advisory in the column to the left.**

An open junction box was observed family room crawl space. All open junction boxes should be covered with an acceptable cover manufactured for the purpose to protect the wiring connections and reduce the risk of shock.

Branch Circuitry

Accessible branch circuitry was examined and was in acceptable condition, with exceptions noted.

🡐 **For important additional information on this item, please be sure to read the Client Advisory in the column to the left.**

Electrical Conductor Material – The "Wire"

The conductor material in the 120 volt circuits was copper. The 240 volt circuits rated above 30 Amps were installed utilizing aluminum conductors. The use of stranded aluminum conductors in sizes #8 and larger is still standard accepted trade practice in residential electrical systems.

Subpanels

An additional distribution panel, or subpanel was located top of basement stairs.

🡐

A third distribution panel, or second subpanel, was located basement bottom of stairs**.**

🡐 The inspected circuitry in both subpanels was in acceptable condition.

Picture represents several outlets

Ungrounded three-prong receptacles were observed in several areas. This can be a safety hazard. Ungrounded three-pronged receptacles should be grounded, restored to their original two prong configuration or upgraded with GFCI protection to reduce this risk. This work should be performed by a competent, licensed electrician and certified to be safe and dependable when completed.

Knob & Tube Wiring

The knob and tube circuits were in acceptable condition, considering the age of the system components, but were ungrounded. We recommend replacement of the knob and tube wiring, as upgrades and maintenance projects are undertaken.

Receptacles; Overall

← For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Represents all kitchen counter outlets

The GFCI protection all kitchen counter receptacles did not function properly when tested. GFCI protection should be re-established for this area for an increased margin of safety.

Switches; Overall

A representative number of switches were operated and were in acceptable condition.

Lights: Overall

The light fixtures in this dwelling were generally operational and in acceptable condition.

Ground Fault Circuit Protection

← **For important additional information on this item, please be sure to read the Client Advisory in the column to the left.**

Picture represents all bathroom outlets

The GFCI protection Master bedroom bath did not function properly when tested. GFCI protection should be re-established for this area for an increased margin of safety.

Carbon monoxide detectors were missing from several areas where they are now required by current industry standards. We recommend installing carbon monoxide detectors in all locations where required by present standards and local custom.

Smoke Detectors / Carbon Monoxide Detectors

The smoke detectors were appropriately located.

← **For important additional information on this item, please be sure to read the Client Advisory in the column to the left.**

General Comments On The Electrical System

In addition to the conditions we observed, others may exist which were hidden from view. Further evaluation of the electrical system by a licensed electrician may uncover additional reportable conditions. A competent, licensed electrician should examine the entire system and repair, augment or modify it to insure that it is safe and dependable.

The electrical system was installed to meet minimum demands and uses older technology. Modern systems feature improvements in safety and convenience. Upgrading and/or installing a new electrical system should be considered.

For attention to the items noted above, we recommend the advice and services of a competent, licensed electrician.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE ELECTRICAL INSPECTION

GFCI Protection Explained

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to help prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantially increased margin of safety.

A History of GFCI Protection

GFCI (ground fault circuit interrupter) protection was first required by national industry standards for receptacles in bathrooms and in exterior locations in 1971. Coverage was extended to garages in 1975, and to kitchen receptacles within six feet of the sink in 1984. In 1987, basements were added to the list, followed by underbuilding crawl spaces in 1990. Wet bars were then added in 1993. Finally, *all* receptacles above *all* kitchen counters were added in 1997. Local jurisdictions may, however, delay in their adoption of national standards by several years.

Low Voltage Systems Were Not Included

Review of any low voltage electrical devices and their associated wiring, including, telephone, TV antenna, stereo systems, fire and burglar alarm, intercom, yard lighting, landscape water (sprinkler) timers or other water features, is not within the scope of a home inspection. We recommend consultation with the appropriate service technician for full evaluation of the operating condition of these devices.

Heating System

CLIENT ADVISORY

DESCRIPTIVE INFORMATION

Heat Plant Location:	• In the basement
Heating Fuel:	• Natural Gas
BTU Input Rating:	• 137,000
Heating Plant Age:	• Age from Data Plate 8 years
Heat Pump Type:	• Air to air system
Number of Zones:	• Single Zone system

OBSERVATIONS & RECOMMENDATIONS

Forced Hot Air Heating System

Most of the interior and exterior of the heat exchanger was not accessible for inspection. However, based on limited visual observations, including the flame characteristics during operation, and other indicators, it was our opinion that the heat exchanger was in acceptable condition.

HVAC Electrical

The visible and accessible wiring for the electrical supply for this unit was in acceptable condition.

Exhaust Venting System

The visible sections of the heating plant's venting system were functioning as designed and intended.

Distribution System

The distribution ducts were properly installed and in acceptable condition.

For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Portions of the duct insulation were damaged. The insulation in question should be replaced to minimize heat loss.

System Controls

Activation of the user controls on the thermostat caused the unit to respond.

Keep in mind that this was a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all of the functions of this thermostat.

General Comments About The Heating System

The heating system was in the middle of its expected service life. It responded to normal operating controls and with routine maintenance should be reliable for a number of years.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE HEATING SYSTEM INSPECTION

Air Filters Need Regular Service

All types of heating and air conditioning system filters need regular servicing for efficient operation of the equipment. Typical intervals would be every thirty to sixty days during each heating and/or air conditioning season. In all cases, we advise following the manufacturer's specifications.

Heating Unit

DESCRIPTIVE INFORMATION

Heat Plant Location:	• In the basement
Heating Fuel:	• Natural Gas
BTU Input Rating:	• 50,000
Heating Plant Age:	• Age from Data Plate 22 years
Heat Pump Type:	• Air to air system
Number of Zones:	• Single Zone system

OBSERVATIONS & RECOMMENDATIONS

Forced Hot Air Heating System

Most of the interior and exterior of the heat exchanger was not accessible for inspection. However, based on limited visual observations, including the flame characteristics during operation, and other indicators, it was our opinion that the heat exchanger was in acceptable condition.

HVAC Electrical

The visible and accessible wiring for the electrical supply for this unit was in acceptable condition.

Fuel Supply

For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

The flexible gas connector that supplied this heating unit passed through a hole in the metal cabinet. This is not a generally accepted configuration, as the metal of the cabinet could cut the section of the connector passing through the hole, should the connector be bumped or jostled. As an upgrade, at the next regular servicing, we recommend extending the supply piping with additional rigid pipe, approved for the purpose, from the appliance inside the cabinet out through the hole, so that the connector can remain *entirely* on the outside of the cabinet. A competent, licensed plumber or heating technician should do the work, in accordance with accepted trade practices.

Combustion Air

The combustion air supply was adequate.

Exhaust Venting System

The visible sections of the heating plant's venting system were functioning as designed and intended.

Distribution System

The distribution ducts were properly installed and in acceptable condition.

System Controls

Activation of the user controls on the thermostat caused the unit to respond.

Keep in mind that this was a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all of the functions of this thermostat.

General Comments About The Heating System

The heating system responded to normal operating controls, and related components were in acceptable condition. Routine maintenance will keep it functional and maximize its service life.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE HEATING SYSTEM INSPECTION

Air Filters Need Regular Service

All types of heating and air conditioning system filters need regular servicing for efficient operation of the equipment. Typical intervals would be every thirty to sixty days during each heating and/or air conditioning season. In all cases, we advise following the manufacturer's specifications.

Heating Unit

DESCRIPTIVE INFORMATION

Baseboard Electric Heaters: • In the guest room
Heating Fuel: • Electricity
Heating Plant Age: • Estimated age was 25 years
Number of Zones: • Single Zone system

OBSERVATIONS & RECOMMENDATIONS

Electric Resistance Heat

Baseboard heaters were properly installed and in acceptable condition, and all responded to their user controls.

System Controls

The devices controlling the internal temperatures of the system and the opening and closing of the fuel valve were working properly and were in acceptable condition.

General Comments About The Heating System

The heating system responded to normal operating controls, and related components were in acceptable condition. Routine maintenance will keep it functional and maximize its service life.

Heating Unit

DESCRIPTIVE INFORMATION

Wall Heater Location: • In the Guest bedroom above garage
Heating Fuel: • Natural Gas
BTU Input Rating: • 30,000
Heating Plant Age: • Estimated age was 25 years
Number of Zones: • Single Zone system

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OBSERVATIONS & RECOMMENDATIONS

Wall Heaters

Wall heaters operate by heating a stream of air moving through the unit by "gravity" or convection. There usually is no blower. Important elements include the heat exchanger, exhaust venting, controls, and clearances from combustible materials.

The accessible portions of the heat exchanger were visually examined and no cracks, holes or other severe conditions were observed.

Exhaust Venting System

The visible sections of the heating plant's venting system were functioning as designed and intended.

System Controls

Activation of the user controls on the thermostat caused the unit to respond.

Keep in mind that this was a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all of the functions of this thermostat.

General Comments About The Heating System

The heating system responded to normal operating controls, and related components were in acceptable condition. Routine maintenance will keep it functional and maximize its service life.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE HEATING SYSTEM INSPECTION

Wall Heaters in Sleeping Rooms

A wall heater was installed in a sleeping room. Present standards may no longer permit this arrangement. For maximum safety, upgrading the heating in this bedroom to conform to modern standards is recommended.

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Wall Heater Efficiency

Wall heaters are simple and easily maintained, but do not distribute heated air efficiently. Although not required, installation of an alternate heating system might be considered in conjunction with other upgrades and/or remodeling.

Keeping Wall Heaters Clean

Because the nature of the moving air stream, wall heaters tend to rapidly collect dust, animal hair, etc. in the lowest parts of the unit. Regular vacuuming (with a special nozzle, if necessary) is important for the heater's safe operation.

Interior Components

CLIENT ADVISORY

Picture represents Several interior & exterior doors

Several of the doors throughout the dwelling were in need of attention. We recommend adjustment, trimming, restoration, or replacement of interior doors as required, for smooth operation and full function.

Picture represents Many windows

Several of the windows were stuck or had been painted shut and could not be opened. All stuck windows should be repaired to restore functional use. Careful work with a razor knife may be sufficient.

DESCRIPTIVE INFORMATION

Number of Bathrooms:	• Three and a half
Number of Bedrooms:	• Five
Window Material:	• Painted or stained wood frame
Window Glazing:	• Single pane
Wall Finish:	• Plaster applied over wood lath
Ceiling Finish:	• Plaster applied over wire lath
Floor Covering:	• Hardwood flooring

OBSERVATIONS & RECOMMENDATIONS

Interior Surfaces

The interior wall, floor, and ceiling surfaces all gave the appearance of having been professionally installed and were in acceptable condition.

Floors

The floors had a good appearance and were in acceptable condition.

Interior Walls

The interior walls were generally in acceptable condition.

Ceilings

The ceiling or the underside of the roof in this dwelling was generally in acceptable condition.

Interior Doors

← **For important additional information on this item, please be sure to read the Client Advisory in the column to the left.**

Windows

← **For important additional information on this item, please be sure to read the Client Advisory in the column to the left.**

The stair and/or landing railing baluster spacing on the stairs stair railing was non-conforming by present building standards, in that the balusters were spaced too far apart, or there was too wide a gap under the railing. As an upgrade, the baluster spacing could be brought into conformance for maximum safety.

The stair railing was loose. The railings should be reinforced or replaced to make them capable of resisting the lateral force from an average person's weight.

Interior Stairs

The stairs were used several times during the inspection. The various components were properly installed and no deficiencies were noted during use.

Interior Railings

← **For important additional information on this item, please be sure to read the Client Advisory in the column to the left.**

Some of the firebricks in the firebox of the fireplace were badly cracked and/or loose. All loose mortar in the firebox should be removed and new mortar installed. This is known as "tuck pointing." Also, in the course of this work, any badly cracked or deteriorated firebrick should also be replaced.

The Fireplace

Components shared by most types of fireplaces include the interior, exterior and a fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, and damper, smoke shelf, lintel, cap, wash, gas log and/or gas log lighter. Accessible fireplace components are visually inspected for signs of significant malfunction, excessive or unusual wear and general state of repair. However, portions of a standard fireplace configuration are always, by their nature and location, inaccessible for a home inspection.

The fireplace was not operated during the inspection (lighting fires is not a recognized part of a standard home inspection). However, it appeared to be capable of functioning as designed and intended. Thus, it was judged to be in acceptable condition, with exceptions noted.

← For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Bathrooms

Washbasins

The wall-hung washbasin was made of Vitreous china (or ceramic).

The pedestal washbasins were made of Vitreous china (or ceramic).

The washbasins were properly installed. When operated, they were fully functional and in acceptable condition.

Bathtub

The built-in bathtubs were made of Pressed steel with a porcelain finish.

The bathtubs were in acceptable condition.

Shower and Shower Surround

The shower/tub water supply valves and shower diverters were operated in all of the bathrooms for the inspection. All of the valves and diverters were in acceptable condition.

Glass Shower Enclosure

The glass shower enclosure was safety labeled and was in acceptable condition.

Toilets

The toilets were made of vitreous china, with a porcelain finish. The toilets were flushed and all functioned properly.

The toilets were made of vitreous china, with a porcelain finish.

← For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Water Supplies, Faucets and Drains

The faucet was operated and allowed to run for a short period of time. It produced functional flow and was in acceptable condition.

The toilet Master bedroom bath was not securely attached to the soil pipe flange at the floor. While no damage was evident, this condition should be addressed so that leakage does not develop and cause damage. A competent, licensed plumber should remove the toilet, inspect the floor for damage, and after repair of any floor damage, reset the toilet, securely to the floor, using a new bowl wax.

Bathroom Ventilation

A ceiling vent fan provided ventilation for this bathroom. The fan was operated and was in acceptable condition.

Cabinets & Countertops

The cabinets were in acceptable condition, displaying normal wear and tear for their age.

Laundry Area

Clothes Washer and Dryer

The utility connections for both the clothes washer and clothes dryer were properly installed and in acceptable condition. However, these appliances were not tested, as testing these appliances was not within the scope of the inspection.

A dryer installed in this location would have to be capable of utilizing 240-volt electricity, only, as its heat source.

Dryer Vent

The vent for the clothes dryer was properly installed and in acceptable condition.

Kitchen

Descriptive Information About the Kitchen

The heat source used for cooking was Natural gas.& Electricity

The Sink

The single compartment sink was made of Cast iron with a porcelain finish.

The Sink

When the sink was operated, it was fully functional and in acceptable condition.

The Dishwasher Drain Separation

← For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Cabinets & Countertops

The cabinets were in acceptable condition.

Appliances in General

All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

The dishwasher drain lacked an adequate separation, as required by present standards. This condition raised suspicion of an installation by non-professionals and/or a possible lack of building permits and inspection. An approved air-gap, high loop or standpipe should be installed.

General Comments About the Interior

In addition to any specific rooms noted, we inspected all rooms generally considered to be habitable space. These usually include the living room, dining room, family room, den, bedrooms, utility room, etc., in addition to the kitchen, bathroom, laundry area and garage, as applicable.

The interior surfaces, hardware, fixtures, doors and windows were properly installed and were generally in "like new" condition. However, this inspection was not intended to be an architectural "punch list" of minor cosmetic flaws.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE INTERIOR INSPECTION

The Benefits of Upgrading to Safety Glass

Safety glass was not found in currently recommended locations. This building may have been constructed before this feature was required. Upgrading is not required but should be considered for safety glass in the more vulnerable locations.

Wall and Window Coverings Are Not Included in a Standard Home Inspection

Wallpaper and other types of wall coverings, as well as window coverings, are not considered a part of a standard home inspection and, in most cases; no comment on their condition will be made.

Floor Coverings Are Not Included in a Standard Home Inspection

Floor coverings are not considered a part of a standard home inspection and, in most cases; no comment on their condition will be made. Floor coverings are not lifted for inspection of the underlying finishes, and hidden conditions may be present. We do not represent that cleaning, in and of itself, will remove any or all stains or odors. We suggest that if any of these conditions are present, one should consult with the appropriate floor or covering specialist.

All Homes Require Regular Care and Maintenance

A home inspection is designed to be a systematic review of the home, the surrounding site, and specific components and other features. While our findings will always be accurate as of the time of the inspection, because conditions can change literally hour by hour, let alone day to day and year to year, other items will undoubtedly need attention in the future. Regular and frequent maintenance will be needed to maintain the home in good working order.

Burglar Alarm Not Tested

A burglar alarm had been installed in this dwelling. The alarm system was not tested. We recommend consultation with the owner and/or an alarm company regarding the operation and maintenance of this system.

←