

Home Inspections



Site Location:
24 Ash Road

Client:
Craig Peters

Inspection Date: 11/25/2013

Job Number: 241

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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.

LANDSCAPING:	Landscaping is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc.
Site:	Level
PAVED AREAS:	This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.
Sidewalks:	Concrete, Patio Block
Rating:	Acceptable
Steps:	Treated Wood, Metal
Condition:	Physical damage --- Physical damage was noted and should be repaired. Location: stair treads & metal joists Missing rails --- Some handrails are missing. Rails are an important safety feature and should be installed. Location: front left & rear left stairs Rusted --- Rust was observed. This area should be carefully repaired and repainted. Location: stair treads & metal joists Dry rot --- Dry rot is a decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed. Location: wood rails at all stairs
Rating:	Maintenance Required
Driveway:	Asphalt
Condition:	Major cracks in driveway --- Major cracks were noted in the driveway surface. Monitor and repair as needed.
Rating:	Monitor
SIDING/TRIM:	Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.
Siding:	Stucco, Brick, Vinyl, Plywood
Condition:	Physical damage --- Physical damage was noted and should be repaired. Location: several columns at bases Paint failing --- The paint is failing. This can be caused by age, poor preparation, excessive thickness or moisture. When repainting, treat all painted surfaces applied before 1978 as lead based. Local paint suppliers can offer proper procedures for removal. Location: several places Delamination --- Delamination has occurred. This refers to separation of the wood layers. Recommend repair of these areas to help prevent further deterioration. Location: office Rating: Maintenance Required

PORCH/DECK: Porches, decks and patios add value and enjoyment. Because they are exposed to the weather, they are also higher maintenance items than other portions of the structure.

Deck: Second Level
Condition: **Dry rot ---** Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed.
Location: rails
Paint failing --- The paint is failing. This can be caused by age, poor preparation, excessive thickness or moisture. When repainting, treat all painted surfaces applied before 1978 as lead based. Local paint suppliers can offer proper procedures for removal.
Rating: Maintenance Required

WINDOWS: Windows are an important part of the structure, gaining and losing more heat than any other element.

Type: Metal
Rating: Acceptable

Glazing: Insulated Glass
Rating: Acceptable

DOORS: Doors are inspected for functionality and condition. The degree of protection from people or weather is a matter of personal decision.

Entry: Metal
Condition: **Insufficient weather-stripping ---** The weather-stripping is not sufficient. This reduces the thermal efficiency of the building and causes higher energy bills. Install or replace.
Location: 116, 215, 219,213,217,210,103
Dry rot --- Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed.
Location: second floor service doors
Door stuck --- Door is stuck and did not open properly. The door should be repaired.
Location: 100,219,215,222
Rating: Maintenance Required

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:	The predominant roof style of the structure.
Type:	Hip
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 and estimates of remaining life (if given) are ESTIMATES.
Material:	Asphalt Shingle, Metal, Single Membrane
Condition:	Roof sealer --- Roof sealer was noted. This type of application is normally used when the roof shows signs of wear or the roof has started to leak. Future applications will be required. Location: above carport
Rating:	Monitor
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:	Cloudy
OVERHANG:	Overhang describes soffits and fascia. This area is important for proper ventilation of the roof and water removal.
Fascia:	Wood
Condition:	Dry rot --- Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed. Location: several places Paint failing --- The paint is failing. This can be caused by age, poor preparation, excessive thickness or moisture. When repainting, treat all painted surfaces applied before 1978 as lead based. Local paint suppliers can offer proper procedures for removal.
Rating:	Maintenance Required
Soffits:	Vented Soffit
Condition:	Delamination --- Delamination has occurred. This refers to separation of the wood layers. Recommend repair of these areas to help prevent further deterioration. Location: left side Paint failing --- The paint is failing. This can be caused by age, poor preparation, excessive thickness or moisture. When repainting, treat all painted surfaces applied before 1978 as lead based. Local paint suppliers can offer proper procedures for removal.
Rating:	Maintenance Required

VENTILATION:

The types and condition of attic ventilation is covered in this section. Proper ventilation is important for maximum life of the roof covering and framing materials.

Type: Roof, Soffit
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

Plumbing: Plastic
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. Ventilation is important in order to avoid excessive moisture and resulting structural damage.

Type: Frost Walls

Materials: Masonry

FLOORS: This section covers the floors, primarily in the areas of support and construction. Floor coverings are discussed in other sections.

Foundation: Masonry
Rating: Acceptable

WALLS: This section reports on the exterior walls of the building above the foundation and the bulkhead (if any).

Exterior: Frame
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.

SERVICE:	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.
Type:	Underground
Entrance Mat:	Copper
Rating:	Acceptable
Ground:	Buried Electrode
Rating:	Acceptable
Amps:	800
MAIN PANELS:	This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.
Type:	Breaker
Rating:	Acceptable
Location:	Utility Room
Amp Rating:	1,100, 4-200, 1-800
Volts:	120/208 3 phase
Rating:	Acceptable
SUB PANELS:	Auxiliary or subpanels are used to extend the system or provide a protected power source near large appliances or equipment. Use the same caution as with the main panel.
Type:	Breaker
Condition:	Open knockout --- Knockouts are open in the service panel. All knockouts should be properly sealed to reduce possible electrical problems. Location: water heater room, laundry room, 101 Over fusing --- The panel has over fusing. This means that one or more circuits have a fuse or circuit breaker that is too large for the wire connected to it. This is a potentially dangerous situation. Have an electrician inspect the panel and correct. Location: water heater room
Location:	Office, Laundry Room, Room 100, Water heater room
Amp Rating:	3-60, 1-100, 1-200
Rating:	Maintenance Required

BRANCH WIRING: 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.

Type: Metallic (BX), Romex
Rating: Acceptable

Material: Aluminum, Copper
Condition: **Large aluminum conductors** --- Larger circuits have aluminum conductors. (8 gauge or larger). This is not uncommon. If proper connectors are used at each termination, this type of wiring should not cause any problems.
Rating: 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: **Damaged receptacle** --- One electrical receptacle plate was damaged. It should be replaced in order to prevent a shock hazard.
Location: 101
Rating: Maintenance Required

GFI:
Condition: **GFCI broken** --- The Ground Fault Current Interrupter is broken. Its safety capabilities are therefore eliminated. Repair or replace.
Location: 201
Rating: Unsafe

Detector:
Condition: **Smoke detector present** --- Smoke detector(s) were noted. Be sure to check the detector(s) as suggested by manufacturer.

EXTERIOR COMP: Exterior components add convenience but have additional hazards because of the presence of water.

Receptacles:
Condition: **GFCI ok** --- Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.

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:	Private
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
Rating:	Acceptable
Shutoff:	Utility Room
Size:	1 1/4"
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
HOT WATER:	The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.
Type:	Natural Gas
Rating:	Acceptable
Size:	2@65

Heating

The heating system is one of the most important areas in the structure. Improper maintenance may cause uncomfortable heat and fuel bills can be excessively high. If any conditions are listed a qualified heat technician should correct them.

WARM AIR: Air to air heat pumps.

Heat Pump: Electric
Condition: **Heat off ---** The heat was off, therefore the inspector could not properly observe the heating system.
Location: 105,205,207,217,214,212,204,106,121,117
Rating: Maintenance Required

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

Bathrooms

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

Tub/Shower: Tub
Condition: **Fixture chipped** --- The fixture is chipped and may need repair.
Location: 215,200,121

Fixtures: Vanity, Wall hung
Condition: **Stopper missing** --- Stopper was missing in fixture.
Location: 100,103
Stopper not working --- Stopper was not functioning properly and should be repaired.
Location: 223,207,216,212,210,208,117,101
Rating: Maintenance Required

Ventilation: Fan
Rating: Acceptable

Toilet: Water tank type
Condition: **Toilet loose** --- The toilet is loose and should be repaired. Loose toilets could cause leaking and floor damage.
Location: 223
Rating: Maintenance Required

Floor: Ceramic tile, Sheet vinyl
Rating: Acceptable

Interior / Attic

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.

ACCESS: This section covers restrictions, (if any) to the inspection of the interior. Most common problems are lack of access because of personal property in the way or recent remodeling which may have covered previous flaws.

Access: Restricted
Condition: **Inaccessible areas ---** There were areas that were inaccessible to the inspector and were not inspected.
Location: several occupied rooms-104,111,114,202,222

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: Carpet
Condition: **Loose flooring ---** Areas of the flooring are loose. This can create a tripping hazard. Have the flooring repaired or replaced.
Location: 100
Rating: Maintenance Required

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

Type: Drywall
Rating: Acceptable

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

Type: Concrete, Suspended
Condition: **Stained ---** The material is stained. Some stains may be very difficult to remove. Before repairing, be sure the source of the stain has been located and cured.
Location: 102
Rating: Monitor

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

Type: Wood
Condition: **Door stuck ---** Door is stuck and did not open properly. The door should be repaired.
Location: 100,215,101
Lock repair --- Lock does not operate properly and should be repaired.
Location: 207,116,115,107 bathrooms
Door rubs --- Door rubs at bottom. Undercutting door is needed to help prevent undo flooring wear.
Location: 217,212
Rating: Maintenance Required

Summary

Exterior

PAVED AREAS

Steps

Treated Wood
Metal
Condition: Physical damage
Location: front stair treads & metal joists
Condition: Missing rails
Location: front left & rear left stairs
Condition: Rusted
Condition: Dry rot
Location: wood rails at all stairs
Maintenance Required

SIDING/TRIM

Siding

Stucco
Brick
Vinyl
Condition: Physical damage
Location: front middle column at base
Condition: Paint failing
Location: several places
Condition: Delamination
Location: office
Condition: Ivy/vegetation
Maintenance Required

PORCH/DECK

Deck

Second Level
Condition: Dry rot
Location: rails
Condition: Paint failing
Maintenance Required

DOORS

Entry

Metal
Condition: Insufficient weather-stripping
Location: 116, 215, 219,213,217,210,103
Condition: Dry rot
Location: second floor service doors
Condition: Door stuck
Location: 100,219,215,222
Maintenance Required

Roof

OVERHANG

Fascia

Wood
Condition: Dry rot
Location: several places
Condition: Paint failing
Maintenance Required

Soffits

Vented Soffit
Condition: Delamination
Location: left side
Condition: Paint failing
Maintenance Required

Electrical

SUB PANEL

Type

Breaker
Condition: Open knockout
Location: water heater room, laundry room,101
Condition: Over fusing
Location: water heater room
Maintenance Required

INTERIOR COMP

Receptacles

Condition: Damaged receptacle
Location: 101
Maintenance Required

GFI

Condition: GFCI broken
Location: 201
Unsafe

Heating / Fireplace

WARM AIR

Heat Pump

Electric
Condition: Heat off
Location:
105,205,207,217,214,212,204,106,121,117
Maintenance Required

Bathrooms

Fixtures

Vanity

Wall hung

Condition: Stopper missing

Location: 100,103

Condition: Stopper not working

Location:

223,207,216,212,210,208,117,101

Maintenance Required

Toilet

Water tank type

Condition: Toilet loose

Location: 223

Maintenance Required

Interior / Attic

FLOORS

Type

Carpet

Condition: Loose flooring

Location: 100

Maintenance Required

DOORS

Type

Wood

Condition: Door stuck

Location: 100,215,101

Condition: Lock repair

Location: 207,116,115,107 bathrooms

Condition: Door rubs

Location: 217,212

Maintenance Required