

LDS Inspections

A Division of Lennox Design Studios

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Home Inspection Report For



*1234 Your Street
Anytown, PA 11111*

Report Prepared For

The Client

Report Prepared By

Craig P Lennox

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SUMMARY OF DEFICIENCIES

Electrical

A representative number of fixtures, electrical outlets and switches were tested. A representative number of the electrical receptacles in this home were tested and found to have the correct polarity and grounding.

Ground fault circuit interrupters (GFCI) are installed in the garage and 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.

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.

REPAIR NEEDED: No smoke detectors were found in any of the bedrooms. It is highly recommended that a smoke detector be installed in each bedroom. Each smoke detector can either be installed as a stand alone battery operated unit or they can be hard-wired into your existing alarm system.

Roof

REPAIR NEEDED: Some damaged or missing roof shingles were noted. Immediate repair by a reputable roofing contractor is recommended.





Fishmouthing, the tendency of improperly installed or defective shingles to flex upward displaying a gap like the open mouth of a fish, was seen on this roof. This is an unacceptable condition that will need correction by a professional roofer. It is entirely possible that correction of this condition could necessitate replacement of this roof cover. Therefore, it is recommended that a professional roofer prior to closing evaluate the roof cover.

The roof cover is aging normally. Some typical indicators of aging (such as minor surface cracking and slightly raised seams) were visible. However, the wear is consistent over the entire surface and typical for a cover this age.

REPAIR NEEDED: The top course of shingles have exposed nails where the original roofing contractor secured the aluminum flashing. The nails to the top course are exposed to the elements. This condition allows rain water to migrate to the sheathing at every exposed nail. Recommendation: Repair as appropriate by a licensed roofing contractor.



REPAIR NEEDED: The roofing material has reached the end of its useful life expectancy and should be completely replaced within the next 6 months to a year. Due to past problems with water infiltration, I recommend that the old roof be completely removed as well as the existing tar paper before a new roof is installed. Have the roofing contractor check the plywood sheathing for any damage and repair as needed. Also an Ice and Water Membrane should be installed around the entire perimeter of each roof at least 4 feet wide to help prevent ice and snow from wicking back into the structure and to create a weathertight seal.

REPAIR NEEDED: The vent stack boot has corroded and is no longer creating a weathertight seal around the stack pipe. It is recommended that this be replaced to prevent water from running down the stack into the structure of the house.

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 roof above the second floor bedroom (your daughter's bedroom) drains directly onto the roof below. It is recommended that a gutter and downspout be added to this area to help prevent premature wear of the shingles below and to help prevent water infiltration.

ATTENTION: The chimney(s) have minor soot build up. This should be taken care of in the next scheduled maintenance.

REPAIR NEEDED: The spark arrestor for the chimney has fallen into the flue. This needs to be removed and reinstalled before another fire is lit in the fireplace. This blockage could cause additional debris to get stuck in the flue and could cause a fire. Also lighting a fire in a fireplace without a spark arrestor is another fire hazard because burning ember could escape the chimney and land on an adjacent roof sparking a fire. It is recommended that a certified chimney contractor repair this problem.

REPAIR NEEDED: The radon mitigation system is improperly vented. According to the RMS (Radon Mitigation Standards) all radon vents are to vent above the roof line. Currently the radon vent ends in a 90 degree turn approx 6 feet below the roof line.



Doors, Windows & Interior

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.

There was evidence of wall patching at the first floor powder room. Recommendation: Improve repair and paint so the patch(s) are not as obvious.

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.

REPLACEMENT NEEDED: The ceramic tile floor in the kitchen has extensive cracks throughout the entire floor surface. This is likely the result of an improper subfloor having been installed prior to the ceramic tile installation. This condition will continue worsen over time as the plywood subfloor continues to contract and expand with the moisture in the air. It is recommended that this floor be removed and a new tile floor be installed with a proper subfloor.

REPAIR NEEDED: There are several kitchen cabinet drawers that need to be repaired as they do not open properly.

REPAIR NEEDED: There are no GFCI receptacles in the kitchen. It is recommended that a certified electrician install GFCI protection in this area of the home.

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

The finish at one or more interior doors of this home is heavily worn. I recommend having doors refinished where necessary.

REPAIR NEEDED: Several spindles are missing from the second floor landing railing. It is recommended that these be replaced to prevent someone from accidentally slipping through.



REPAIR NEEDED: The pedestrian door to the garage does not have a self closing hinge. In accordance with current Fire Codes this door must have a self closing hinge or closer system installed.

ATTENTION: There are no ground sensors installed at the base of the garage door. These are required in new installations to prevent the garage door from closing on small children and animals, by reversing the garage door when an obstruction is detected.

ATTENTION: The current windows are roughly 20 years old and not as efficient as modern windows. Since two windows are in need of replacement, I would recommend having all windows replaced throughout the residence. This will provide better energy efficiency as well as improved security.

REPAIR NEEDED: The window within the garage is damaged and should be replaced.

REPAIR NEEDED: The east window in the rear office on the first floor is damaged and should be replaced.

REPAIR NEEDED: There is a damaged screen located in the second floor rear bedroom (your son's bedroom) and should be replaced.



REPAIR NEEDED: The pantry door does not open properly. The door should be checked for plumb, the hinges tightened and the door trimmed as necessary to allow for free movement.

Heating

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

All rooms were checked for a heat source (delivery register) with no defects noted.

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.

The heating ductwork of this home is totally un-insulated. This is common of homes of this age, because when the home was built the cost of heating fuel was miniscule compared to today. Having the ductwork insulated to at least an R7 will enable the furnace to heat the home more quickly, thus reducing run-time and energy costs. Any good insulating contractor can totally wrap all of this ductwork in about a day.

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.

REPAIR NEEDED: Several supply duct connections are not sealed properly and could leak air when the system is active causing a decrease in the efficiency of the unit. It is recommended that these areas be sealed properly using ducting tape.



REPAIR NEEDED: Several ducts had noticeable discoloration from either condensation or water infiltration into the duct. While some discoloration is normal there were areas that this was excessive. If water is allowed to stand inside the duct, dangerous mold could begin to grow and through normal use of the system, spread throughout the entire house. These areas in the basement should be opened up and inspected by a certified HVAC contractor, cleaned and repaired or replaced as necessary.





REPAIR NEEDED: A PVC pipe was found extending out of a supply duct and ending next to the furnace. There should be no piping within the ducting of an HVAC system. It is recommended that a certified HVAC contractor review this condition, remove the pipe and seal the duct properly.



Cooling

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

Fireplace

Wood burning fireplaces are not tested for function as building fires is not a requirement of home inspectors.

REPAIR NEEDED: The spark arrestor for the chimney has fallen into the flue. This needs to be removed and reinstalled before another fire is lit in the fireplace. This blockage could cause additional debris to get stuck in the flue and could cause a fire. Also lighting a fire in a fireplace without a spark arrestor is another fire hazard because burning ember could escape the chimney and land on an adjacent roof sparking a fire. It is recommended that a certified chimney contractor repair this problem.

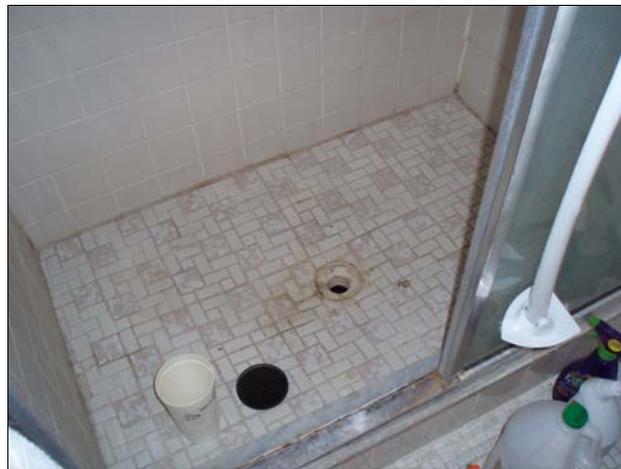
Bathrooms

ATTENTION: All bathroom faucet sets show signs of age. They all have some mineral deposits around the fixture and in some cases the fixtures have become loose to operate. It is recommended that they be replaced within the next five years to prevent possible leaks.

REPAIR NEEDED: Signs of water leakage could be seen along the ceiling and walls of the first floor powder room. According to the homeowner the water stains are the result of a shower on the second floor that has an active leak. It is recommended that the ceiling be opened up and the source of the water leak determined before additional repairs to the drywall are made.

REPAIR NEEDED: The homeowner noted that the toilet in the first floor powder room does not always drain properly. During the inspection the toilet was flushed and appeared to working properly. Since this is a persistent problem, it is recommended that a plumber or Roto Router be asked to run a scope through the lines to determine if there any blockages. Make repairs as necessary.

REPAIR NEEDED: The existing shower drain in the master bathroom does not appear to working properly. When inspected water was still sitting within the drain extension and the shower clearly had not been used for some time. The home owner noted that this is not common and often times the drain will back up. The home owner also noted several instances of leakage appearing in the ceiling and walls below this bathroom. It is recommended that certified plumber or Roto Router come out to inspect the drain lines with a camera to determine if there is a blockage within the system causing this problem. The make all necessary repairs to the system.



REPAIR NEEDED: Some signs a leakage could be seen within the left vanity drain line of the master bathroom. At the time of inspection the leak was not active, but the homeowner stated that the leak is still active although minor. It is recommended that the drain line be replaced by a certified plumber.

REPAIR NEEDED: The homeowner noted that the toilet in the main bathroom on the second floor does not shut off properly and as a result they turn the water off to it after use. It is recommended that the toilet either be replaced or the inside mechanisms be replaced to prevent the unit from leaking further. Also during the time of inspection water was evident around the base of the toilet. This could be from previous use of the bathroom shower or it could be an indication that the toilet seal is starting to fail. It is recommended that the seal be replaced by a certified plumber.

Basement, Foundation, Crawlspace & Structure

ATTENTION: Some of the rim joists at the sills and the floors of this home have not been insulated. The client(s) should note that in some parts of the country as much as 40% of the heat lost from a home can be lost through the floors. Adding insulation between the floor joists and insulating the rim

joist around the perimeter of the crawlspace or a basement will result in increased homeowner comfort as well as energy savings. Consulting an insulation contractor to discuss options and related cost is recommended.

The unfinished basement of this home is uninsulated. Uninsulated floors, rim joists or basement walls can significantly increase energy usage and decrease comfort levels in a home. It is recommended that the client(s) consider consulting an insulating contractor to discuss options/cost for eventually insulating the basement.

REPAIR NEEDED: What appears to be mold or mildew is coating the surface of some of the under floor components in the basement. Mold needs moisture to thrive. The use of dehumidifier could help to eliminate this problem. Clean the affected areas with a solution of bleach and warm water.



If this problem returns I recommend have a mold analysis performed to determine the need for remediation.

ATTENTION: 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.



ATTENTION: Heating ducts and water piping routed through the unheated basement will undoubtedly result in energy lost as the hot air in the ducts and hot water in the pipes has its temperature lowered. Under such conditions it is recommended that the ductwork and piping be insulated. Any reputable heating contractor, or even an experienced handyman, can insulate these components in about a day.

Exterior

REPAIR NEEDED: The vinyl siding is damaged at the front facade below the second story windows and at the privacy wall located across from the front door. Besides being unsightly this can allow unwanted moisture penetration into the exterior envelope and wall cavity. Repair requires removal and replacement of the affected panels by a professional siding installer.



ATTENTION: The vinyl siding is mildewed at the front and rear facades. According to the Vinyl Siding Institute (<http://www.vinylsiding.org>), mildew can be removed by wiping down the siding with a solution made up of 1/3-cup powdered laundry detergent (e.g., Fab©, Tide©, or equivalent), 2/3-cup powdered household cleaner (e.g., Soilax©, Spic & Span©, or equivalent), 1 quart liquid laundry bleach and one gallon of water. One should begin at the bottom of the siding and work upward to avoid streaks and then rinse with clear water. Care should be taken not to use any detergents containing ammonia with this solution and to wear safety goggles and protective clothing.



REPAIR NEEDED: The storm door at the rear entrance is misaligned and no longer closes properly. It is recommended that this door be repaired by a competent carpenter.



REPAIR NEEDED: The main door at the rear entrance is binding in its frame is difficult to open. It appears that the door is beginning to delaminate causing the hinges to be pulled away from the frame near the top of the door. It is recommended that this door be replaced and new hinges installed.



REPLACEMENT NEEDED: The concrete landing at the front door to the house is in poor condition and needs to be removed. The concrete has cracked and sunken into the ground due to water erosion of the soil over time. Once removed the soil needs to be brought back to a level condition and compacted. Once the soil is stable again a new concrete or brickwork landing can be installed.



REPAIR NEEDED: There are some cracks in the sidewalk, again due to soil erosion around the front landing. When replacing the landing, these areas should also be replaced in a similar fashion.

REPAIR NEEDED: The retaining wall is unstable due to poor construction that is causing the wall to move. This may be the result of a wall without the requisite drainage or retention measures installed behind it to keep it firmly in place. I recommend further evaluation and correction as necessary by a professional contractor.



ATTENTION: There are various plants and or bushes next to the exterior wall(s). Recommendation: Trim or prune all vegetation in such a way as to allow a minimum of six inches of clearance between the plant and the exterior wall. This is necessary in order to prevent damage to the exterior and to inhibit the ability of insects to migrate into the building structure.

ATTENTION: Neighbor's tree branches overhang the house. This condition, if allowed to continue, could cause damage to either the roof covering or the siding on the home. Recommendation: Trim branches to provide at least a six-inch separation between roof or wall and tree branches.

Attic, Ventilation & Insulation

ATTENTION: There is no seal at the attic access hatch. This will result in some loss of energy as heated air from the home leaks into the attic space(s). It is recommended that the hatch be fitted with a tight-fitting seal.

Plumbing

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a licensed plumbing contractor is recommended.

I noted signs of previous plumbing leaks (water-damaged floors, cabinet bottoms, stains at walls, etc.) that may be indicative of recent repairs to the system. If this hadn't been previously disclosed, I recommend the client determine from the homeowner exactly what those repairs had been.



REPAIR NEEDED: The drain under the kitchen sink exhibits an active leak. Recommendation: Repair as appropriate.



REPAIR NEEDED: The kitchen sink exhibited very low pressure when tested and the faucet housing was damaged and visibly leaking when turned on. I recommend that this unit be replaced and the water lines below be changed to a standard 3/8" flexible line to help increase the water pressure at this sink.



REPAIR NEEDED: The TPR drain extension has fallen off and needs to be replaced. The drain should discharge no more than 6" above the ground.

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.

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



ATTENTION: 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 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.

ATTENTION: The existing exterior hose bibs are not frost proof. It is recommended that all exterior water sources be frost proof in this part of the country to prevent icing of the water pipes and possible breakage.

Other Built-In Appliances and Systems

ATTENTION: There is no anti-tip bracket behind the range/oven to prevent it tipping when the door is opened. Anti-tip devices come with new range/ovens and are supposed to be used. Without an anti-tip bracket, the stove could tip away from the wall, spilling its contents. A bracket should be added before using this oven.

REPAIR NEEDED: The existing dryer vent is a combination of flexible metal ducting, PVC piping and flexible plastic ducting which vents through the attic and out the side wall of the residence. The current ducting is not a safe setup and is potentially a fire hazard. This needs to be replaced with all new flexible metal ducting from the dryer to the exterior vent in the attic wall.



General Information

Inspection Address

Street: xxx
City: xxxr
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
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Web Site: www.ldsinspections.com

Client Information

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

Introduction and Structural Overview

This report summarizes the verbal briefing delivered after our inspection of xxx, xxx, Pennsylvania, conducted December 20, 2006. The inspection was started at 10:30 AM and completed at 1:45 PM December 20, 2006. The residence was occupied when the inspection was conducted. The temperature was approximately 40 degrees and it was sunny.

The residence is a two story attached, wood frame, townhouse. The building is approximately 20 years old, constructed about 1986. It has three bedrooms, one kitchen, two-and-a-half bathrooms and includes a basement. The home is approximately 1836 Sq. Ft... The entrance of the home faces south. The location of nearest fire hydrant is within 500 yards.

CONVENTIONS USED IN THIS REPORT

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

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

The roofing inspection was conducted by walking the entire surface. The roof is a pitched style. The building has a cross 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 and the base of the chimney(s). The flashing is in good condition.

The building has aluminum gutters and downspouts. The downspouts all appear to discharge into a dedicated perimeter drain system that is properly configured and empties into either a drywell on the property or is tight-lined to the city drainage.

The building has a single masonry chimney stack that serves the furnace and the hot water heater of the living room. The chimney is in need of minor repair(s).

REPAIR NEEDED: Some damaged or missing roof shingles were noted. Immediate repair by a reputable roofing contractor is recommended.

Fishmouthing, the tendency of improperly installed or defective shingles to flex upward displaying a gap like the open mouth of a fish, was seen on this roof. This is an unacceptable condition that will need correction by a professional roofer. It is entirely possible that correction of this condition could necessitate replacement of this roof cover. Therefore, it is recommended that a professional roofer prior to closing evaluate the roof cover.

The roof cover is aging normally. Some typical indicators of aging (such as minor surface cracking and slightly raised seams) were visible. However, the wear is consistent over the entire surface and typical for a cover this age.

REPAIR NEEDED: The top course of shingles have exposed nails where the original roofing contractor secured the aluminum flashing. The nails to the top course are exposed to the elements. This condition allows rain water to migrate to the sheathing at every exposed nail. Recommendation: Repair as appropriate by a licensed roofing contractor.

REPAIR NEEDED: The roofing material has reached the end of its useful life expectancy and should be completely replaced within the next 6 months to a year. Due to past problems with water infiltration, I recommend that the old roof be completely removed as well as the existing tar paper before a new roof is installed. Have the roofing contractor check the plywood sheathing for any damage and repair as needed. Also an Ice and Water Membrane should be installed around the entire perimeter of each roof at least 4 feet wide to help prevent ice and snow from wicking back into the structure and to create a weathertight seal.

REPAIR NEEDED: The vent stack boot has corroded and is no longer creating a weathertight seal around the stack pipe. It is recommended that this be replaced to prevent water from running down the stack into the structure of the house.

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 roof above the second floor bedroom (your daughter's bedroom) drains directly onto the roof below. It is recommended that a gutter and downspout be added to this area to help prevent premature wear of the shingles below and to help prevent water infiltration.

ATTENTION: The chimney(s) have minor soot build up. This should be taken care of in the next scheduled maintenance.

REPAIR NEEDED: The spark arrestor for the chimney has fallen into the flue. This needs to be removed and reinstalled before another fire is lit in the fireplace. This blockage could cause additional debris to get stuck in the flue and could cause a fire. Also lighting a fire in a fireplace without a spark arrestor is another fire hazard because burning ember could escape the chimney and land on an adjacent roof sparking a fire. It is recommended that a certified chimney contractor repair this problem.

REPAIR NEEDED: The radon mitigation system is improperly vented. According to the RMS (Radon Mitigation Standards) all radon vents are to vent above the roof line. Currently the radon vent ends in a 90 degree turn approx 6 feet below the roof line.

Exterior

The exterior cladding consists of vinyl siding. The exterior wall surface are in good condition. The exterior trim is aluminum. The exterior trim are in good condition. The exterior entry doors are metal-clad with windows units. The entry doors one or more components are in need of repair. The garage doors are metal, sectional rollup. The 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 basement and the foundation is cinderblock masonry units (cinderblock). The foundation is in good condition.

The yard slopes towards the south. The grading and drainage are in good condition. Roof runoff is conveyed via gutters and downspouts into in-ground drains. There is a wood retaining wall that has been constructed where changes in the elevation of the exterior grades require reinforcement to maintain soil stability in the back of the residence. The retaining walls is in need of major repair(s).

There is a concrete patio rear yard and at the front of the residence. The front patio is need of major repair due to ground erosion which has caused the patio to crack and tilt into the ground. The patio is in satisfactory condition. Concrete flatwork has been installed at the front of the residence. The flatwork is in need of major repair(s). The driveway is asphalt. The driveway is in good condition. The walkways are concrete. The walkways is in need of minor repair(s).

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.

REPAIR NEEDED: The vinyl siding is damaged at the front facade below the second story windows and at the privacy wall located across from the front door. Besides being unsightly this can allow unwanted moisture penetration into the exterior envelope and wall cavity. Repair requires removal and replacement of the affected panels by a professional siding installer.

ATTENTION: The vinyl siding is mildewed at the front and rear facades. According to the Vinyl Siding Institute (<http://www.vinylsiding.org>), mildew can be removed by wiping down the siding with a solution made up of 1/3-cup powdered laundry detergent (e.g., Fab©, Tide©, or equivalent), 2/3-cup powdered household cleaner (e.g., Soilax©, Spic & Span©, or equivalent), 1 quart liquid laundry bleach and one gallon of water. One should begin at the bottom of the siding and work upward to avoid streaks and then rinse with clear water. Care should be taken not to use any detergents containing ammonia with this solution and to wear safety goggles and protective clothing.

REPAIR NEEDED: The storm door at the rear entrance is misaligned and no longer closes properly. It is recommended that this door be repaired by a competent carpenter.

REPAIR NEEDED: The main door at the rear entrance is binding in its frame is difficult to open. It appears that the door is beginning to delaminate causing the hinges to be pulled away from the frame near the top of the door. It is recommended that this door be replaced and new hinges installed.

REPLACEMENT NEEDED: The concrete landing at the front door to the house is in poor condition and needs to be removed. The concrete has cracked and sunken into the ground due to water erosion of the soil over time. Once removed the soil needs to be brought back to a level condition and compacted. Once the soil is stable again a new concrete or brickwork landing can be installed.

REPAIR NEEDED: There are some cracks in the sidewalk, again due to soil erosion around the front landing. When replacing the landing, these areas should also be replaced in a similar fashion.

REPAIR NEEDED: The retaining wall is unstable due to poor construction that is causing the wall to move. This may be the result of a wall without the requisite drainage or retention measures installed behind it to keep it firmly in place. I recommend further evaluation and correction as necessary by a professional contractor.

ATTENTION: There are various plants and or bushes next to the exterior wall(s). Recommendation: Trim or prune all vegetation in such a way as to allow a minimum of six inches of clearance between the plant and the exterior wall. This is necessary in order to prevent damage to the exterior and to inhibit the ability of insects to migrate into the building structure.

ATTENTION: Neighbor's tree branches overhang the house. This condition, if allowed to continue, could cause damage to either the roof covering or the siding on the home. Recommendation: Trim branches to provide at least a six-inch separation between roof or wall and tree branches.

Basement, Foundation, Crawlspace & Structure

The home is built on basement and the foundation is cinderblock masonry units (cinderblock). The foundation is in good condition. I noted signs of foundation settlement but didn't see any cracks at any of the readily-accessible and visible portions of the foundation. All residential foundations settle to some degree over the lifespan of a home. Such movement is not considered structurally significant unless related to recent flooding, seismic activity or there are indications of horizontal/lateral displacement of more than 1/4 inch. The movement does not appear to have caused cracks or separation in the framing or at any interior wall or ceiling surfaces that I observed.

It is my opinion that this foundation has most-probably reached final compaction and, barring any unforeseen flooding or seismic event, is not likely to settle. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way I can provide any guaranty that this foundation will never settle any further. I suggest that if the client is at all uncomfortable with this condition or my assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The building has metal 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. The floor structure consists of platform framing with 2 by 10 joists on 16-inch centers sheathed with plywood sheathing. The floor is in satisfactory condition.

A sump pump has been installed to augment drainage. The pump is equipped with an anti-backflow device and appears to be properly plumbed and wired. I checked to ensure that the system is operational by lifting the float and noted that the pump came on. Though the device appears to be installed correctly and came on when tested, I did not test the system by flooding it so I can't say how much water it is capable of pumping within a given time frame or guaranty it will work when needed. If further analysis of this device is desired, I recommend consulting a drainage specialist.

ATTENTION: Some of the rim joists at the sills and the floors of this home have not been insulated. The client(s) should note that in some parts of the country as much as 40% of the heat lost from a home can be lost through the floors. Adding insulation between the floor joists and insulating the rim joist around the perimeter of the crawlspace or a basement will result in increased homeowner comfort as well as energy savings. Consulting an insulation contractor to discuss options and related cost is recommended.

The unfinished basement of this home is uninsulated. Uninsulated floors, rim joists or basement walls can significantly increase energy usage and decrease comfort levels in a home. It is recommended that the client(s) consider consulting an insulating contractor to discuss options/cost for eventually insulating the basement.

REPAIR NEEDED: What appears to be mold or mildew is coating the surface of some of the under floor components in the basement. Mold needs moisture to thrive. The use of dehumidifier could help to eliminate this problem. Clean the affected areas with a solution of bleach and warm water.

If this problem returns I recommend have a mold analysis performed to determine the need for remediation.

ATTENTION: 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.

ATTENTION: Heating ducts and water piping routed through the unheated basement will undoubtedly result in energy lost as the hot air in the ducts and hot water in the pipes has its temperature lowered. Under such conditions it is recommended that the ductwork and piping be insulated. Any reputable heating contractor, or even an experienced handyman, can insulate these components in about a day.

Heating

A heat pump provides heat to the residence. The heating system are in good condition.

MAKE: Trane
MODEL: 4TEE3F31A1000A
SERIAL: 2323BRS2V

The heating system is located in the basement. The system has a single-wall metal vent that exhausts into an existing masonry chimney. The flue is not shared with the water heater. The electrical safety switch for the heating system is located at the furnace/boiler unit.

The heat pump is an air source type that gathers latent heat from the exterior air and transfers it to the interior coil in order to heat the home in winter. When used to cool a home the latent heat from the interior is gathered through the interior coil and transferred to the outside air. The disconnect switch for the heat pump is mounted within 50ft. and in sight of the unit. The air handler and evaporator are stacked on top of the furnace. The unit is in good condition. The compressor unit is located at east side of the home. The unit is in good condition.

MAKE: Trane
MODEL: 4TWX4030A1000AA
SERIAL: Z4838UC2F

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

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

All rooms were checked for a heat source (delivery register) with no defects noted.

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

The heating ductwork of this home is totally un-insulated. This is common of homes of this age, because when the home was built the cost of heating fuel was miniscule compared to today. Having the ductwork insulated to at least an R7 will enable the furnace to heat the home more quickly, thus reducing run-time and energy costs. Any good insulating contractor can totally wrap all of this ductwork in about a day.

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.

REPAIR NEEDED: Several supply duct connections are not sealed properly and could leak air when the system is active causing a decrease in the efficiency of the unit. It is recommended that these areas be sealed properly using ducting tape.

REPAIR NEEDED: Several ducts had noticeable discoloration from either condensation or water infiltration into the duct. While some discoloration is normal there were areas that this was

excessive. If water is allowed to stand inside the duct, dangerous mold could begin to grow and through normal use of the system, spread throughout the entire house. These areas in the basement should be opened up and inspected by a certified HVAC contractor, cleaned and repaired or replaced as necessary.

REPAIR NEEDED: A PVC pipe was found extending out of a supply duct and ending next to the furnace. There should be no piping within the ducting of an HVAC system. It is recommended that a certified HVAC contractor review this condition, remove the pipe and seal the duct properly.

Air Conditioning

A heat pump provides air conditioning for the residence. The energy source is electricity. The heat pump is an air source type that gathers latent heat from the exterior air and transfers it to the interior coil in order to heat the home in winter. When used to cool a home the latent heat from the interior is gathered through the interior coil and transferred to the outside air. The disconnect switch for the heat pump is mounted within 50ft. and in sight of the unit. The air handler and evaporator unit is located at are stacked on top of the furnace. The unit is in good condition.

MAKE: Trane
MODEL: 4TEE3F331A1000A
SERIAL: 2323BRS2V

The compressor unit is located at east side of the home. The unit is in good condition.

MAKE: Trane
MODEL: 4TWX4030A1000AA
SERIAL: Z4838UC2F

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

Plumbing

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 is in satisfactory condition. The fixtures and faucets is in need of minor repair(s). The piping supports are in good condition.

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 is in good condition.

Hot water for the residence is provided by a conventional storage tank with 50 gallons of capacity. The energy source for the water heater is electricity. The water heater was manufactured in 2004.

MAKE: GE Smartwater
MODEL: SE50M12AAG
SERIAL: 0204B15705

The water heater is located in the basement. The water heater automatic safety control is in need of minor repair(s). The water heater is in good condition.

A sump pump has been installed to augment drainage. The pump is equipped with an anti-backflow device and appears to be properly plumbed and wired. I checked to ensure that the system is operational by lifting the float and noted that the pump came on. Though the device appears to be installed correctly and came on when tested, I did not test the system by flooding it so I can't say how much water it is capable of pumping within a given time frame or guaranty it will work when needed. If further analysis of this device is desired, I recommend consulting a drainage specialist.

The main water entry shutoff is located in the basement. The main waste clean-out is located in the basement. The main floor drain is located (none observed).

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a licensed plumbing contractor is recommended.

I noted signs of previous plumbing leaks (water-damaged floors, cabinet bottoms, stains at walls, etc.) that may be indicative of recent repairs to the system. If this hadn't been previously disclosed, I recommend the client determine from the homeowner exactly what those repairs had been.

REPAIR NEEDED: The drain under the kitchen sink exhibits an active leak. Recommendation: Repair as appropriate.

REPAIR NEEDED: The kitchen sink exhibited very low pressure when tested and the faucet housing was damaged and visibly leaking when turned on. I recommend that this unit be replaced and the water lines below be changed to a standard 3/8" flexible line to help increase the water pressure at this sink.

REPAIR NEEDED: The TPR drain extension has fallen off and needs to be replaced. The drain should discharge no more than 6" above the ground.

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.

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

ATTENTION: 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 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.

ATTENTION: The existing exterior hose bibs are not frost proof. It is recommended that all exterior water sources be frost proof in this part of the country to prevent icing of the water pipes and possible breakage.

Electrical

Electrical service to the home is via underground service lateral. The service entry is in good condition. The service entrance conductors were not viewable. The electrical meter is located on the east side of the residence. The service grounding electrode conductor was not viewable. The main disconnect is a 200 amp breaker type located inside the service entrance panel. The main service entrance panel is a Cutler Hammer breaker system located in the basement. The panel is rated for 200 amps. The main service panel is in good condition. The final service rating is 200 amps. 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 is in good condition.

A representative number of fixtures, electrical outlets and switches were tested. A representative number of the electrical receptacles in this home were tested and found to have the correct polarity and grounding.

Ground fault circuit interrupters (GFCI) are installed in the garage and 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.

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.

REPAIR NEEDED: No smoke detectors were found in any of the bedrooms. It is highly recommended that a smoke detector be installed in each bedroom. Each smoke detector can either be installed as a stand alone battery operated unit or they can be hard-wired into your existing alarm system.

Other Built-In Appliances and Systems

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

There is one kitchen in the home. The kitchen flooring is ceramic tile. The kitchen cabinets are face frame. The countertop is plastic laminate. There is an exhaust fan over the stove in the kitchen.

The stove is a freestanding type electric range.

MAKE: Frigidaire

The oven is integral to the range electric.

MAKE: Frigidaire

The refrigerator is an electric side-by-side refrigerator/freezer.

MAKE: Frigidaire

The dishwasher is an under-counter type.

MAKE: Frigidaire

The food disposer is an electric type.

There is front-loading clothes washer.

There is an electric clothes dryer.

ATTENTION: There is no anti-tip bracket behind the range/oven to prevent it tipping when the door is opened. Anti-tip devices come with new range/ovens and are supposed to be used. Without an anti-tip bracket, the stove could tip away from the wall, spilling its contents. A bracket should be added before using this oven.

REPAIR NEEDED: The existing dryer vent is a combination of flexible metal ducting, PVC piping and flexible plastic ducting which vents through the attic and out the side wall of the residence. The current ducting is not a safe setup and is potentially a fire hazard. This needs to be replaced with all new flexible metal ducting from the dryer to the exterior vent in the attic wall.

Fireplace

There is a traditional style masonry fireplace fitted with a cast iron or steel, wood-burning insert located in the living room. Combustion air is supplied by scavenging room air. The fireplace has a firebrick liner and a raised hearth.

Wood burning fireplaces are not tested for function as building fires is not a requirement of home inspectors.

REPAIR NEEDED: The spark arrestor for the chimney has fallen into the flue. This needs to be removed and reinstalled before another fire is lit in the fireplace. This blockage could cause additional debris to get stuck in the flue and could cause a fire. Also lighting a fire in a fireplace without a spark arrestor is another fire hazard because burning ember could escape the chimney and land on an adjacent roof sparking a fire. It is recommended that a certified chimney contractor repair this problem.

INTERIOR

The heat source for the room is a forced air furnace vent. The interior wall and ceiling surfaces are conventional drywall. The wall surface are in good condition. The ceiling are in good condition. The primary floor coverings are wall-to-wall carpet, hardwood and ceramic tile. The flooring is in satisfactory condition. The bathroom flooring is ceramic tile. The bathroom flooring is in good condition. The kitchen flooring material is ceramic tile. The kitchen flooring is in need of major repair(s). Stairs are located in the front hallway. The stairways and steps are in good condition. The railings are in need of minor repair(s).

The kitchen countertops are plastic laminate. The kitchen countertops is in satisfactory condition. The kitchen cabinets are face frame. The kitchen cabinets are in good condition. The bathroom countertops are solid surface similar to Corian. The bathroom countertops are in good condition. The bathroom cabinets are face frame style composition board. The bathroom cabinets are in good condition.

Most interior doors are composition, hollow-core panel. The interior doors are in good condition. The windows are aluminum sash. The windows are in need of repair. The basement windows have been fitted with interior security bars. The garage doors are metal insulated, sectional rollup style units. The garage doors are in good condition. The overhead garage doors are opened and closed with an automatic door opener mechanism. The pedestrian door between the garage and the house is fire rated and weather-stripped but hasn't been fitted with a self-closing hinge. The garage pedestrian door is in satisfactory condition. The fire separation wall and ceilings between the garage the house are in good condition.

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.

There was evidence of wall patching at the first floor powder room. Recommendation: Improve repair and paint so the patch(s) are not as obvious.

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.

REPLACEMENT NEEDED: The ceramic tile floor in the kitchen has extensive cracks throughout the entire floor surface. This is likely the result of an improper subfloor having been installed prior to the ceramic tile installation. This condition will continue worsen over time as the plywood subfloor continues to contract and expand with the moisture in the air. It is recommended that this floor be removed and a new tile floor be installed with a proper subfloor.

REPAIR NEEDED: There are several kitchen cabinet drawers that need to be repaired as they do not open properly.

REPAIR NEEDED: There are no GFCI receptacles in the kitchen. It is recommended that a certified electrician install GFCI protection in this area of the home.

ATTENTION: The current windows are roughly 20 years old and not as efficient as modern windows. Since two windows are in need of replacement, I would recommend having all windows replaced throughout the residence. This will provide better energy efficiency as well as improved security.

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

The finish at one or more interior doors of this home is heavily worn. I recommend having doors refinished where necessary.

REPAIR NEEDED: Several spindles are missing from the second floor landing railing. It is recommended that these be replaced to prevent someone from accidentally slipping through.

REPAIR NEEDED: The pedestrian door to the garage does not have a self closing hinge. In accordance with current Fire Codes this door must have a self closing hinge or closer system installed.

ATTENTION: There are no ground sensors installed at the base of the garage door. These are required in new installations to prevent the garage door from closing on small children and animals, by reversing the garage door when an obstruction is detected.

REPAIR NEEDED: The window within the garage is damaged and should be replaced.

REPAIR NEEDED: The east window in the rear office on the first floor is damaged and should be replaced.

REPAIR NEEDED: There is a damaged screen located in the second floor rear bedroom (your son's bedroom) and should be replaced.

REPAIR NEEDED: The pantry door does not open properly. The door should be checked for plumb, the hinges tightened and the door trimmed as necessary to allow for free movement.

Bathrooms

There are two and one-half bathrooms in the home. The bathroom flooring is tile. The bathroom cabinets are face frame style composition board. The countertop is Corian. The plumbing fixtures are Corian and ceramic. The tub surround is ceramic tile.

ATTENTION: All bathroom faucet sets show signs of age. They all have some mineral deposits around the fixture and in some cases the fixtures have become loose to operate. It is recommended that they be replaced within the next five years to prevent possible leaks.

REPAIR NEEDED: Signs of water leakage could be seen along the ceiling and walls of the first floor powder room. According to the homeowner the water stains are the result of a shower on the second floor that has an active leak. It is recommended that the ceiling be opened up and the source of the water leak be determined before additional repairs to the drywall are made.

REPAIR NEEDED: The homeowner noted that the toilet in the first floor powder room does not always drain properly. During the inspection the toilet was flushed and appeared to working properly. Since this is a persistent problem, it is recommended that a plumber or Roto Router be asked to run a scope through the lines to determine if there are any blockages. Make repairs as necessary.

REPAIR NEEDED: The existing shower drain in the master bathroom does not appear to working properly. When inspected water was still sitting within the drain extension and the shower clearly had not been used for some time. The homeowner noted that this is not uncommon and often times the drain will back up. The homeowner also noted several instances of leakage appearing in the ceiling and walls below this bathroom. It is recommended that a certified plumber or Roto Router come out to inspect the drain lines with a camera to determine if there is a blockage within the system causing this problem. Then make all necessary repairs to the system.

REPAIR NEEDED: Some signs a leakage could be seen within the left vanity drain line of the master bathroom. At the time of inspection the leak was not active, but the homeowner stated that the leak is still active although minor. It is recommended that the drain line be replaced by a certified plumber.

REPAIR NEEDED: The homeowner noted that the toilet in the main bathroom on the second floor does not shut off properly and as a result they turn the water off to it after use. It is recommended that the toilet either be replaced or the inside mechanisms be replaced to prevent the unit from leaking further. Also during the time of inspection water was evident around the base of the toilet. This could be from previous use of the bathroom shower or it could be an indication that the toilet seal is starting to fail. It is recommended that the seal be replaced by a certified plumber.

Attic, Ventilation & Insulation

The building has one attic space. Access is gained through a ceiling hatch in the closet. The attic was inspected using a flashlight. The roof is a wood frame assembly, the rafters are 2 by 10 on 16-inch centers sheathed with plywood sheathing. The ceiling joists are 2 by 6 on 16-inch centers. The roof structure and sheathing is in satisfactory condition. There is no floor in the attic and this attic should not be used for storage without first installing a floor.

The attic floor insulation is blown-in cellulose. The insulation is 6 inches thick for an approximate R value of 15. The attic floor insulation is in good condition. This roof/attic configuration uses passive ventilation with under-eave intake vents consisting of holes cut in the soffit that are either screened with mesh or covered with louvered material. There are ridge vents used along the ridge of this attic/roof assembly to exhaust air. Like other types of vents, these enable air entering the roof/attic near the eaves to rise through convection toward the ridge and then leave the roof envelope. Since ridge vents are continuous, they provide more efficient movement of air out of the roof system than gable, roof or slot vents.

ATTENTION: There is no seal at the attic access hatch. This will result in some loss of energy as heated air from the home leaks into the attic space(s). It is recommended that the hatch be fitted with a tight-fitting seal.

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,

A handwritten signature in black ink, appearing to be 'L. R. S.', written in a cursive style.

SAMPLE REPORT