

# Inspection Report

*This inspection performed in accordance with current "Standards of Practice" of the American Society of Home Inspectors.*



*This inspection report prepared specifically for:*

**John & Jane Smith**  
456 Center Avenue  
Bigtown, OH 00002



*Inspected by:* **Andrew Rotuno**



**ROTUNO PROPERTY INSPECTIONS**

2228 Claus Road  
Vermillion, OH 44089  
(440)787-7936

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# About This Inspection Report

## READING THIS REPORT

Each page of this report addresses a specific area of this property, identified by title (i.e. Roof) and is divided into three sections. The top section of each page rates components of the property and provides a recommended action when necessary. See "Terminology" below. The middle section contains factual information about the property (i.e. age of home). The bottom section provides inspectors space to provide additional detail when needed.

# Terminology

## DEFINITIONS OF CONDITIONS

### ACCEPTABLE

The item is performing its intended function as of the date of inspection in response to normal use.

### NOT PRESENT

The item does not exist in the structure being inspected.

### NOT INSPECTED or INACCESSIBLE

The item could not be inspected due to physical limitations.

### DEFECTIVE

The item is either: significantly impeding habitability; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.

## DEFINITIONS OF PERSPECTIVES

### SAFETY HAZARD

Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. In our opinion these items should be evaluated by professionals in appropriate trades prior to closing.

### MAJOR CONCERN

Any item identified as a major concern is either significantly affecting habitability and/or can be considered a possible expensive repair or replacement and should be evaluated by professionals in appropriate trades prior to closing.

### MINOR CONCERN

Any item identified as a minor concern either does not significantly affect habitability and/or can be considered an inexpensive repair or replacement by professionals in appropriate trades prior to closing.

### MAINTENANCE

Any item identified as maintenance is to be considered normal or routine in maintaining a home.



ROTUNO PROPERTY INSPECTIONS

2228 Claus Road  
Vermillion, OH 44089  
(440)787-7936



PROPERTY / CLIENT INFORMATION

Report Date: 8/14/2015

Customer File # 1228

Agent:

Client: John & Jane Smith

Address: 123 Main Street  
Smalltown, OH 00001

Phone: (123)456-7890

Fax: None

Email: jjsmith@aol.com

Inspection location: 456 Center Avenue  
Bigtown, OH 00002

Phone: (123)456-7890

County: Buckeye

Area/Neighborhood:

Send report to: Client

Sub-division: Stonewick

GENERAL INFORMATION

Main entry faces: East

Estimated Age: 20-30

Type Structure: Single Family Home

Stories: 2

Type Foundation: Basement

Soil condition: Dry

Weather: Overcast

Date: 7/11/2011

Unit occupied: yes

Attendees: Buyer

Bedrooms: 3

Vehicle Garages: 1

Approx. Sq Footage: 1900

Full Baths: 1

Half Baths: 1

3/4 Baths: 0

Temp: 60-70

Time: 8:10:39 AM

Client present: yes

General Overview:

See Attached. This a fictional report generated for example purposes only.

Inspector: \_\_\_\_\_

Andrew Rotuno

7/12/11

REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

456 Center Avenue, Bigtown, OH 00002-John & Jane Smith

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2228 Claus Road  
Vermillion, OH 44089  
(440)787-7936

Customer: **John & Jane Smith**  
Contact:  
Phone: **(123)456-7890**  
Location: **456 Center Avenue**  
**Bigtown, OH 00002**

*This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your real estate agent or an attorney.*

#### 1 - Roof

1. Flashing has pulled away from the chimney. This can cause water penetration. Recommend a reputable contractor. (see photo 1)

#### 2 - Exterior

1. Outlet covers on the east side of the house do not spring shut. SAFETY HAZARD. Recommend a reputable licensed electrical contractor. (see photo 1)

#### 3 - Grounds

1. One of the boards on the deck steps is bowed and has created a tripping hazard. SAFETY HAZARD. Recommend replacing the board. (see photo 1)

#### 4 - HVAC

1. Unable to evaluate air conditioning system due to outdoor ambient air temperature being below 60 degrees. Operating below this temperature can damage air conditioning compressor.

2. As of today's inspection, all HVAC components were in good working order.

#### 5 - Plumbing

1. Corrosion on the top of the water heater. Recommend a reputable licensed plumbing contractor. (see photo 1)

#### 6 - Electrical

1. Electrical service panel box contains a double-tap. SAFETY HAZARD. This can overload the circuit. Recommend a reputable licensed electrical contractor. (see photo 1)

#### 7 - Kitchen & Laundry

1. Dryer vent tube is torn in multiple locations. Recommend replacing the vent tube. (see photo 1)

#### 8 - Bathroom

1. Corrosion on the pipe under the sink in the downstairs bathroom. Sink does not appear to be leaking at time of inspection. Continue to monitor, (see photo 1)

#### 9 - Interior Rooms

1. A live electrical wire in an uncovered junction box in the family room. SAFETY HAZARD. Recommend a reputable licensed electrical contractor (see photo 1).

#### 10 - Garage

1. Door from the garage to the kitchen is wood and not a thermal fire door. This can allow fumes from the garage to enter the house. SAFETY HAZARD. Recommend a reputable contractor. (see photo 1)

#### 11 - Attic

1. Insulation in the attic is blocking off nearly all the outside air allowed in from the soffit vents, and there is no other avenue for air to enter the attic space. Recommend installing baffles to assist in allowing airflow to the attic. (see photo 1)

#### 12 - Foundation

1. Built-up girder is listing and is causing the steel column's cap plate to bend. Recommend a reputable licensed structural engineer. (see photos 1)

# Roof

## INSPECTION FOCUS

Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk. Steep, wet, snow or ice covered roofs are not walked on. Slate, tile or asbestos roofs are not walked on. Specifics will be in the report.

## ROOF COVERINGS

The type of roof and the condition of the top layer will be reported and commented upon. Valleys and roof penetrations are prone to leaking. Worn, missing, patched or otherwise defective surfaces will be inspected and reported based upon normal wear and aging.

## VENTS

Roof systems must be ventilated properly. The type and location of the vents will be reported. Defective or blocked vents can cause serious problems.

## FLASHINGS

Flashings provide a water tight seal at roof penetrations (i.e. plumbing, chimneys, flues), which are prone to leaking and should be reinspected annually.

## SKYLIGHTS

Skylights, like flashings, are prone to leaking and should be reinspected annually.

## CHIMNEYS

Chimneys are very susceptible to the elements and usually are not completely visible due to location and height. Spalling of masonry units is a common problem in cold climates. Interior flue linings often are not visible especially if equipped with a cap covering to prevent downdrafts or screening to prevent sparks. Chimney parging conditions should also be inspected and reported.

## GUTTER SYSTEMS

Gutters carry rain water off the roof and away from the foundation. Often they become clogged with leaves and other debris, or will develop sags and/or leaks at the joints. Gutters need periodic maintenance and cleaning.

# Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof coverings:	<b>Acceptable</b>	
2	Ventilation:	<b>Acceptable</b>	
3	Flashings:	<b>Defective</b>	<b>See Comments Below</b>
4	Skylights:	<b>Acceptable</b>	<b>Maintenance Item</b>
5	Chimneys:	<b>Acceptable</b>	
6	Gutter svstem:	<b>Acceptable</b>	
7	Antenna:	<b>Not Inspected</b>	
8	Satellite Dish:	<b>Not Inspected</b>	

## INFORMATION

9	Main roof age: <u>1-5</u> <u>Appears at Mid-Life Condition</u>	14	Ventilation: <u>Combination Ridge &amp; Soffitt</u>
10	Other roof age: _____	15	Chimney: <u>Brick</u>
11	Inspection method: <u>Walked entire roof</u>	16	Chimney flue: <u>Tile</u>
12	Roof covering: <u>Asphalt Shingle</u>	17	Gutters: <u>Aluminum</u>
13	Roofing layers: <u>1st</u>	18	Roof Style: <u>Gable</u>

## ROOF COMMENTS

- 19 1. Flashing has pulled away from the chimney. This can cause water penetration. Recommend a reputable contractor. (see photo 1)



INSPECTION PHOTOS

Roof

#R1



Failing chimney flashing.

# Exterior

## INSPECTION FOCUS

The exterior is inspected visually at grade level. The inspector's evaluation is based on generally accepted building practices and the age of the components.

## SIDING

Exterior trim, eaves, fascias and soffits should be dry and painted to protect it from the elements. Siding should be free of contact with grade and/or trees and shrubs. Moisture conditions that continually affect exterior siding should be corrected. Caulking and/or flashing should be applied where building materials intersect.

## VENEER

Veneer is porous and can be damaged by water penetration, freezing and subsequent thawing. Bricks, stones, or blocks, and other masonry can be severely damaged and need replacement when moisture is allowed to remain over a period of time. Space between the veneer and the insulating sheathing is required and is accomplished with the use of "brick ties". Veneer also requires a proper footing to carry its weight. Movement caused by improper ties or footings are detected by the presence of cracks in mortar or waves in walls.

## DOORS

Doors may be wood or insulated metal. Most exterior doors are three feet wide and have three solid hinges, positive air tight weather seals and dead bolt locking capabilities. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

## WINDOWS

Windows can be single pane, single pane with storm systems, or have double or triple insulated glazings. Styles can be fixed, double hung, casement or sliding. They can be wood or metal and should operate easily and close securely. Insulated windows may suffer from moisture condensation between panes indicating broken thermo seals, which does not significantly affect its insulating quality.

## HOSE FAUCETS

Exterior hose faucets should be checked for leakage and loose fittings. In colder climates hose faucets should be winterized to avoid freezing damage and garden hoses should be removed.

## ELECTRICAL CABLE

Either underground or overhead electric cable is provided by a public utility. Service entrance conductors should be encased in protective material to avoid hazards.

## ELECTRICAL

All exterior electrical wires and outlets should be weatherproof. Outside circuits (i.e. outlets, switches, fixtures) should be GFCI protected. Underground branch wiring should be appropriately installed.



# Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Siding:	<b>Acceptable</b>	
2	Trim/fascias/soffits:	<b>Acceptable</b>	
3	Veneer:	<b>Not Present</b>	
4	Doors:	<b>Acceptable</b>	
5	Windows:	<b>Acceptable</b>	
6	Hose faucets:	<b>Acceptable</b>	
7	Electrical cable:	<b>Acceptable</b>	
8	Exterior electrical:	<b>Acceptable</b> See comments below	<b>Safety Hazard</b>

## INFORMATION

9	Siding type:	<b>Aluminum</b>	13	Window Type:	<b>Casement &amp; Sliding</b>
10	Veneer type:	<b>None</b>			
11	Trim/fascias type:	<b>Aluminum</b>	14	Window material:	<b>Aluminum</b>
12	Door type:	<b>Insulated Metal</b>	15	Electric service cable:	<b>Overhead</b>

## EXTERIOR COMMENTS

- 16 1. Outlet covers on the east side of the house do not spring shut. **SAFETY HAZARD.**  
Recommend a reputable licensed electrical contractor. (see photo 1)



**INSPECTION PHOTOS**

**Exterior**

**#EX1**



**Defective outlet covers.**

# Grounds & Drainage

## INSPECTION FOCUS

Inspection of the exterior grounds and drainage is visual and intended to determine if the grading is properly carrying surface water away from the foundation. It is based on normal weather conditions at the time of the inspection. Inspectors do not perform a soil analysis or evaluate homes based on geological conditions.

## DRAINAGE

Ideally, water should flow away from a property in all directions at a rate of one inch per foot for at least six feet. Grading should not slope toward the property and surface water should be channeled to the lowest part of the property away from the structure to prevent ponding of water next to the structure. Provisions should be made for discharging run-off from the guttering system.

## TREES & SHRUBS

Inspectors observe trees and shrubs to see if they affect the property. The physical condition of the trees and shrubs themselves is not evaluated. Trees and shrubs should not be touching the roof, siding or the electrical service entrance cables

## WALKS & STEPS

Walks and steps are inspected for tripping hazards. Walks and steps may be uneven or may settle and should be reported.

## PATIO / PORCH

Patios and porches are inspected for movement and how they are attached to the property. Signs of settling, warping, or rot may occur, especially where they connect to the property

## DRIVEWAY

Driveways may settle, crack, or deteriorate and should be reported.

## RETAINING WALLS

Retaining walls support and hold earth in place for landscaping purposes. Evidence of movement is to be reported. Proper drainage and lateral support measures should be incorporated into the construction of retaining walls and should be reported when these conditions are not present.

# Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	<b>Acceptable</b>	
2	Trees & shrubs:	<b>Acceptable</b>	
3	Walks & Steps:	<b>Acceptable</b>	
4	Porch/Deck:	<b>Defective</b>	<b>Safety Hazard</b>
5	Driveway:	<b>Acceptable</b>	
6	Retaining walls:	<b>Acceptable</b>	
7	Lot Drainage:	<b>Acceptable</b>	
8	Sprinkler System:	<b>Not Inspected</b>	

## INFORMATION

9	Walks & Steps:	<b>Brick</b>	13	Porch:	<b>Concrete</b>
10	Patio:	<b>Wood</b>	14	Location:	<b>Front</b>
11	Location:	<b>Rear</b>	15	Retaining walls:	<b>None</b>
12	Driveway:	<b>Concrete</b>	16	:	

## GROUNDS & DRAINAGE COMMENTS

- 17 1. One of the boards on the deck steps is bowed and has created a tripping hazard. **SAFETY HAZARD.** Recommend replacing the board. (see photo 1)



## INSPECTION PHOTOS

Grounds & Drainage

#GD1



**Bent step.**

# Heating & Cooling Systems

## INSPECTION FOCUS

Heating and cooling inspections are visual. Weather permitting, we will operate both the heating and A/C units in their respective modes. We will use normal controls and evaluate how well the system is performing its intended function.

## A/C OPERATION

A/C units are not operated when outdoor temperatures are below 60 degrees, since damage may result and compressor warranties may become void. A properly operating unit delivers cool air across the coil.

## HEATING OPERATION

The heating unit may not be tested at this time if temperature conditions do not allow the system to be operated normally (i.e. during warm weather months we will not operate the heating system). Systems are not dismantled. The system type (i.e. forced air, hydronic, convective) and fuel type (i.e. gas, oil, electric) will be reported.

## EXHAUST SYSTEM

Exhaust systems are inspected to determine if combustion gases are properly vented to the outdoor atmosphere. Separated or rusted vent pipes and/or negative slope are potentially dangerous.

## DISTRIBUTION

Conditioned air should be present in all interior rooms. Rooms without conditioned air sources should be reported. Balancing of conditioned air is beyond the scope of the inspection.

## FUEL STORAGE TANK / FUEL LINES

If the system has a fuel storage tank, it should be reported. If the tank has been abandoned, any evidence of its presence should be reported. Abandoned tanks should be removed. Fuel lines will be defined as gas or oil and reported.

## HEAT EXCHANGER

The view of a heat exchanger is often concealed by design. A complete evaluation can only be achieved by dismantling the unit, which is beyond the scope of this inspection.

## HUMIDIFIER

Humidifiers require constant maintenance and often become covered by lime deposits which can cause them to become inoperable within short periods of time.

## FILTER

A clean filter is helpful for proper operation of heating units. Dirty filters cause poor circulation, waste energy, can be unhealthy and should be cleaned/replaced often.

# Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	A/C operation:	<b>Not Inspected</b>	
2	Heating operation:	<b>Acceptable</b>	
3	System back-up:	<b>Not Inspected</b>	
4	Exhaust system:	<b>Acceptable</b>	
5	Distribution:	<b>Acceptable</b>	
6	Thermostat:	<b>Acceptable</b>	
7	Gas Piping:	<b>Acceptable</b>	
8	Heat Exchanger:	<b>Not Inspected</b>	
9	Humidifier:	<b>Not Inspected</b>	
10	Filter:	<b>Acceptable</b>	

## INFORMATION

11	# Heating Units: <b>1</b>	18	# Cooling Units: <b>1</b>
12	Heating Types: <b>Forced Air</b>	19	A/C Types: <b>Electric Central Air</b>
13	Heating Ages: <b>Approximately 5</b> years	20	A/C age: <b>1-5</b>
14	Heating Fuels: <b>Gas</b>	21	Filter: <b>Cleanable Media</b>
15	Distribution: <b>Ductwork</b>	22	Heat Source Mfr. <b>Bryant</b>
16	Duct Insulation Type: <b>None</b>	23	A/C Source Mfr. <b>Trane</b>
17	Gas Shutoff Location: <b>East</b>		

## HEATING & COOLING COMMENTS

- 24 1. Unable to evaluate air conditioning system due to outdoor ambient air temperature being below 60 degrees. Operating below this temperature can damage air conditioning compressor.
2. As of today's inspection, all HVAC components were in good working order.

# Plumbing

## INSPECTION FOCUS

Plumbing inspections are visual and operational. Inspectors operate normal controls and put the system through a normal cycle.

## SUPPLY PIPES

Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and non-ferrous metals, can cause leaks.

## WASTE / VENT PIPES

Waste pipe inspections are limited to the visible portions of the drain system. Inspectors run water through the system for a minimum of 30 minutes and look for any indication of leaks, defective drainage or venting.

## FUNCTIONAL WATER FLOW

Functional water flow is based on at least three gallons per minute flow of water from the highest fixture when at least one other fixture is operated simultaneously.

## FUNCTIONAL WASTE DRAIN

Functional waste drainage is based on the free flow of water, without backing up, at all drains after at least 30 minutes of water entering into the system.

## WELL SYSTEM

Well inspections are limited to the accessible above-ground components. Pressure tanks that are water logged will cause the pump to wear out quickly and should be reported. Wells should deliver adequate pressure at all times. Water samples of the site should be taken to an approved laboratory to test potability.

## SEPTIC SYSTEM

Inspections of septic systems are very limited. After water is run into the system for at least 30 minutes a dye is introduced. A visual inspection of the leach field is made by walking the field looking for evidence of an effluent breakout, leaching or failure.

## WATER HEATER / TEMPERATURE PRESSURE RELEASE (TPR) VALVE

Water heaters are inspected visually for proper installation and ability to provide adequate hot water. All water heaters must have a temperature pressure relief valve with a properly installed extension discharge pipe.



# Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Supply pipes:	<b>Acceptable</b>	
2	Waste/vent pipes:	<b>Acceptable</b>	
3	Funct'l water flow:	<b>Acceptable</b>	
4	Funct'l waste drain:	<b>Acceptable</b>	
5	Well system:	<b>Not Present</b>	
6	Septic system:	<b>Not Inspected</b>	
7	Water heater:	<b>Acceptable</b>	<b>See comments below</b>
8	TPR Valve:	<b>Acceptable</b>	<b>Maintenance Item</b>

## INFORMATION

9	Water supply represented as:	<b>Municipal</b>	14	Waste system represented as:	<b>Private Septic System</b>
10	Supply pipes:	<b>Copper</b>	15	Septic location:	<b>South</b>
11	Pipe insulation type:	<b>Poly Foam</b>	16	Waste/Vent pipes:	<b>Combination of Galvanized &amp; Plastic</b>
12	Water Shutoff Location:	<b>Basement</b>	17	Water Heater Mfr.:	<b>Bradford White</b>
13	Well location:		18	Water Heater Gallons:	<b>40</b>
			19	Age:	<b>15-20</b> years
				Water Heater Fuel:	<b>Gas</b>

## PLUMBING COMMENTS

- 20 1. Corrosion on the top of the water heater. Recommend a reputable licensed plumbing contractor. (see photo 1)



**INSPECTION PHOTOS**

**Plumbing**

**#P1**



**Rusted water heater.**

# Electrical

## INSPECTION FOCUS

Electrical inspections are visual and operational. Inspectors operate all normal switches, test a representative number of outlets and observe visible lines.

## WIRING AT MAIN BOX

Location, type(s) of over-current protection devices and rating(s) of the main service panel(s) are reported. Inspectors remove cover panels so the main service panel wiring can be inspected. Present day systems should be a minimum of 100 amps. Systems should be inspected for double tapping, loose and bare wiring, aluminum branch wiring and wiring compatibility with over-current protection devices.

## GROUND

The type and location of the grounding system should be inspected and reported. Undetermined or inadequate grounding should be reported.

## GFCI

Newer homes require ground fault circuit interrupters. These safety devices are required in areas where water may be present, such as kitchens, bathrooms, exterior regions, garages, and basements. Older homes should consider updating an electrical system with these devices.

## AMPERAGE

The rating of the main service wire conductor, main over-current device and the main service panel should be compatible and used to help determine the amperage rating of the electrical service.

## HOUSEHOLD WIRING

Wiring beyond the main service panel box is examined for compatibility, proper over-current protection, and improper wiring conditions.

# Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Wiring at main box:	<b>Acceptable</b>	<b>See comments below</b>
2	Ground:	<b>Acceptable</b>	
3	GFCI:	<b>Acceptable</b>	
4	Amperage:	<b>Acceptable</b>	
5	Wiring:	<b>Acceptable</b>	
6	:		
7	:		
8	:		

## INFORMATION

9	Amps: <b>200</b>	14	Branch circuit wiring: <b>Copper</b>
10	Volts: <b>120/240</b>	15	Grounding: <b>Exterior Ground Rod</b>
11	Main box location: <b>Basement</b>	16	Ground fault protection at: <b>Basement, Baths, Kitchen, Exterior &amp; Garage</b>
12	Main Disconnect: <b>Basement</b>	17	Main box type: <b>Breakers</b>
13	Main service conductor: <b>Aluminum</b>	18	Wiring type: <b>Cable/BX</b>

## ELECTRICAL SYSTEM COMMENTS

19 1. Electrical service panel box contains a double-tap. SAFETY HAZARD. This can overload the circuit. Recommend a reputable licensed electrical contractor. (see photo 1)



## INSPECTION PHOTOS

Electrical

#EL1



Double-tapped breaker.

# Kitchen & Laundry

## INSPECTION FOCUS

Kitchen and laundry inspections are visual and operational.

## WALLS / CEILINGS / FLOORS

Kitchen and laundry walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

## DOORS & WINDOWS

Interior portions of doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks, it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

## HEATING & COOLING

The presence of conditioned air sources to the kitchen and laundry are noted.

## CABINETS / SHELVES

Kitchen and laundry shelves and cabinets are inspected for acceptable operation.

## SINK PLUMBING

Kitchen and laundry sinks should be inspected for proper installation and operation. Plumbing systems should be free of leaks and drain and vent properly.

## APPLIANCES (BUILT-IN)

Built-in appliances will be operated and reported.

## LAUNDRY

The location of the laundry room will be reported. This section of the report will be completed in the same manner as the kitchen portion.

## DRYER VENTS / DRYER SERVICE

Dryer vents should be vented to the exterior. They should not terminate in the crawl space, garage or attic. The condition of the dryer electrical service should be reported.

# Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
<b>KITCHEN</b>			
1 Walls/ceiling/floor:	Acceptable		
2 Doors & windows:	Acceptable		
3 Heating & cooling:	Acceptable		
4 Cabinets/shelves:	Acceptable		
5 Sink plumbing:	Acceptable		

<b>APPLIANCES</b>			
6 Disposal:	Acceptable		
7 Dishwasher:	Acceptable		
8 Refrigerator:	Acceptable		
9 Exhaust fan:	Acceptable		
10 Microwave:	Not Inspected		
11 Ice-Maker:	Not Present		
12 Wine Cooler:	Not Inspected		
13 Range/oven:	Acceptable		
14 Gas or electric?	Electric		

<b>LAUNDRY</b>			
15 Walls/ceiling/floor:	Acceptable		
16 Doors & windows:	Acceptable		
17 Washer plumbing:	Acceptable		
18 Sink plumbing:	Acceptable		
19 Cabinets/shelves:	Acceptable		
20 Heating & cooling:	Acceptable		
21 Dryer vent:	Defective		
22 Mop Sink:	Not Present		
23 Floor Drain:	Acceptable		
24 Dryer service:	Acceptable		
25 Gas or electric?	Electric		

## KITCHEN AND LAUNDRY COMMENTS

- 26 1. Dryer vent tube is torn in multiple locations. Recommend replacing the vent tube. (see photo 1)



**INSPECTION PHOTOS**

**Kitchen & Laundry**

**#K1**



**Torn vent tube.**



# Bathrooms

## INSPECTION FOCUS

Bathroom inspections are visual and operational. Inspectors operate plumbing fixtures to determine the presence of leaks and look for water damage.

## WALLS / CEILINGS / FLOORS

Bathroom walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

## DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exit, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

## HEATING & COOLING

The presence of conditioned air sources to the bathrooms and their condition is reported.

## CABINETS / SHELVES / COUNTERS

Bathroom shelves, cabinets and counters are inspected for acceptable operation.

## VENTS

Inspection of the exhaust vent systems should detect whether or not venting extends to the outdoor atmosphere. Systems that recirculate indoors should be corrected as excessive moisture build-up from high humidity conditions may lead to water related damage.

## SINKS / TOILETS / TUBS / SHOWERS

Bathroom plumbing systems are inspected for leaks which may affect shower, tub and sink surroundings. Inspectors examine and look for evidence of leaks at the junction of walls and floors that intersect with these units.

## BATHROOMS INSPECTED

The number of associated bathrooms will be reported.

# Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:	Acceptable		
3 Heating & cooling:	Acceptable		
4 Cabinets & counter:	Acceptable		
5 Vents:	Acceptable		
6 Sinks:	Acceptable	See comments below	Maintenance Item
7 Toilets:	Acceptable		
8 Tubs:	Acceptable		
9 Showers:	Acceptable		
10 Jacuzzi:	Acceptable		

## BATHROOMS INSPECTED

11 # of Half baths: 1                      12 # of Full baths: 1                      13 # of 3/4 baths: 0

## BATHROOM COMMENTS

14 1. Corrosion on the pipe under the sink in the downstairs bathroom. Sink does not appear to be leaking at time of inspection. Continue to monitor, (see photo 1)



1

**INSPECTION PHOTOS**

**Bathroom**

**#B1**



**Corrosion.**

# Interior Rooms

## INSPECTION FOCUS

Interior room inspections are conducted visually. Inspectors examine and base findings on homes of similar construction and age.

## WALLS / CEILINGS / FLOORS

Interior walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted.

## DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

## HEATING & COOLING

The presence of conditioned air sources to the interior rooms and their condition is reported.

## CABINETS / SHELVES / COUNTERS

Interior room cabinets, shelves and counters are inspected for acceptable operation.

## WET BAR

Wet bars are inspected for proper installation of plumbing components, should be free of leaks, and drain and vent properly.

## FIREPLACE / WOODSTOVE

Fireplaces are checked for proper installation. We do not operate these units. We visually inspect them for signs of improper installation such as evidence of downdrafts, creosote in the throat or flue area, loose or missing dampers, and/or loose, missing or damaged fire box material. Flue interiors are not inspected. Please consult a professional chimney sweep.

## SMOKE DETECTORS

The presence of smoke detectors are reported and should be located on each floor, and at/or near the bedroom sections of the home.

## STAIRS / BALCONIES / RAILS

Railing and stair systems are inspected for safety. Proper railing installation and consistent stair riser and tread dimensions are necessary for safety.

# Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	<b>Acceptable</b>		
2 Doors & windows:	<b>Acceptable</b>		
3 Heating & cooling:	<b>Acceptable</b>		
4 Cabinets & counter:	<b>Acceptable</b>		
5 Window Type::	<b>Acceptable</b>		
6 Fireplc/woodstove:	<b>Acceptable</b>		
7 Smoke detectors:	<b>Acceptable</b>		
8 CO detectors:	<b>Acceptable</b>		
9 Stairs/balcony/rails:	<b>Acceptable</b>		
10 Switches/outlets:	<b>Defective</b>	<b>See comments below</b>	<b>Safety Hazard</b>

## INFORMATION

11 Rooms inspected:		
Bedrooms #: <b>3</b>	12	Wall Type: <b>Sheet Rock</b>
<b>Dining Room</b>	13	Floors: <b>Carpet, vinyl &amp; hardwood</b>
<b>Entranceway</b>	14	Number of wet bars: <b>0</b>
<b>Family Room</b>	15	Number of fireplaces/woodstoves: <b>1</b>
<b>Living Room</b>	16	Fuel source: <b>Natural Gas</b>

## INTERIOR ROOM COMMENTS

- 17 1. A live electrical wire in an uncovered junction box in the family room. **SAFETY HAZARD.** Recommend a reputable licensed electrical contractor (see photo 1).



**INSPECTION PHOTOS**

**Interior Room**

**#IR1**



**Exposed live electrical wire**

# Garage & Carport

## INSPECTION FOCUS

Garages and carports are inspected based on accessibility and are reported as being attached or detached from the house structure. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc.) should be reported when defects exist. They should also be reported when they differ from those components previously listed as part of the house structure. Interior components (i.e. walls, etc.) should be reported when defects exist and when they differ from those components previously listed as part of the house structure.

## FIREWALL / FIREDOOR

Attached garages should be separated from common walls of the house by a proper firewall and firedoor. Their purpose is to prevent migration of smoke from entering the house in the event of a garage fire. The presence of these items will be reported. The presence of both a required fire door between the house and the garage and an automatic door closing devices will be reported, if applicable.

## VEHICLE DOOR

Damage to the garage door hardware may represent a potential safety concern. Garage doors are oftentimes heavy and place a great deal of force on related components. Should any of these components fail, the weight of the door could create a dangerous condition. Some garage doors are installed with exposed springs. This type of hardware configuration should include safety features designed to prevent harm should the spring break.

## DOOR OPENER

Electric garage door openers have been known to trap people, especially children, under the door as it closes. For this reason, all garage door openers should be equipped with a safety device to reverse the direction of the door, if necessary. Non-reversing door openers should be replaced for safety. Safety reversing devices should be checked monthly.

# Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof: <b>Acceptable</b>		
2	Walls: <b>Acceptable</b>		
3	Eaves: <b>Acceptable</b>		
4	Electrical: <b>Acceptable</b>		
5	Gutters: <b>Acceptable</b>		


**INTERIOR**

6	Walls/ceiling/floor: <b>Acceptable</b>		
7	Firewall/firedoor: <b>Defective</b>	See comments below	<b>Safety Hazard</b>
8	Doors & windows: <b>Acceptable</b>		
9	Garage doors: <b>Acceptable</b>		
10	Door openers: <b>Acceptable</b>		
11	Electrical: <b>Acceptable</b>		
12	Heating & cooling: <b>Acceptable</b>		

**INFORMATION**

EXTERIOR		INTERIOR	
13	Location: <b>Attached garage - same as house</b>	17	Walls & ceilings: <b>Unfinished</b>
14	Roof covering: <b>Shingle</b>	18	Floors: <b>Concrete</b>
15	Roof age: <b>1-5 Appears at Mid-Life Condition</b>	19	Garage door: <b>Double Overhead</b>
16	Gutters: <b>Aluminum</b>		

**GARAGE & CARPORT COMMENTS**

20	1. Door from the garage to the kitchen is wood and not a thermal fire door. This can allow fumes from the garage to enter the house. SAFETY HAZARD. Recommend a reputable contractor. (see photo 1)		1
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**INSPECTION PHOTOS**

**Garage & Carport**

**#GC1**



**Improper fire door.**

# Attic

## INSPECTION FOCUS

Attic inspections are visual. Inspectors will access the attic if possible. Most attics are unfinished and outside the living space of the home.

## ACCESS

Inspectors will locate and access if the attic has adequate clearance and is unobstructed. Some attics are too narrow to enter or are not present due to cathedral ceilings.

## FRAMING

Attic framing creates space between the ceiling and the roof. It should be sturdy enough to carry the weight of the framing and roof as well as snow and ice in colder climates.

## SHEATHING

The sheathing separates framing from roof shingles. It should be kept dry and free of roof leaks and its condition should be reported.

## INSULATION

Attics are subject to extreme temperature changes due to direct exposure of the sun on the roof in summer and the lack of a heat source on winter days. Therefore, adequate attic insulation is necessary for energy efficiency.

## VENTILATION

Attics must be ventilated properly to eliminate cold weather moisture build-up and subsequent condensation. Additionally, ventilation is necessary to prevent excessive heat and subsequent overworking of the A/C system during warm weather.

## EXPOSED WIRING

Attic wiring, a part of the branch circuit wiring for the living space, should not be covered with insulation or have any splices or open junction boxes.

## PLUMBING VENTS / CHIMNEYS / FLUES

Plumbing vents, chimneys and flues should terminate above the roof line and be free of leaks around flashed areas.

# Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access: <b>Acceptable</b>		
2	Framing: <b>Acceptable</b>		
3	Sheathing: <b>Acceptable</b>		
4	Insulation: <b>Acceptable</b>		
5	Ventilation: <b>Defective</b>	<b>See comments below</b>	<b>Maintenance Item</b>
6	Exposed wiring: <b>Acceptable</b>		
7	Plumbing vents: <b>Acceptable</b>		
8	Chimney & flues: <b>Acceptable</b>		
9	Vapor Retarder: <b>Acceptable</b>		
10	Built-in Shelving: <b>Not Present</b>		

## INFORMATION

11	# of Attic areas: <u>1</u>	14	Framing: <u>Conventional</u>
12	Access locations: <u>Hallway</u>	15	Sheathing: <u>Plywood</u>
13	Access by: <u>Disappearing Stairway &amp; Hatch</u>	16	Insulation: <u>Fiberglass</u>

## ATTIC COMMENTS

- 17 1. Insulation in the attic is blocking off nearly all the outside air allowed in from the soffit vents, and there is no other avenue for air to enter the attic space. Recommend installing baffles to assist in allowing airflow to the attic. (see photo 1)



**INSPECTION PHOTOS**

**Attic**

**#AT1**



**Insulation covering soffit vent.**

# Foundation

## INSPECTION FOCUS

Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. The most common problem concerning foundations is water.

## ACCESS

Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

## FOUNDATION WALLS

Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.

## FLOOR FRAMING

Basements and crawl spaces normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.

## INSULATION

Insulation in basements and crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to rot.

## VENTILATION

Basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation. Vents should be closed during winter months in colder climates.

## SUMP PUMP / DRYNESS / DRAINAGE

Basement and crawl space areas prone to water problems should have a sump pump. Removing water reduces the amount of moisture and likelihood of insects in the home. Proper grading at the outside foundation, the use of sump pumps, and/or gravity drainage helps keep basements and crawl spaces dry.

## FLOOR / SLAB

The concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will report the presence of floor coverings (i.e. tile, carpeting), and will note signs of movement or cracks.

# Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type	<b>Basement</b>		
1 Access:	<b>Acceptable</b>		
2 Foundation walls:	<b>Acceptable</b>		
3 Floor framing:	<b>Defective</b>	<b>See comments below</b>	<b>Major Concern</b>
4 Insulation:	<b>Not Present</b>		
5 Ventilation:	<b>Acceptable</b>		
6 Sump pump:	<b>Acceptable</b>		
7 Dryness/drainage:	<b>Acceptable</b>		
8 Floor/Slab:	<b>Acceptable</b>		
9 Vapor Retarder:	<b>Not Present</b>		
10 Enter Value:	<b>Not Inspected</b>		

## INFORMATION

11 Foundation walls:	<b>Block</b>	14	Beams: <b>Laminated</b>
12 Floors:	<b>Concrete Floor</b>	15	Piers: <b>Steel Columns</b>
13 Joist/Truss Detail:	<b>Engineered Wood--Laminated Beams</b>	16	Sub Floor: <b>Boards</b>
		17	Insulation: <b>None</b>

## FOUNDATION COMMENTS

- 18 1. Built-up girder is listing and is causing the steel column's cap plate to bend. Recommend a reputable licensed structural engineer. (see photos 1)



## INSPECTION PHOTOS

Foundation

#F1



Listing girder.