

# *LDS Inspections*

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## **Home Inspection Report For**



*1234 Any Street  
Your Town, PA 11111*

*Report Prepared For*

*The Client*

*Report Prepared By*

*Craig P Lennox*

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## SUMMARY OF DEFICIENCIES

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### *Electrical*

A representative number of fixtures, electrical outlets and switches were tested. Faulty receptacles were found in the home. The receptacles identified as faulty were located in the hallway and basement family room.

Ground fault circuit interrupters (GFCI) are installed in the main bathroom. GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure. No ground fault circuit interrupters (GFCI) were found in the powder room and kitchen.

No arc fault circuit interrupters (AFCI) were found in the building.

Battery powered smoke alarms were found in the building. The Fire Code requires alarms in all hallways that lead to bedrooms. It is a standard recommendation that smoke alarms are located where they will not be triggered by steam and/or fumes from bathrooms or kitchens. The smoke alarms were tested and found to be working in the manner intended at the time of the inspection.

***REPAIR NEEDED:*** The front bedroom does not have a smoke alarm installed. It is recommended that one be installed.

***ATTENTION:*** There is insufficient clearance around the service entrance panel. It has been a rule for decades that service entrance panels must be readily accessible, so they can be reached easily and safely. That means a working space in front of the panel at least 30 inches wide by 36 inches deep from the floor to a height of 6ft. 6 inches, and one must be able to open the cover to an angle of at least 90°. This panel may have been this way for years or even since the home was new, but that doesn't change the fact that this configuration is incorrect and potentially unsafe. I recommend having this corrected by a licensed electrician.



***IMPORTANT:*** The electrical service panel does not have the required 3-foot clearance at the front and both sides of the panel as required.

***IMPORTANT:*** The existing electrical service is showing signs of age. The insulation that protects the wiring is deteriorating and the mast head doesn't meet current standards for weather protection. While it may not be necessary to have this replaced, a certified electrician should be asked to review this area and recommend a course of action.



**REPAIR NEEDED:** There are electrical wires in the attic that have been spliced and not contained in approved junction boxes. Recommendation: Have all splices installed inside required junction boxes by a licensed electrical contractor.



**IMPORTANT:** There are too few electrical outlets in this home's kitchen. This is common in older homes where there is often only one outlet per room. However, the use of a normal number of electrical devices in an older home today will require the use of extension cords and quickly overwhelm an older electrical system. I consider this to be an inherent hazard, since overloaded extension cords are the number one cause of household fires. I recommend having additional outlets added by an electrician as necessary, to ensure extension cords won't be needed anywhere in the home.

**REPAIR NEEDED:** A receptacle located in the living room, adjacent to the picture window has been painted over and could not be tested. It is recommended that this receptacle be replaced to prevent any potential fire hazards resulting from the sealed receptacle.

**REPAIR NEEDED:** Romex wiring exiting a junction box in the basement closet, adjacent to the laundry room, is missing a wire clamp. Wire clamps are necessary in order to prevent the wire from being cut by the edges of the metal junction box. It is recommended that a certified electrician install the proper wire clamps.



## *Roof*

***REPAIR NEEDED:*** Early indications of surface failure, such as erosion of the protective granular coating, raised ridges and cracked, brittle or missing shingles were evident at the time of inspection. Consulting a professional roofer now to have immediately necessary repairs made, and to discuss cover replacement options, costs and timetable is recommended.



***REPAIR NEEDED:*** The asphalt shingle roof of the rear porch is in worse condition than the main house roof. This is due in part to the very low slope of this roof and due to the rain gutters being clogged with debris. It is highly recommended that this roof be replaced and the gutters cleaned of all debris.



***REPAIR NEEDED:*** Rot is evident along the fascia of the rear porch roof above the gutters. It is recommended that this area be repaired by a competent carpenter. It is also recommended that the gutters be cleaned of all debris to prevent this from happening again.



***IMPORTANT:*** Several rusted nails could be seen in the roof ridge cap. These should be tarred over to prevent water infiltration and further decay of the nail.

The gutters should be cleaned at least twice a year and the caulking at joints and seams inspected and touched up at two-year intervals.

***REPAIR NEEDED:*** The gutters need to be reattached at one or more locations. Gutters often become detached after they are clogged and fill with water, ice or snow. Having the pitch of all gutters checked and the loose gutters reattached at the proper pitch is recommended. Thereafter, the gutters should be cleaned and the attachment points checked at least twice a year as part of routine maintenance.



**REPAIR NEEDED:** There does not appear to be any flashing around the chimney structure and the stucco covering extends all the way to the roof surface. It is recommended that a certified roofing contractor install aluminum flashing at the base of the chimney to prevent water infiltration and structural damage to the chimney.



**IMPORTANT:** To prevent animal or weather infiltration, it is recommended that protective screen and weather shield be installed atop the chimney.

#### *Doors, Windows & Interior*

Tile and vinyl floors should be caulked to bathtubs, toilets, cabinets, baseboards, etc., for moisture protection.

Small carpet stains are visible at random areas of the home.

The condition of floor covering under furnishings and appliances is unknown and outside the scope of the inspection. Rooms or garages where floors or walls cannot be observed because of furnishings or stored items are similarly excluded from the scope of the inspection.

There are minor wall blemishes throughout the home that are of no real significance to this inspection. I only report on individual conditions that are significant and that indicate underlying defects of a more serious nature, such as settling, structural inadequacies, water intrusion, rot or insect damage.

**ATTENTION:** There are water-stained ceiling tiles in the basement utility room that appear to be the result of water intrusion, possibly from flashing or roof leaks or interior plumbing fixtures or water lines. There is no indication that the stains are the result of active leaks. It is unknown how these have affected unseen areas, and whether or not there could be structural damage caused by rot. Recommendation: Confirm from seller if the stains are related to a previously repaired problem or obtain evaluation for the source of the moisture by licensed roofing, siding or plumbing contractor and repair as appropriate.

Drywall cracks were noted in several areas of the home. None of the cracks observed appeared serious in nature. Recommendation: Patch cracks before painting again.

**ATTENTION:** The resilient floor covering should be neatly sealed with caulk at the perimeter in baths and laundry rooms to ensure water can't get under the surface, cause the adhesive to fail and the floor to peel. There is flooring that needs be caulked or have the existing caulk renewed to maintain this seal. I recommend having this taken care of by an experienced handyperson.

**REPAIR NEEDED:** Several of the kitchen cabinets are missing door hardware.



**REPAIR NEEDED:** Several of the kitchen cabinet drawers are difficult to open. Recommend lubricating and adjusting the slides to make them fully functional.

One or more interior doors are binding and won't open or close properly. I recommend having all doors adjusted or repaired as necessary.

### *Heating*

The normal sequence of operating modes was executed with no obvious defects noted.

**REPAIR NEEDED:** The furnace/boiler housing is rusted. This usually indicates exhaust condensate leakage, a backdrafting flue or, in the case of a hot water/steam system, may indicate a boiler leak. I recommend having this unit immediately inspected and repaired as necessary by a reputable/professional HVAC firm.



**REPAIR NEEDED:** When this furnace was operated, the air handler blower had excess noise/vibration. This generally indicates an accumulation of dirt and debris in the blower housing that throws the blower-drum out of balance. I recommend having this unit cleaned and serviced by a reputable/professional HVAC firm.

**REPAIR NEEDED:** One or more inoperative and/or missing/damaged heating registers were noted. This can make it impossible to properly regulate and balance the heat of a home. I recommend having all broken/missing registers repaired or replaced as appropriate.

**ATTENTION:** It is my opinion, based on the amount of dirt/debris noted in the duct system, that this duct system is due for a thorough cleaning. Dirt and debris in a heating duct system can result in the formation of molds and mildews that are sometimes toxic to humans and pets. Regular cleaning is the only way to ensure the ducts stay free of such organisms. A professional duct cleaning company should do cleaning. Cost will vary, depending on location and size of the system to be cleaned.

It was noted that the home is or has been inhabited by dogs or cats. These animals deposit hair and dander in the home that ends up in the carpets and ductwork. Some people are allergic to dander and suffer negative health effects as a result. Recommendation: Thorough cleaning of carpets and ductwork to prevent allergic reactions.

### *Cooling*

**ATTENTION:** Air conditioning systems cannot be safely operated below 60°F without risking damage to the system; therefore this air conditioning system was not tested.

**ATTENTION:** Deteriorated housing side panels, water trays, exterior housing and/or frame were noted on the evaporative cooler.



**REPAIR NEEDED:** There is no exterior electrical disconnect for the air conditioning condenser unit. It is recommended that a lock-out style breaker be installed in the main breaker panel or a fuse style disconnect be installed next to the condenser unit by a certified electrician.

### *Garage*

***REPAIR NEEDED:*** Although no signs of water infiltration could be seen at the time of inspection, the asphalt shingle roof has reached its life expectancy and should be replaced.



***REPAIR NEEDED:*** A receptacle located at the rear of the garage, adjacent to the switched receptacle was found to be missing a grounding wire. It is recommended that a certified electrician correct this issue.

### *Bathrooms*

***REPAIR NEEDED:*** There is no GFCI receptacle in the basement powder room. It is recommended that every bathroom within a residence be equipped with a GFCI receptacle. A certified electrician should be hired to perform this work.

***REPAIR NEEDED:*** The faucet set located at the right side of the main bathroom's vanity is heavily corroded and rusted. It is recommended that this be replaced to prevent possible failure.



***REPAIR NEEDED:*** The ceramic tile tub surround in the main bathroom is in poor condition and several tiles are loose and excessively caulked. It is recommended that the loose tile be removed and the tub surround be repaired by a certified contractor.



**REPAIR NEEDED:** The ceramic tile floor is missing grout in several locations in the main bathroom. This can allow for water to infiltrate into the floor assembly and possibly damage the structure of the building. It is recommended that tiles be grouted solid to prevent any potential damage.



**ATTENTION:** There is a significant slope to main bathroom's floor between the tub and the entrance to the rear bedroom. This appears to be the result of the installer attempting to level the threshold between rooms and not a structural issue because this condition does not exist in the adjacent hallway and the floor system does not bounce or appear cracked.

#### *Basement, Foundation, Crawlspace & Structure*

**IMPORTANT:** There is evidence of past water infiltration in the front corner of the crawlspace, but does not appear to be active. This could be the result of the damaged downspout located on the exterior of the building at this same location or it could be a past drainage issue. It is recommended that the downspout be repaired and this area be monitored in the future for additional water infiltration. It is also recommended that the current owner be asked about this area.

Efflorescence or other clues to moisture infiltration seen at the basement walls indicates a lack of adequate damp proofing at the exterior of the foundation. This will raise ambient moisture levels in the basement and could result in excessively humid conditions, leading to formation of mold or conditions conducive to wood-destroying organisms. Some measures should be taken to either reduce humidity or reduce the amount of moisture passing through these basement walls. There are heavy coating products that can be applied to the inside surfaces of the foundation to block water movement, interior drainage systems can be installed and/or dehumidifiers can be used. Consultation with a reputable drainage/dampproofing contractor to discuss options and related cost is recommended.



The building's radon vent pipes are inserted into the ground from the crawlspace. Two locations were visible.

**ATTENTION:** The crawlspace vents are too few. The accepted standard for crawlspace ventilation is one square foot of net-free ventspace area for every 150 sq. ft. of floorspace, with vents located at all possible foundation walls within ten feet of the corners. It is recommended that the existing ventilation configuration be modified or increased as necessary to meet this standard.

#### *Exterior*

**ATTENTION:** The stucco cladding is stained as a result of the gutters overflowing. If cleaning doesn't remove the stains, it may be necessary to paint the affected area. I don't recommend that the client attempt to do this as a do-it-yourselfer project, since only paint specifically formulated for stucco should be used for this purpose. Consult a reputable stucco contractor to discuss options and cost.





***IMPORTANT:*** The stucco cladding is in contact with grade or flatwork or there is insufficient clearance below the wall terminations. Stucco is designed to allow rainwater to drain down the back of the cladding and leave the wall via weep screeds at the bottom. There needs to be at least two inches of clearance between the bottom edge of the stucco and any flatwork, such as sidewalks, patios and stoops, and no less than four inches above graded soil. Failure to provide adequate clearance by installing the material too close to adjacent surfaces, or installing flatwork against it, can keep the cladding unacceptably wet or trap water in the walls, eventually resulting in rot. Correction requires either lowering flatwork, re-grading the yard or adjusting the point at which the wall cladding terminates. I recommend consulting a reputable stucco contractor to discuss corrective options and cost.



***ATTENTION:*** The stucco cladding has cracks. I don't recommend that the client attempt to repair the cracks. The Stucco Manufacturing Association doesn't recommend trying to reseal cracks that are thinner than the thickness of a penny, because the crack is too thin to hold repair material and will detract from the appearance of the finished surface. Cracks wider than the thickness of a penny can be repaired with the same stucco formulation used to apply the cladding. However, if cracks return and are suspected to be caused by expansion/contraction of structural components, it may be necessary to use an elastomeric-type of sealant. A trade professional best repairs this type of damage.

***REPAIR NEEDED:*** A basement window shutter is missing along the front of the house.



***REPAIR NEEDED:*** A utility pipe in the front yard has a damaged cap. It is recommended that the cap be replaced by the utility company to prevent debris from entering the pipe.



***REPAIR NEEDED:*** A piece of aluminum siding corner trim has slipped down the wall exposing the seam at the front corner of the building near the main entry door. Re-align this piece of trim and secure properly to prevent water infiltration.



***REPAIR NEEDED:*** The shutter to the right of the main entry door is pulling away from the wall. Properly secure the shutter to the wall and caulk all nail holes to prevent further damage to both the shutter and the aluminum siding.



There is evidence of some settlement cracking in the driveway that is mostly cosmetic. This area should be monitored for further settlement and repaired if it becomes worse. Patching now may prevent more damage.

*Attic, Ventilation & Insulation*

**REPAIR NEEDED:** It was found that the blown-in insulation in the attic above the second floor is in contact with the roof in nearly every other rafter bay between the frieze vents. This is an unsatisfactory condition, as moisture migrating up through the insulation will likely contact the cold underside of the roof, condense and then drip down to the ceilings below. Besides staining the ceilings, this could result in formation of mold in the insulation on top of the ceilings. There should be about 1-1/2 to 2 inches of clearance between the insulation and the underside of the roof to avoid this type of issue. It is recommended that this be brought to the attention of the builder for correction.



**REPAIR NEEDED:** An electrical junction box is missing its cover within the lower attic. It is recommended that a new cover plate be installed.



***REPAIR NEEDED:*** There is an electrical wire splice which is not contained in an electrical junction box within the upper attic space. It is recommended that a certified electrician install a proper junction box to eliminate this potential hazard.



***REPAIR NEEDED:*** A split roof rafter was discovered in the lower attic. It is recommended that the rafter be sistered with a new 2x6 on each side to reinforce it. Only one rafter was discovered to be split, therefore the integrity of the roof structure is still acceptable.



*Plumbing*

**REPAIR NEEDED:** The drain trap configuration for the kitchen sink is incorrect. Currently the union fitting for the two drains is a reversed slip style connection which does not allow for a tight seal. It is recommended that a certified plumber replace this drain.



**REPAIR NEEDED:** There is no discharge pipe installed at the temperature pressure relief valve on the water heater. There is supposed to be a discharge pipe installed and configured in a continuous drainage plane that either terminates outside or within 6- inches of the floor. The reason for the discharge pipe is simple - to prevent injury from scalding, should the TPR valve suddenly vent boiling water or water under extreme pressure. Recommendation: Install proper drainpipe consisting of like material as required.



NOTE: TPR drain lines are prohibited from having threading at the bottom where discharge occurs.

**REPAIR NEEDED:** There is no provision under the water heater for the evacuation of moisture in the event of a catastrophic leak. IRC code 2801.5 and UPC code 510.7 reads in part: "Water heaters in attics or other areas that can be damaged due to leakage shall be installed in a watertight pan." It is unknown if the City of Blue Bell requires a drip pan. Recommendation: Install a drip pan with a drain line capable of evacuating moisture to the exterior of the home or to an area on the garage or carport floor.

***REPAIR NEEDED:*** Water/moisture infiltration can be seen where the Hot Water Heater flue enters the chimney. This could be the result of water leaking down the chimney or the result of an improperly sized flue. It is recommended that the chimney receive a weather shield and that a certified plumber inspect this area further.



***IMPORTANT:*** Neither hose bib on the exterior of the hose are frost proof. It is recommended that frost proof hose bibs be installed to prevent the pipes from freezing during the winter months.



#### *Other Built-In Appliances and Systems*

***REPAIR NEEDED:*** The left rear burner would not light during the time of inspection.

***REPAIR NEEDED:*** The exhaust fan over the stove has a damaged front grill. While this unit still operates normally, this open grill can be a potential hazard because the fan blade is now accessible. It is recommended that the grill be repaired.

***ATTENTION:*** Signs of rust are evident around the door hinges and springs.

## General Information

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### *Inspection Address*

**Street:** xxx  
**City:** xxx  
**State:** Pennsylvania  
**Zip:** xxx

### *Inspected By*

**Name:** Craig P Lennox  
**License:** National Association of Certified Home Inspectors #05110383  
Association of Construction Inspectors

### *Company Information*

**Company:** LDS Inspections  
**Address:** 1433 Skippack Pike  
Ste. 1R  
**City:** Blue Bell  
**State:** Pennsylvania  
**Zip:** 19422  
**Phone:** 610-277-4953  
**FAX:** 610-277-4954  
**Email:** inspector@ldsinspections.com  
**Web Site:** www.ldsinspections.com

### *Client Information*

**Name:** xxx  
**Address:** xxx  
**City:** xxx  
**State:** Pennsylvania  
**Zip:** xxx  
**Home:** xxx  
**Email:** xxx

### *Buyers Agent Information*

**Name:** xxx  
**Work:** xxx  
**Email:** xxx

### *Sellers Agent Information*

**Name:** xxx  
**Work:** xxx  
**Email:** xxx

## Introduction and Structural Overview

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This report summarizes the verbal briefing delivered after our inspection of xxx, xxx, Pennsylvania, conducted December 15, 2006. The inspection was started at 2:45 PM and completed at 5:00 PM December 15, 2006. The residence was occupied when the inspection was conducted. The buyer, buyer's agent and seller's agent were present during the inspection. The temperature was approximately 56 degrees and it was cloudy.

The residence is a split level detached, wood frame, single-family dwelling. The building is approximately 47 years old, constructed about 1959. It has three bedrooms, one kitchen, and one and a half bathrooms and a partially finished basement with the remainder of the home over a crawlspace. The home is approximately 1915 Sq. Ft.. The entrance of the home faces west.

## CONVENTIONS USED IN THIS REPORT

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*Clients must have a clear understanding of the terms used in this report. The following conventions have been used to highlight or categorize issues encountered by the writer during the inspection.*

**IMPORTANT:** An issue that doesn't necessarily need repair or replacement, but, in your inspector's opinion is a **significant** issue that needs to be brought to the attention of the client. An example might be an appliance that is functioning fine, but the inspector knows has been recalled by the manufacturer.

**ATTENTION:** A less significant issue that doesn't necessarily need repair or replacement, but needs to be brought to the attention of the client. An example might be a poor quality component in use that works fine but could be improved upon.

**REPAIR NEEDED:** An issue that in the opinion of your inspector needs repair now.

**FURTHER INSPECTION:** An issue that in the opinion of your inspector needs an independent additional inspection and evaluation by a trade professional.

**DANGEROUS:** An issue, in the opinion of your inspector, that is inherently dangerous. This can include issues that were not a violation of any code and weren't considered a safety concern at the time of original construction, because inspectors cannot "grandfather" issues that present a threat to life or safety, regardless of the age or condition of a home. Clients must make their own decisions whether to accept an issue based on the age of a home or because it was allowed at the time of original construction.

**EXPENSIVE REPLACEMENT:** Major, high-cost electro-mechanical or plumbing components that need replacement now or in the near term.

**REPLACEMENT NEEDED:** Minor structural, electro-mechanical or plumbing components that need replacement now.

**AREA OF CONCERN:** Issues that in the opinion of your inspector may soon develop into an issue needing repair or replacement or the services of a trade professional.

**POORLY MAINTAINED:** Used to highlight components that in the opinion of your inspector have clearly not had proper maintenance during expected service life.

**NEEDS SERVICING:** Used to highlight electro-mechanical components that in the opinion of your inspector need to be serviced now by trade professionals.

*This report is not a warranty and this firm does not warrant that this report will be accepted as written by all parties to the transaction. Clients are cautioned that trade professionals will not always agree with these assessments. Some may see an issue as more serious than described here, while others may consider an issue less serious or even non-existent. That is because these conventions are the writer's subjective assessment only, and are based on his or her own training and experiences. For that reason, this firm recommends that clients always obtain estimates for repairs from their own contractor, not those chosen by a seller or a real estate agent, and be sure to obtain a second opinion concerning all costs and proposed repairs.*

## Definitions and Scope

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A home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the client and inspector, prior to or during the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the determination of future conditions.

A home inspection will not reveal every problem that exists or ever could exist, but only those material defects observed on the day of the inspection.

A Material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals.

## Roof

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The roofing inspection was conducted by walking the entire surface. The roof is a pitched style. The building has a gable style roof. The roofing materials are asphalt shingles. The roof appears to be near or at end of its expected service life. Replacement is recommended. An asphalt shingle roof consists of organic asphalt shingles. An organic asphalt shingle has an expected service life of at least 20 years from the date of installation when properly installed and cared for. Some grades and weights of shingles last longer, but without knowing the specific manufacturer and model of shingle it is impossible to determine the actual expected service life within the scope of this inspection.

The roof system flashings consist of metal and were found at the roof to wall intersections. The flashing is in good condition.

The building has aluminum gutters and downspouts. The downspouts all discharged directly onto grade at the base of the foundation. This condition often results in water infiltration into basements or crawlspaces, as well as risking damage to the foundation caused by settling, as the soil under the footings becomes saturated and more fluid. It is recommended that all downspouts be modified or extended so they convey roof runoff to a point at least six feet from the base of the foundation. This can be done with extensions and splashblocks, or via buried lengths of non-perforated drainpipe that are connected to bubbler pots, sometimes known as pop-ups, that allow water to surface at the desired distance from the foundation. One or more of the downspouts is disconnected on the side of the residence. Immediate correction is recommended.

The building has a single masonry chimney stack that serves the furnace and the hot water heater of the home.

**REPAIR NEEDED:** Early indications of surface failure, such as erosion of the protective granular coating, raised ridges and cracked, brittle or missing shingles were evident at the time of inspection. Consulting a professional roofer now to have immediately necessary repairs made, and to discuss cover replacement options, costs and timetable is recommended.

**REPAIR NEEDED:** The asphalt shingle roof of the rear porch is in worse condition than the main house roof. This is due in part to the very low slope of this roof and due to the rain gutters being clogged with debris. It is highly recommended that this roof be replaced and the gutters cleaned of all debris.

**REPAIR NEEDED:** Rot is evident along the fascia of the rear porch roof above the gutters. It is recommended that this area be repaired by a competent carpenter. It is also recommended that the gutters be cleaned of all debris to prevent this from happening again.

**IMPORTANT:** Several rusted nails could be seen in the roof ridge cap. These should be tarred over to prevent water infiltration and further decay of the nail.

The gutters should be cleaned at least twice a year and the caulking at joints and seams inspected and touched up at two-year intervals.

**REPAIR NEEDED:** The gutters need to be reattached at one or more locations. Gutters often become detached after they are clogged and fill with water, ice or snow. Having the pitch of all gutters checked and the loose gutters reattached at the proper pitch is recommended. Thereafter, the gutters should be cleaned and the attachment points checked at least twice a year as part of routine maintenance.

**REPAIR NEEDED:** There does not appear to be any flashing around the chimney structure and the stucco covering extends all the way to the roof surface. It is recommended that a certified roofing

contractor install aluminum flashing at the base of the chimney to prevent water infiltration and structural damage to the chimney.

***IMPORTANT:*** To prevent animal or weather infiltration, it is recommended that protective screen and weather shield be installed atop the chimney.

## Exterior

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Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

The exterior cladding consists of a combination of aluminum siding, stucco and stone work. The exterior wall surface are in acceptable condition. The exterior trim is aluminum. The exterior trim are in good condition. The exterior entry doors are a combination of solid wood, sliding aluminum and metal clad insulated units. The entry doors are in good condition. The eaves consist of enclosed and vented aluminum soffit material. The eaves are in good condition. The home is built on a split-level and the foundation is concrete masonry units (block). The foundation are in good condition.

The yard slopes towards the left side. The grading and drainage are in good condition. Roof runoff is conveyed via gutters and downspouts onto grade near the base of the foundation. Several of the drains empty onto concrete splash blocks to divert the water away from the building. The remaining empty onto the yard via downspout extensions to keep water away from the building. There is a rockwork retaining wall that has been constructed where changes in the elevation of the exterior grades require reinforcement to maintain soil stability along the side of the residence. The retaining walls are in good condition.

There is a concrete patio rear yard of the residence. The patio are in good condition. Concrete flatwork has been installed at the front of the residence. The flatwork are in good condition. The driveway is asphalt. The driveway are in good condition.

Vinyl or aluminum siding materials are extremely popular because they require less periodic maintenance than other types of siding materials. However, it is still necessary for a homeowner to conduct regular and proper periodic maintenance of the exterior.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual siding panels as necessary. All J-channels around windows and doors should be carefully examined to ensure they are secure and draining correctly. Finally, the siding should be cleaned following the manufacturer's instructions.

Brick veneer, faux stone or stucco are arguably the most attractive and certainly the most durable of exterior cladding materials known to man. However, it is still necessary for a homeowner to conduct regular and proper periodic inspection and maintenance of the exterior.

At least once a year, the client should carefully inspect the exterior walls for cracks, deterioration or staining caused by machinery, weather, roof leaks, overfull gutters, trees or ice and have the cladding touched up or repaired by appropriate contractors. Terminations around trim, doors and windows should be carefully examined to ensure the cladding is weather-tight and weeps at the

base of the walls should be kept free of soil and debris. Trim around doors and windows should be examined, refastened, repaired, re-caulked and touched up where necessary.

**ATTENTION:** The stucco cladding is stained as a result of the gutters overflowing. If cleaning doesn't remove the stains, it may be necessary to paint the affected area. I don't recommend that the client attempt to do this as a do-it-yourselfer project, since only paint specifically formulated for stucco should be used for this purpose. Consult a reputable stucco contractor to discuss options and cost.

**IMPORTANT:** The stucco cladding is in contact with grade or flatwork or there is insufficient clearance below the wall terminations. Stucco is designed to allow rainwater to drain down the back of the cladding and leave the wall via weep screeds at the bottom. There needs to be at least two inches of clearance between the bottom edge of the stucco and any flatwork, such as sidewalks, patios and stoops, and no less than four inches above graded soil. Failure to provide adequate clearance by installing the material too close to adjacent surfaces, or installing flatwork against it, can keep the cladding unacceptably wet or trap water in the walls, eventually resulting in rot. Correction requires either lowering the flatwork, re-grading the yard or adjusting the point at which the wall cladding terminates. I recommend consulting a reputable stucco contractor to discuss corrective options and cost.

**ATTENTION:** The stucco cladding has cracks. I don't recommend that the client attempt to repair the cracks. The Stucco Manufacturing Association doesn't recommend trying to reseal cracks that are thinner than the thickness of a penny, because the crack is too thin to hold repair material and will detract from the appearance of the finished surface. Cracks wider than the thickness of a penny can be repaired with the same stucco formulation used to apply the cladding. However, if cracks return and are suspected to be caused by expansion/contraction of structural components, it may be necessary to use an elastomeric-type of sealant. A trade professional best repairs this type of damage.

**REPAIR NEEDED:** A basement window shutter is missing along the front of the house.

**REPAIR NEEDED:** A piece of aluminum siding corner trim has slipped down the wall exposing the seam at the front corner of the building near the main entry door. Re-align this piece of trim and secure properly to prevent water infiltration.

**REPAIR NEEDED:** The shutter to the right of the main entry door is pulling away from the wall. Properly secure the shutter to the wall and caulk all nail holes to prevent further damage to both the shutter and the aluminum siding.

There is evidence of some settlement cracking in the driveway that is mostly cosmetic. This area should be monitored for further settlement and repaired if it becomes worse. Patching now may prevent more damage.

**REPAIR NEEDED:** A utility pipe in the front yard has a damaged cap. It is recommended that the cap be replaced by the utility company to prevent debris from entering the pipe.

## Basement, Foundation, Crawlspace & Structure

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The building has a crawlspace with a masonry foundation. The crawlspace was inspected using a flashlight. The location of the crawlspace access was a wall hatch in the basement.

The home is built on a split-level and the foundation is cinderblock masonry units (cinderblock). The foundation is in good condition. The building has masonry support columns. The columns are in acceptable condition.

The wall size and type is unknown as they are concealed behind finished areas with no access. It is common practice for a home inspector to inspect and probe exposed and accessible framing for rot and possible insect infestation. We visually examined as many of the framing members as possible and randomly probed many with an awl. The walls are in good condition. The floor structure consists of platform framing with 2 by 8 joists on 16-inch centers sheathed with an unknown decking concealed by floor coverings. The floor is in good condition.

No sump pumps were located on the premise

The under floor insulation is fiberglass batt. The insulation is 4 inches to 6 inches thick for an approximate R value of 11. Under-house ventilation for this home consists of shuttered vents that can be opened in winter and closed in summer or vice versa. The crawlspace vents are through the foundation walls at the perimeter. The vents were found to be open, clear and unobstructed. This is considered incorrect in this region at this time of the year. The local climate is extremely frigid in winter. Leaving the vents open can result in frozen/broken pipes under the home and a substantial drop in heating system efficiency. It is recommended the vents be closed during the winter months and opened back up during spring through fall.

**IMPORTANT:** There is evidence of past water infiltration in the front corner of the crawlspace, but does not appear to be active. This could be the result of the damaged downspout located on the exterior of the building at this same location or it could be a past drainage issue. It is recommended that the downspout be repaired and this area be monitored in the future for additional water infiltration. It is also recommended that the current owner be asked about this area.

Efflorescence or other clues to moisture infiltration seen at the basement walls indicates a lack of adequate damp proofing at the exterior of the foundation. This will raise ambient moisture levels in the basement and could result in excessively humid conditions, leading to formation of mold or conditions conducive to wood-destroying organisms. Some measures should be taken to either reduce humidity or reduce the amount of moisture passing through these basement walls. There are heavy coating products that can be applied to the inside surfaces of the foundation to block water movement, interior drainage systems can be installed and/or dehumidifiers can be used. Consultation with a reputable drainage/dampproofing contractor to discuss options and related cost is recommended.

The building's radon vent pipes are inserted into the ground from the crawlspace. Two locations were visible.

**ATTENTION:** The crawlspace vents are too few. The accepted standard for crawlspace ventilation is one square foot of net-free ventspace area for every 150 sq. ft. of floorspace, with vents located at all possible foundation walls within ten feet of the corners. It is recommended that the existing ventilation configuration be modified or increased as necessary to meet this standard.

## Heating

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A natural gas forced air furnace provides heat to the residence. The heating system are in acceptable condition.

MAKE: Arcoaire

The heating system is located in the basement utility room and was accessed by an existing utility room. The system has a single-wall metal vent that exhausts into an existing masonry chimney. The flue is shared with the water heater. The last posted service date is 1990. No inspection tag was found on the heating system at the time of the inspection. The electrical safety switch for the heating system is located at the furnace/boiler unit. The thermostat for the system is a non-programmable type and is located in the living room.

The interior gas shut-off valve is located at the branch gas line to the furnace/boiler. The gas meter is located in the south side of the home. The gas line plumbing is galvanized steel. The exterior gas shut-off valve is located at the meter.

The ductwork for the heating system consists of galvanized steel sheetmetal ducts with galvanized steel ducting and enclosed framing returns. The ducting are in good condition. The return ducting are in good condition. The main filter(s) for this system can be found at the return air plenum before the furnace. The air filter servicing recommended. This filter is a pleated cartridge type measuring 20" X 25" X 1".

The normal sequence of operating modes was executed with no obvious defects noted.

**REPAIR NEEDED:** The furnace/boiler housing is rusted. This usually indicates exhaust condensate leakage, a backdrafting flue or, in the case of a hot water/steam system, may indicate a boiler leak. I recommend having this unit immediately inspected and repaired as necessary by a reputable/professional HVAC firm.

**REPAIR NEEDED:** When this furnace was operated, the air handler blower had excess noise/vibration. This generally indicates an accumulation of dirt and debris in the blower housing that throws the blower-drum out of balance. I recommend having this unit cleaned and serviced by a reputable/professional HVAC firm.

**REPAIR NEEDED:** One or more inoperative and/or missing/damaged heating registers were noted. This can make it impossible to properly regulate and balance the heat of a home. I recommend having all broken/missing registers repaired or replaced as appropriate.

**ATTENTION:** It is my opinion, based on the amount of dirt/debris noted in the duct system, that this duct system is due for a thorough cleaning. Dirt and debris in a heating duct system can result in the formation of molds and mildews that are sometimes toxic to humans and pets. Regular cleaning is the only way to ensure the ducts stay free of such organisms. A professional duct cleaning company should do cleaning. Cost will vary, depending on location and size of the system to be cleaned.

It was noted that the home is or has been inhabited by dogs or cats. These animals deposit hair and dander in the home that ends up in the carpets and ductwork. Some people are allergic to dander and suffer negative health effects as a result. Recommendation: Thorough cleaning of carpets and ductwork to prevent allergic reactions.

## Air Conditioning

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A central air conditioning system provides air conditioning for the residence. The energy source is electricity. The thermostat for the system is a non-programmable type and is located in living room.

The air handler and evaporator unit is located at are stacked on top of the furnace. The unit are in acceptable condition. The compressor unit is located at south side of the home. The unit is in acceptable condition.

MAKE: Airtemp

The ductwork for the heating system consists of galvanized steel sheetmetal ducts with galvanized steel return ducting and enclosed framing returns. The ducting is in good condition. The return ducting are in good condition. The last posted cleaning date is 1990.

***ATTENTION:*** Air conditioning systems cannot be safely operated below 60°F without risking damage to the system; therefore this air conditioning system was not tested.

***ATTENTION:*** Deteriorated housing side panels, water trays, exterior housing and/or frame were noted on the evaporative cooler.

***REPAIR NEEDED:*** There is no exterior electrical disconnect for the air conditioning condenser unit. It is recommended that a lock-out style breaker be installed in the main breaker panel or a fuse style disconnect be installed next to the condenser unit by a certified electrician.

## Plumbing

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The plumbing system is connected to a municipal supply and waste system. The service pipe to the house is 1-inch copper pipe.

Interior distribution piping is a combination of 1/2-inch and 3/4-inch copper pipe. The branch piping are in good condition. The fixtures and faucets are in acceptable condition. Each fixture was tested for proper water flow and rate. Each was found to be acceptable. The functional drainage was tested and was found to be acceptable.

The drain/waste plumbing is a combination of copper and cast iron pipe. The waste piping are in good condition. Vent plumbing is copper pipe. The vent piping are in good condition.

Hot water for the residence is provided by a conventional storage tank with 40 gallons of capacity. The energy source for the water heater is natural gas. The water heater was manufactured in 1989.

MAKE: Dayton Electric Manuf. Co  
MODEL: 3E104K  
SERIAL: 8917114708

The water heater is located in the basement utility room. The water heater exhausts into a masonry chimney. The fuel shut-off valve is located on the fuel line. The water heater are in acceptable condition.

The main water entry shut off and pressure reducer are located in the crawlspace.

**REPAIR NEEDED:** The drain trap configuration for the kitchen sink is incorrect. Currently the union fitting for the two drains is a reversed slip style connection which does not allow for a tight seal. It is recommended that a certified plumber replace this drain.

**REPAIR NEEDED:** There is no discharge pipe installed at the temperature pressure relief valve on the water heater. There is supposed to be a discharge pipe installed and configured in a continuous drainage plane, that either terminates outside or within 6- inches of the floor. The reason for the discharge pipe is simple - to prevent injury from scalding, should the TPR valve suddenly vent boiling water or water under extreme pressure. Recommendation: Install proper drainpipe consisting of like material as required.

NOTE: TPR drain lines are prohibited from having threading at the bottom where discharge occurs.

**REPAIR NEEDED:** There is no provision under the water heater for the evacuation of moisture in the event of a catastrophic leak. IRC code 2801.5 and UPC code 510.7 reads in part: "Water heaters in attics or other areas that can be damaged due to leakage shall be installed in a watertight pan." It is unknown if the City of Blue Bell requires a drip pan. Recommendation: Install a drip pan with a drain line capable of evacuating moisture to the exterior of the home or to an area on the garage or carport floor.

**REPAIR NEEDED:** Water/moisture infiltration can be seen where the Hot Water Heater flue enters the chimney. This could be the result of water leaking down the chimney or the result of an improperly sized flue. It is recommended that the chimney receive a weather shield and that a certified plumber inspect this area further.

**IMPORTANT:** Neither hose bib on the exterior of the hose are frost proof. It is recommended that frost proof hose bibs be installed to prevent the pipes from freezing during the winter months.



## Electrical

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Electrical service to the home is via overhead stranded triplex cable. The service entrance conductor is aluminum. The electrical meter is located on the back of the residence. The service grounding electrode conductor is a single-conductor copper ground located on the water pipe inside the residence. The main disconnect is a 100 amp breaker type located inside the service entrance panel. The main service entrance panel is a Cutler Hammer breaker system located in the laundry room. The main service panel are in good condition. The main service panel appears to have some room for future upgrades or additions to the system.

The branch wiring is non-metallic sheathed cable (romex) type. It is copper wiring. The branch wiring are in good condition.

A representative number of fixtures, electrical outlets and switches were tested. Faulty receptacles were found in the home. The receptacles identified as faulty were located in the hallway and basement family room.

Ground fault circuit interrupters (GFCI) are installed in the main bathroom. GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure. No ground fault circuit interrupters (GFCI) were found in the powder room and kitchen.

No arc fault circuit interrupters (AFCI) were found in the building.

Battery powered smoke alarms were found in the building. The Fire Code requires alarms in all hallways that lead to bedrooms. It is a standard recommendation that smoke alarms are located where they will not be triggered by steam and/or fumes from bathrooms or kitchens. The smoke alarms were tested and found to be working in the manner intended at the time of the inspection.

**REPAIR NEEDED:** The front bedroom does not have a smoke alarm installed. It is recommended that one be installed

**ATTENTION:** There is insufficient clearance around the service entrance panel. It has been a rule for decades that service entrance panels must be readily accessible, so they can be reached easily and safely. That means a working space in front of the panel at least 30inches wide by 36inches deep from the floor to a height of 6ft. 6inches, and one must be able to open the cover to an angle of at least 90°. This panel may have been this way for years or even since the home was new, but that doesn't change the fact that this configuration is incorrect and potentially unsafe. I recommend having this corrected by a licensed electrician.

**IMPORTANT:** The electrical service panel does not have the required 3-foot clearance at the front and both sides of the panel as required

**IMPORTANT:** The existing electrical service is showing signs of age. The insulation that protects the wiring is deteriorating and the mast head doesn't meet current standards for weather protection. While it may not be necessary to have this replaced, a certified electrician should be asked to review this area and recommend a course of action.

**REPAIR NEEDED:** There are electrical wires in the attic that have been spliced and not contained in approved junction boxes. Recommendation: Have all splices installed inside required junction boxes by a licensed electrical contractor.

***IMPORTANT:*** There are too few electrical outlets in this home's kitchen. This is common in older homes where there is often only one outlet per room. However, the use of a normal number of electrical devices in an older home today will require the use of extension cords and quickly overwhelm an older electrical system. I consider this to be an inherent hazard, since overloaded extension cords are the number one cause of household fires. I recommend having additional outlets added by an electrician as necessary, to ensure extension cords won't be needed anywhere in the home.

***REPAIR NEEDED:*** A receptacle located in the living room, adjacent to the picture window has been painted over and could not be tested. It is recommended that this receptacle be replaced to prevent any potential fire hazards resulting from the sealed receptacle.

***REPAIR NEEDED:*** Romex wiring exiting a junction box in the basement closet, adjacent to the laundry room, is missing a wire clamp. Wire clamps are necessary in order to prevent the wire from being cut by the edges of the metal junction box. It is recommended that a certified electrician install the proper wire clamps.

## Other Built-In Appliances and Systems

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This inspection includes the range, oven and dishwasher as requested. This inspection will exclude the refrigerator, microwave oven, washer and dryer as requested.

There is one kitchen in the home. The kitchen flooring is sheet vinyl. The kitchen cabinets are plywood. The countertop is plastic laminate. There is an exhaust fan over the stove in the kitchen.

The stove is Tappan gas range.

The oven is integral to the range gas.

The dishwasher is an under-counter type.

MAKE: Classic Supreme  
MODEL: ISE

***REPAIR NEEDED:*** The left rear burner would not light during the time of inspection.

***REPAIR NEEDED:*** The exhaust fan over the stove has a damaged front grill. While this unit still operates normally, this open grill can be a potential hazard because the fan blade is now accessible. It is recommended that the grill be repaired.

***ATTENTION:*** Signs of rust are evident around the door hinges and springs.

## INTERIOR

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The heat source for the room is a forced air furnace vent. The interior wall surfaces are a combination of drywall and wood paneling. Ceilings are drywall. The wall surface are in good condition. The ceilings are in good condition. The primary floor coverings are wall-to-wall carpet, sheet vinyl and vinyl tiles. The flooring are in acceptable condition. The bathroom flooring materials consist of vinyl tiles and ceramic tile. The bathroom flooring is in need of minor repair(s). The kitchen flooring material is sheet vinyl. The kitchen flooring are in acceptable condition. Stairs are located in the hallway. The stairways and steps are in good condition.

The kitchen countertops are plastic laminate. The kitchen countertops are in good condition. The kitchen cabinets are plywood. The kitchen cabinets is in need of minor repair(s). The bathroom countertops are solid surface similar to Corian. The bathroom countertops are in good condition. The bathroom cabinets are composition board. The bathroom cabinets are in acceptable condition.

Most interior doors are hollow core wood panel. The interior doors is in need of minor repair(s). The windows are a combination of aluminum and vinyl sash single glazed units. The windows are in acceptable condition.

Tile and vinyl floors should be caulked to bathtubs, toilets, cabinets, baseboards, etc., for moisture protection.

Small carpet stains are visible at random areas of the home.

The condition of floor covering under furnishings and appliances is unknown and outside the scope of the inspection. Rooms or garages where floors or walls cannot be observed because of furnishings or stored items are similarly excluded from the scope of the inspection.

There are minor wall blemishes throughout the home that are of no real significance to this inspection. I only report on individual conditions that are significant and that indicate underlying defects of a more serious nature, such as settling, structural inadequacies, water intrusion, rot or insect damage.

**ATTENTION:** There are water-stained ceiling tiles in the basement utility room that appear to be the result of water intrusion, possibly from flashing or roof leaks or interior plumbing fixtures or water lines. There is no indication that the stains are the result of active leaks. It is unknown how these have affected unseen areas, and whether or not there could be structural damage caused by rot. Recommendation: Confirm from seller if the stains are related to a previously repaired problem or obtain evaluation for the source of the moisture by licensed roofing, siding or plumbing contractor and repair as appropriate.

Drywall cracks were noted in several areas of the home. None of the cracks observed appeared serious in nature. Recommendation: Patch cracks before painting again.

**ATTENTION:** The resilient floor covering should be neatly sealed with caulk at the perimeter in baths and laundry rooms to ensure water can't get under the surface, cause the adhesive to fail and the floor to peel. There is flooring that needs be caulked or have the existing caulk renewed to maintain this seal. I recommend having this taken care of by an experienced handy person.

**REPAIR NEEDED:** Several of the kitchen cabinets are missing door hardware.

**REPAIR NEEDED:** Several of the kitchen cabinet drawers are difficult to open. Recommend lubricating and adjusting the slides to make them fully functional.

One or more interior doors are binding and won't open or close properly. I recommend having all doors adjusted or repaired as necessary.

## Bathrooms

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There are one and one-half bathrooms in the home. The flooring in bathrooms consists of vinyl tiles and tile. The bathroom cabinets are composition board. The countertop is corian. The plumbing fixtures are Corian, ceramic and fiberglass. The tub surround is ceramic tile. There are no exhaust fans/devices located in the bathrooms.

**REPAIR NEEDED:** There is no GFCI receptacle in the basement powder room. It is recommended that every bathroom within a residence be equipped with a GFCI receptacle. A certified electrician should be hired to perform this work.

**REPAIR NEEDED:** The faucet set located at the right side of the main bathroom's vanity is heavily corroded and rusted. It is recommended that this be replaced to prevent possible failure.

**REPAIR NEEDED:** The ceramic tile tub surround in the main bathroom is in poor condition and several tiles are loose and excessively caulked. It is recommended that the loose tile be removed and the tub surround be repaired by a certified contractor.

**REPAIR NEEDED:** The ceramic tile floor is missing grout in several locations in the main bathroom. This can allow for water to infiltrate into the floor assembly and possibly damage the structure of the building. It is recommended that tiles be grouted solid to prevent any potential damage.

**ATTENTION:** There is a significant slope to main bathroom's floor between the tub and the entrance to the rear bedroom. This appears to be the result of the installer attempting to level the threshold between rooms and not a structural issue because this condition does not exist in the adjacent hallway and the floor system does not bounce or appear cracked.

## Attic, Ventilation & Insulation

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The building has two attic spaces. Access is gained through a ceiling hatch in the main hallway and a wall hatch in the main bathroom's closet. The attic was inspected using a flashlight while walking through it. The roof is a wood frame assembly, the rafters are 2 by 6 on 16-inch centers sheathed with plywood sheathing. The roof structure and sheathing are in good condition. The building has a plywood floor in the attic. The floor can be used for storage.

The attic floor insulation is blown-in cellulose. The insulation is about 6 inches thick. There is no vapor retarder on the attic floor. The attic floor insulation is in satisfactory condition. This roof/attic configuration uses turbine vents to exhaust hot air from the attic as well as passive vents located on the side walls.

**REPAIR NEEDED:** It was found that the blown-in insulation in the attic above the second floor is in contact with the roof in nearly every other rafter bay between the frieze vents. This is an unsatisfactory condition, as moisture migrating up through the insulation will likely contact the cold underside of the roof, condense and then drip down to the ceilings below. Besides staining the ceilings, this could result in formation of mold in the insulation on top of the ceilings. There should be about 1-1/2 to 2 inches of clearance between the insulation and the underside of the roof to avoid this type of issue. It is recommended that this be brought to the attention of the builder for correction.

**REPAIR NEEDED:** An electrical junction box is missing its cover within the lower attic. It is recommended that a new cover plate be installed.

**REPAIR NEEDED:** There is an electrical wire splice which is not contained in an electrical junction box within the upper attic space. It is recommended that a certified electrician install a proper junction box to eliminate this potential hazard.

**REPAIR NEEDED:** A split roof rafter was discovered in the lower attic. It is recommended that the rafter be sistered with a new 2x6 on each side to reinforce it. Only one rafter was discovered to be split, therefore the integrity of the roof structure is still acceptable.

## Garage

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This home has a detached two bay garage at the north side of the home. The garage is entered through the building's side door or garage door. The foundation is concrete block and is a slab-on-grade. Wall framing is 2 by 4 studs on 16-inch centers sheathed with plywood sheathing. The roof is a wood frame assembly, the rafters are 2 by 6 on 16-inch centers sheathed with plywood sheathing. The roofing materials are asphalt shingles. The building has aluminum gutters and downspouts. The exterior cladding consists of a combination of T111-type plywood siding, aluminum siding and stucco. The exterior trim is aluminum.

The garage doors are wood panel, sectional rollup units. There are no automatic garage door openers present. The garage has one other pedestrian entrance. The pedestrian door between the garage and the house is a solid wood door with glass insert. The interior of the garage is finished with plywood.

Power to the garage comes from the main service panel and is contiguous with the house. The garage lighting consists of overhead fluorescent lights. The garage is not heated.

**REPAIR NEEDED:** Although no signs of water infiltration could be seen at the time of inspection, the asphalt shingle roof has reached its life expectancy and should be replaced.

**REPAIR NEEDED:** A receptacle located at the rear of the garage, adjacent to the switched receptacle was found to be missing a grounding wire. It is recommended that a certified electrician correct this issue.

Thank you for the opportunity to prepare this report. If you should have any questions or comments concerning this report or the manor in which the inspection was held, please feel free to contact me.

Yours truly,



# SAMPLE REPORT