

Home Inspection Report

Sample - Standard Home Inspection

Inspection Date:

Prepared For: Sample Review

Prepared By: Structure & Site Inspection Services LLC

www.the411site.com

Report Number:

Inspector: Martin Pasquinelli

Phone: 248.645.5522

© 2010 S & S



Table of Contents

REPORT OVERVIEW	3	
STRUCTURE	4	
ROOFING	5	
EXTERIOR	8	
ELECTRICAL	11	
HEATING	12	
COOLING / HEAT PUMPS	13	
INSULATION / VENTILATION	14	
PLUMBING	16	
INTERIOR	17	
APPLIANCES	19	
FIREPLACES / WOOD STOVES	20	



THE HOUSE IN PERSPECTIVE

The overall condition of the home is in generally good condition. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location.

CONVENTIONS USED IN THIS REPORT

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

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

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

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

Improve: denotes improvements which are recommended but not required.

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement <u>anytime during the next five (5) years</u>.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the NACHI (National Association of Certified Home Inspector) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. NACHI is the largest home inspection authority in the United States and certifies members for ethical and diligent inspection services.

Visit <u>www.NACHI.org</u> for complete details.

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

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 60 degrees F.

RECENT WEATHER CONDITIONS

Dry weather has been experienced in the days leading up to the inspection.



DESCRIPTION OF STRUCTURE

Foundation: Roof Structure: •Basement Configuration •Rafter

STRUCTURE OBSERVATIONS

General Comments

The construction of the home is good quality. The materials and workmanship, where visible, are good. The inspection did not discover evidence of substantial structural movement.

RECOMMENDATIONS / OBSERVATIONS

Foundation

• **Monitor:** Settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.



View of structural materials and construction methodology.

LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.





DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Estimated Age = 5 Years •Layers = 1
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Metal •Downspouts discharge above grade
Method of Inspection:	•Walked Roof
-	

ROOFING OBSERVATIONS

General Comments

This quality of asphalt shingle roof material has a typical lifespan of 20 - 25 years. Many factors influence the longevity of roofs including; weather, quality of shingle and installation method, proximity of tree limbs, degree of slope and amount of rooftop ventilation. Roofs with multiple layers of cover typically have a shorter life span and require additional costs for removal when re-roofing becomes necessary. Sloped roofs usually last longer than flat roofs. The configuration of the roofing system is susceptible to ice damming and related leaks. The potential for ice dams varies with the severity of the winter and depending on insulation and ventilation under the roof. Severe ice dams can result in leaks, typically near the eaves. Solutions include better attic insulation and ventilation, eave protection below the roof coverings, or as a stop-gap measure, the installation of heating cables on the roof.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

• Monitor: The roofing is in good condition. We did not see evidence of active leaks or need for immediate major repair.

Gutters & Downspouts

• **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.



View of front and rear slopes of roof.





Close up view of valley and roof surface material.



Roof drainage configuration. Note gutters full of debris. Extend downspouts away from foundation.



Chimney in good condition. Recommend capping middle flue.





Repair: The flashing is loose at the chimney and should be re-secured to avoid leaks.

LIMITATIONS OF ROOFING INSPECTION

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

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.



DESCRIPTION OF EXTERIOR

Wall Covering: Window/Door Frames and Trim: •Brick •Hardboard •Metal •Wood •Metal

EXTERIOR OBSERVATIONS

General Comments

The exterior of the home is in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- Repair: Caulk at dissimilar materials, example brick to siding to reduce moisture and pest infiltration.
- **Repair:** The exterior brickwork should be re-pointed (replacement of the mortar between the bricks) to prevent further deterioration.
- **Repair:** Vegetation growing on or near exterior materials should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.

Exterior Eaves

• **Repair:** Tree branches should be trimmed away from the house.

Windows

• **Repair:** The windows require caulking.

Porch

• **Repair:** The porch masonry is deteriorating noticeably. Repairs or rebuilding may eventually be needed here and may involve significant expense.

Lot Drainage

• **Possible Major Concern, Monitor:** The rear concrete slab slopes towards the house. This condition can cause water entry in the building. It is difficult to improve this situation without re-grading the concrete adjacent to the foundation.

Garage

• Repair: The garage door opener is inoperative. It should be repaired as necessary.



View of exterior wall materials.





View of step cracking at front wall.



View of window frames. View of cracking concrete slab at rear of garage. Slab slopes towards foundation.



Garage door opener not attached to door.





Loose brick and mortar at front porch base.

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, breakwalls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.



Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service: Service Drop: Service Entrance Conductors: Service Equipment &	 120/240 Volt Main Service - Service Size: 150 Amps Overhead Aluminum
Main Disconnects: Service Grounding: Ground Fault Circuit Interrupters: Smoke Detectors:	 Main Service Rating 150 Amps •Breakers Ground Rod Connection •Water Pipe Connection Present Present

ELECTRICAL OBSERVATIONS

General Comments

The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. Dedicated 220 volt circuits have been provided.

RECOMMENDATIONS / OBSERVATIONS

Lights

• **Repair:** The light fixture in the bedroom off the kitchen is difficult to turn off, replacement may be needed.



Main panel in good order.

LIMITATIONS OF ELECTRICAL INSPECTION

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

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



DESCRIPTION OF HEATING

•Gas •Forced Air Furnace •Estimated Age 1 Year •Metal-Single Wall •Ductwork

HEATING OBSERVATIONS

General Comments

It appears that the heating system has not been well maintained.

RECOMMENDATIONS / OBSERVATIONS

- Monitor: High efficiency furnaces have a secondary heat exchanger that can cause water leaks into the system. It is recommended that the furnace cover plate be removed several times a heating season to ensure that water buildup is not occurring inside the unit. If water is accumulating, call a technician immediately. A small water leak can cause significant damage to the unit. It is highly recommended that a carbon monoxide detector is installed within the home.
- Improve: The dirty air filter should be replaced.

Supply Air Ductwork

• Improve: Duct cleaning is recommended.



View of furnace unit. Furnace in good condition.

LIMITATIONS OF HEATING INSPECTION

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

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



Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: Central System Type: Other Components: Electricity •Estimated Age = 14 Years
Air Cooled Central Air Conditioning
Condensate Pump

COOLING / HEAT PUMPSOBSERVATIONS

Note – Air conditioning systems have a typical life span of 15 - 20 years if properly maintained.

General Comments

It appears that the system has not been well maintained. The system responded properly to operating controls.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- Improve: The outdoor unit of the air conditioning system requires cleaning.
- **Improve:** Recommend covering the exterior A/C unit during the winter months. Also, turn breaker off at electrical panel to ensure that the unit is not accidentally turned on during the winter months, which can cause significant damage.



Exterior A/C unit.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.



Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation: Roof Ventilation: Fiberglass •Estimated Coverage = 6"
Ridge Vents •Soffit Vents •Gable Vents

INSULATION / VENTILATION OBSERVATIONS

General Comments

Insulation levels are typical for a home of this age and construction. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

• **Repair:** Insulation should be increased and evened out.

Basement

• Improve: It would be wise to insulate the "rim joist" cavities around the perimeter of the basement.



View of attic cavity, insulation levels and roof structure. Note new support components installed.



Low insulation levels should be improved.



Collar ties in place between rafters.





Gaps in attic fan grill should be reduced or eliminated to prevent heat loss into attic.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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



Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Private Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Basement
Interior Supply Piping:	•Plastic
Waste System:	•Public Sewer System
Water Heater:	•Gas •Age = 6 Months
Other Components:	•Sump & Ejector Pumps

PLUMBING OBSERVATIONS

General Comments

The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is typical. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

RECOMMENDATIONS / OBSERVATIONS

Fixtures

• **Repair:** The hallway bathroom exhaust fan inoperative – no electrical connection to fan.

Sump Pump

• Monitor: Dry sump. Recommend filling sump to test pump and discharge line.



Dry sump – needs cover to reduce radon gas entry. Well tank supplies adequate pressure.

LIMITATIONS OF PLUMBING INSPECTION

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

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



INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Windows

- **Repair:** Cracked frame in kitchen. Gap in living room internal frame.
- Improve: The tracking for the slider windows need to be cleaned and lubricated to improve functionality.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Basement Leakage

• Monitor: The basement shows evidence of moisture penetration. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home*. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

Environmental Issues

- Monitor: Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. *The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.* A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to install of carbon monoxide detectors within the home.





Cracked frame in kitchen.



Gap in living room window frame.



Hallway bathroom vent inoperative.



Moisture penetration to basement storage room.

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.



Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested: •Gas Range •Dishwasher •Waste Disposer •Refrigerator Laundry Facility: •Gas Piping for Dryer •Dryer Vented to Building Exterior **Other Components Tested:** •Door Bell

APPLIANCES OBSERVATIONS

General Comments

The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain. All appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

•None

LIMITATIONS OF APPLIANCES INSPECTION

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

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





Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: Vents, Flues, Chimneys: Masonry Firebox •Not Visible

FIREPLACES / WOOD STOVESOBSERVATIONS

General Comments

On the whole, the fireplace and it's components are in average condition.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- Repair: The fireplace damper requires repair does not open.
- **Repair:** The fireplace firebox mortar should be improved.





Damper does not open - missing control chain. Loose fire brick and missing mortar at rear wall.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- . The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

