

## Home Inspections



**Site Location:**  
25 Fairlawn Street

**Client:**  
Bill Lelane

**Inspection Date:** 12/1/2013

**Job Number:** 245

## **Table of Contents**

Exterior

Roof

Foundation / Structure

Electrical

Plumbing

Heating

A/C

Bathrooms

Interior

Summary

## Exterior

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed a qualified contractor should correct them.

<b>LANDSCAPING:</b>	Landscaping is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc.
<b>Site:</b>	Level
<b>PAVED AREAS:</b>	This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.
<b>Sidewalks:</b>	Concrete
Condition:	<b>Excessive cracks(sidewalks) ---</b> The sidewalk has excessive cracking and may need repair.
Rating:	Monitor
<b>Steps:</b>	Masonry, Metal
Rating:	Acceptable
<b>Driveway:</b>	Asphalt
Condition:	<b>Major cracks in driveway ---</b> Major cracks were noted in the driveway surface. Monitor and repair as needed.
Rating:	Maintenance Required
<b>SIDING:</b>	Siding refers to the material forming the exterior walls.
<b>Siding:</b>	Metal
Condition:	<b>Dented ---</b> Surface is dented and may need repair. Location: throughout
<b>Loading Dock:</b>	Concrete
Rating:	Acceptable
<b>DOORS:</b>	Doors are inspected for functionality and condition. The degree of protection from people or weather is a matter of personal decision.
<b>Entry:</b>	Metal
Rating:	Acceptable
<b>EXIT DOOR:</b>	Exit doors are inspected for their safety aspects only in this section.
<b>Type:</b>	Metal
Rating:	Acceptable

# Roof

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed a qualified contractor should correct them.

**STYLE:** Gable

**COVERING:** Covering material is partially a matter of taste, but performs the vital function of keeping water out of the structure. The life of roofing material can vary greatly depending on geographic area.

**Material:** Metal  
**Condition:** **Roof ok ---** Roof appears to be satisfactory, which means it may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

**SEEN FROM:** This section describes the method the inspector used to examine the roof and obviously affect the ability to observe any conditions.

**Method:** Binoculars

## GENERAL:

**Weather:** Partly Cloudy

**OVERHANG:** Overhang describes soffits and fascia. This area is important for proper ventilation of the roof and water removal.

**Fascia:** Metal  
**Rating:** Acceptable

**Soffits:** Metal  
**Rating:** Acceptable

**FLUES/VENTS:** Flues are used to vent gases and heat from heating devices and vents are used to vent the plumbing system to atmosphere. This section describes any damage or problems at the roof level.

**Chimney:** Metal  
**Rating:** Acceptable

## Skylights:

**Type:** Fixed Units  
**Rating:** Acceptable

## Foundation / Structure

This inspection is based on observation of the visible portions of the foundation and structure. If any conditions are listed a qualified contractor should correct them.

**FOUNDATION:** This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed.

**Type:** Frost Walls

**Materials:** Concrete  
**Rating:** Acceptable

**INSULATION:** Wall insulation is examined where visible.

**Walls:** Fiberglass  
**Rating:** Acceptable

**WALLS:** This section reports on the exterior walls of the building above the foundation.

**Material** Steel  
**Rating:** Acceptable

# Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed a qualified electrician should correct them.

<b>SERVICE:</b>	Exterior service up to and including the meter may be the responsibility of the local power company. If any problems are noted, contact them for repairs or questions.
<b>Type:</b>	Overhead
<b>Condition:</b>	<b>Not properly supported ---</b> Conduit is not properly supported. This should be repaired. Location: exterior PVC conduit <b>Meter loose ---</b> Meter box is loose and should be repaired. This can create a potential hazard.
<b>Rating:</b>	Unsafe
<b>Entrance Mat:</b>	Aluminum
<b>Rating:</b>	Acceptable
<b>Ground:</b>	Water Line
<b>Condition:</b>	<b>No supplemental ground ---</b> Electrical system does not appear to have a supplemental grounding electrode. Today's standards require an additional ground electrode for safety. Recommend additional ground electrode be installed.
<b>Rating:</b>	Maintenance Required
<b>Bond:</b>	Bonding Screw
<b>Rating:</b>	Acceptable
<b>MAIN PANEL:</b>	This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.
<b>Type:</b>	Breaker
<b>Condition:</b>	<b>Open knockout ---</b> Knockouts are open in the service panel. All knockouts should be properly sealed to reduce possible electrical problems.
<b>Rating:</b>	Maintenance Required
<b>Location:</b>	Utility Room
<b>Amp Rating:</b>	200
<b>Volts:</b>	120/240
<b>BRANCH WIRING:</b>	This is the wiring that makes up the bulk of electrical system. Because much of it is hidden by walls, insulation, etc., only the visible portions are examined.
<b>Type:</b>	Conduit, Romex, Metallic (BX)
<b>Condition:</b>	<b>Open junction box ---</b> Open junction box was observed. All junction boxes should be covered. Location: utility room
<b>Rating:</b>	Marginal
<b>Material:</b>	Copper
<b>Rating:</b>	Acceptable

**INTERIOR COMP:** The inspection covers a representative number of components. The National Electrical Code has extensive regulations concerning interior wiring. If you have any doubt about the system, have it thoroughly inspected by a qualified electrician.

**Receptacles:**  
Condition: **Recept ok ---** Using a circuit tester, grounding type receptacles were randomly checked and correct wiring was indicated.

**Fixtures:** Florescent  
Rating: Acceptable

**Detector:**  
Condition: **Smoke detector in system ---** Smoke detectors are part of an alarm system and were not tested. Recommend system be checked yearly by a qualified technician.

# Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed a qualified plumber should repair them.

**WASTE/WATER:** This section describes the type of water supply and waste system for the structure.

**Waste Type:** Public

**Water Type:** Public

**MAIN SUPPLY:** This section covers the type and material of the main water supply. Learn where your shutoff valve is! If a supply line ruptures extensive water damage can occur rapidly.

**Material:** Copper

**Shutoff:** Utility Room

**Size:** 3/4"

**SUPPLY PIPING:** This is the potable water used for drinking and cooking needs.

**Piping Mat:** Copper  
**Rating:** Acceptable

**Flow:** Adequate

**WASTE PIPING:** This is the water that is disposed of from toilets, sinks and other plumbing fixtures.

**Piping Material:** Plastic  
**Rating:** Acceptable

**Flow:** Adequate

**FIRE PROTECTION:** Sprinkler system was not tested. Recommend system be checked yearly by a qualified technician.

**Type:** Wet System

**Main Size:** 8"

# Heating

The heating system is one of the most important areas in the structure. If any conditions are listed a qualified heat technician should correct them.

**SPACE HEATING:** Unlike central heating, space heating heats only a space within the structure. Always follow manufacturers procedures and safety precautions when operating any type of space heating.

**Heat:** Gas Space  
**Condition:** **Fired ok ---** Turned up thermostat, unit started and was functional.

**THERMOSTAT:** This section reports the type, location, and the condition of the thermostat for the primary heating system of the structure.

**Type:** Mechanical  
**Rating:** Acceptable

**HEATING FLUES:** This section reports on the type and condition of the heating system flues.

**Type:** Metal  
**Rating:** Acceptable

## A/C

The inspector examines only central air conditioners. If any conditions are listed a qualified technician should correct them.

<b>ACCESS:</b>	This section describes the limitations (if any) of the air conditioning inspection.
<b>Access:</b>	Restricted
<b>Condition:</b>	<b>Below 60 degrees ---</b> To test the unit without causing possible damage to the compressor the ambient temperature needs to be above 60 degrees for the past 24 hours.
<b>UNIT TYPE:</b>	Performance of different air conditioner types varies greatly. Observations are based on comparable units of the same type.
<b>Type:</b>	Central
<b>EQUIPMENT LOCATION:</b>	All air conditioning equipment should be serviced annually.
<b>Location:</b>	Exterior
<b>THERMOSTAT:</b>	Inspection is made of the primary air conditioning thermostat. If more than one, the observations are for typical condition.
<b>Type:</b>	Mechanical
<b>Rating:</b>	Acceptable
<b>DUCTS:</b>	Ducts are the air conductors and are often used commonly by heating and air conditioning.
<b>Type:</b>	Metal
<b>Rating:</b>	Acceptable
<b>ELECTRICAL:</b>	
<b>Disconnect:</b>	Weatherproof
<b>Rating:</b>	Acceptable

## Bathrooms

If any conditions are listed a qualified professional should correct them.

**Fixtures:** Wall hung  
Rating: Acceptable

**Ventilation:** Fan  
Rating: Acceptable

**Toilet:** Water tank type  
Rating: Acceptable

**Floor:** Concrete  
Rating: Acceptable

## Interior

Cosmetic deficiencies may not be reported on unless they have an impact on habitation or have caused structural damage. If any conditions are listed a qualified contractor should be consulted.

**FLOORS:** Floor covering types and conditions are reported if there are other than cosmetic problems. For example, loose floor covering can be a tripping hazard.

**Type:** Concrete  
**Condition:** **Cracks (expansion/settlement)** --- Minor cracks were noted, this is not unusual. If the cracks widen, further evaluation may be required.  
**Rating:** Monitor

**WALLS:** The type, material and integrity of the interior walls are reported on a representative basis only.

**Type:** Plywood  
**Rating:** Acceptable

**CEILINGS:** The type, material and integrity of the ceilings are reported on a representative basis only.

**Type:** Suspended  
**Rating:** Acceptable

**DOORS:** The interior doors are reported on a representative basis.

**Type:** Wood  
**Rating:** Acceptable

**ROOF FRAMING:** Steel  
**Rating:** Acceptable

**Insulation:** Fiberglass  
**Rating:** Acceptable

# Summary

## Exterior

### PAVED AREAS

#### Driveway

Asphalt

**Condition:** Major cracks in driveway

**Maintenance Required**

## Electrical

### SERVICE

#### Type

Overhead

**Condition:** Not properly supported

Location: exterior PVC conduit

**Condition:** Meter loose

**Unsafe**

### Ground

Water Line

**Condition:** No supplemental ground

**Maintenance Required**

### MAIN PANEL

#### Type

Breaker

**Condition:** Open knockout

**Maintenance Required**

### BRANCH WIRING

#### Type

Conduit

Romex

Metallic (BX)

**Condition:** Open junction box

Location: utility room

**Marginal**