

Dedicated Home Services LLC



This is an actual inspection report

Report Prepared For:

Client information has been removed

Report Prepared By:

Aaron Pfaff, Dedicated Home Services LLC

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GENERAL INFORMATION

Inspection Address	
Street:	
City:	
State:	
Zip:	
Client Information	
Name:	
Address:	
City:	
State:	
Zip:	
Home#:	
Cell#:	
Email:	
Release:	
Additional Email	
Delivery:	e-mail PDF and CD by mail
Inspection Details	
Inspection Date:	07-03-06
Start time:	12:30 pm
Finish time:	3:30 pm
Temperature:	80's
Weather Conditions:	Overcast
Report Delivered:	07-04-06
Fee Paid:	\$365 Paid in full with check #1455
Parties present:	Buyer's and sellers agent
Building Details	
Style:	Single family 2 story
Approximate Age:	38+ years
Bedrooms:	4
Bathrooms:	1.5
Basement:	Partial/ crawl, unfinished
Outbuildings:	Shed
Approximate Sq Ft:	2100 per realtor
Sale Price:	232,700
MLS#	
Occupied:	Yes
Entrance Faces:	West

PURPOSE AND SCOPE

1. This Sample Inspection report was an actual inspection. Every home is different and all homes have concerns and need for repair or maintenance.
2. Each report is written specifically for your home. I have a few boilerplate narratives for common defects, but seldom do they adequately describe the site specific concerns.
3. I regularly spend three or more hours at each inspection but I spend even more time compiling a comprehensive report. I can give references from past clients and copies of actual reports if desired (less personal information).
4. Other inspectors use carbon copy checklists and illegible notes in the margins.
5. I routinely find numerous problems on homes of all ages and styles. Some of the problems are obviously improper and others are more obscure.
6. A popular misconception is if the home is new it should not have any problems. I usually find several concerns with new homes that are not inspected by municipal code inspectors. These have to do with quality of construction and yes even code violations. I often find items not properly installed or unfinished but operational. I recently found a roof that lack underlayment and the builder had to tear off the shingles and re-shingle the roof.

GENERAL COMMENTS

1. In the general comments sections I often highlight some of the larger issues specific to the home.
2. This home has undergone some recent repairs or additions that would have required permits. I noted several code related defects that would have been flagged if the work was inspected. This usually indicates lack of permits and amateur workmanship. Please inquire about recent permits at the municipal building department. If permits were not obtained have the seller obtain proper permits and inspections. Failure to do this prior to purchase can result in personal liability for previous permit related fines and repair to close open permits.
3. Due to the homes age and construction methods of the times, there are many aspects of the home that are not up to today's standards in construction and safety. Please read the recommendations carefully and please call for further clarification if necessary. I can explain some options for repairs or upgrades but methods vary greatly so I recommend researching options and hiring qualified contractors to complete the work. Please acquire permits for repairs. This ensures the best safety practices and documents the work for future reference.

EXTERIOR

<i>Building Exterior</i>	
Siding Material:	Painted aluminum
Wall Trim:	Aluminum/ wood
<i>Windows and Doors</i>	
Window type:	Single pane with storm/screen
Material:	Aluminum/wood
Door Type:	panel
Material:	Wood
<i>Eaves, Soffits, and Fascias</i>	
Type:	Unvented
Material:	Aluminum
<i>Driveway and sidewalks</i>	
Driveway Material:	Asphalt and concrete
Sidewalk Material:	Concrete
Flatwork Material:	Na

Exterior Comments

1. The exterior Aluminum siding was fading. Some minor caulking is needed at joints and openings where siding meets trim.
2. The driveway had several cracks and pitting. Fill and maintain cracks to prevent water damage from freezing and expanding. The parking area has a small retaining wall and uses large pipes to help hold soil in place beneath the slab in place. The wall is not adequate and it appears the slab has settled. This will likely continue slowly over years unless a better retaining wall is constructed and water is sealed out of joints.
3. The shutters had some deterioration of paint and some wood damage.
4. The basement windows were rotting and poorly sealed. I recommend replacement of basement windows with new maintenance free type or glass block.
5. The windows in the home were all in similar condition. They had aluminum storm screen combos installed and the interior wood windows were single pane. These types of windows are not as efficient as modern windows and there is some need for maintenance currently. The windows need cleaning, caulk, re-glazing, and paint in various locations. The sill of the picture window was deteriorated and several layers of caulk exist indicating leakage and past repairs. Remove buildup of caulk and repair or maintain as needed.
6. The home has a series of solar panels on the south gable end. This system has several ducts installed to circulate warm air captured within the panels. Several problems exist with this installation making it susceptible to problems and its current conditions warrant several repairs. Typically I recommend evaluating the repair cost with the benefit. Since there are numerous glass panels that are broken and all the seals and panel sections are deteriorated I would consider removal of the system. There are ducts that have plywood boxes located in closets and the ceiling in the lower hall. The insulated ducts in the attic and the other ducts are in poor condition and may actually lose heat in winter when the sun is not able to raise the air temperature in the panels above interior temperature. There may also be similar

moisture concerns from panel seals. The removal of the panels would require re-siding the area and removal of ducts and sealing and insulating holes.



Cracks in concrete drive



Fading siding, chalking paint



Example of caulking needed



Large picture window sill, caulk and paint deteriorated.



Ungrounded outlet, needs GFCI protection



Example of shutter condition



Basement windows deteriorated



Wood rot evident in basement windows



Solar heating panels damaged near window



Several panes cracked

LANDSCAPE AND SITE DRAINAGE

<i>Slope and Drainage</i>	
Direction of Lot Slope:	Relatively flat around the home
Downspouts Drain:	Into drain pipes that exit onto grade away from the home
Swales/Ditches:	NA
Retaining walls:	NA

Landscape Comments

1. Landscaping and lot topography can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.
2. The sump drain discharge line connects to an underground pipe but the exit point was not verified.
3. There is raised flower bed in the yard that appears to have been added around mature trees. This suffocates the roots of the trees and they appear stressed and will likely need to be removed in the next few years.



Flower bed, trees stressed



Sump discharge line

ROOF SYSTEM

Roof Covering	
Roof Inspected:	Walked on surface
Roofing Materials:	Composite asphalt
Estimated life:	End of useful life
Flashing	
Flashing Type:	Galvanized, aluminum
Flashing Locations:	Drip edge, gable end
Chimneys	
Chimneys Type:	Masonry
Flue type:	Clay tile
Flashing:	Galvanized
Gutters and Downspouts	
Type:	Aluminum
Skylights	
Type:	NA
Location:	Na
Flashing:	Na
Other Penetrations	
Type:	Plumbing vent
Location:	Main gable
Roof Ventilation	
Type:	Power vent gable end vent
Location:	Main upper gable and garage
Attic	
Access Locations:	Hallway scuttle, garage
Observation:	Entered attic
Insulation Type:	Fiberglass
Insulation Measure:	+/- 6"
Approximate R-Value:	R19
Ventilation Type:	Power vent

Roof Comments

1. The roof had multiple layers of shingles and the roof is in need of replacement. The shingles are brittle, curled, granules missing, and rain tabs widening. Because there is multiple layers there will be additional cost in removing the old shingles. The roof will need better ventilation when re-roofing.
2. The attic had 2 power vents installed, one was located in garage. These fans blow outward and can move a sufficient amount of air, but they use electricity. The thermostat controls were not tested. The fans would also benefit from an adequate source of air. Since they blow outward they can create a low pressure area in the attic which can draw air from any openings in the home creating heat loss. The gable end vents were partially blocked.
3. The attic had minimal insulation. I recommend adding additional insulation to reach a desired level of R-40 or greater. Do not use faced insulation.
4. The chimneys were in need of minor tuck pointing. The chimney serving the fire place had a cap and the flue was not visible. Have the chimney cleaned and inspected by a chimney sweep prior to use. The other chimney was serving the water heater. The flue had some cracks and the masonry needs some repairs to minor cracks and deteriorated mortar. Have a cap installed to prevent rain from entering the chimney. Have the flashing replaced when re-roofing.





Deteriorated shingles



Remove wood strips



Deteriorated shingles



Deteriorated shingles



Deteriorated shingles



Gutters improper slope and granules



Chimney needs minor repairs and cap



Power vent hood



Attic vent fan in garage



Solar ducting in attic

STRUCTURAL SYSTEM

Foundation	
Type:	Concrete block
Floor Structure	
Floor framing:	2x10 16" O.C.
Sheathing:	Plywood
Wall Structure	
Wall framing:	2x4"
Sheathing:	Not visible
Columns and Supports	
Material:	Steel
Location:	Center support in basement

Comments:

1. The north wall had a large workbench and pegboard on the wall. Next to this I noted two horizontal cracks typical of a bowing wall condition. The pegboard and bench conceal the extent of the problem. The peg board will need to be removed to determine the significance of the cracks and accurate measurements of the wall should be made to see if bracing is necessary. This can be done by foundation repair specialist or structural engineer.
2. There were other minor settlement cracks located in the foundation. These appear to be insignificant cracks. The foundation for the fireplace had a few larger cracks and movement evidence noted that appear to be minor and not of structural significance.



Horizontal cracks in wall



Bowing visible in peg board area

BASEMENT AND CRAWLSPACE

Type:	Full/ unfinished crawlspace
Ventilation:	Na
Access:	Stairs from interior
Wall coverings:	Unfinished concrete block, some panel
Floor coverings:	Concrete
Drainage:	Yes floor drain near furnace

Basement Comments:

1. The area under the front porch had some water stains. These may have been from construction. The wood in this area and else ware in the basement is supposed to be pressure treated. The decay of this wood is typically very slow but if allowed to remain damp they can cause mold growth and rapid decay. There was a minor exposure of re-bar. The outlets and lighting should be damp location type. The ventilation appears to have originally been intended for a root-cellar type but has been altered to minimize air movement.
2. The crawl space floor was OSB plywood. The floor may have been gravel or dirt originally and the wood frame added. The construction was not visible but often is not done properly. The framing should have been pressure treated and a vapor barrier and insulation installed. This can be done in numerous ways but if done improperly it can cause wood decay and moisture entrapment under floor and other related problems. The lighting for this is hazardous because it can cause fire. The lighting will need to be changed to florescent covered fixtures suitable for storage location.



Vent and water stains on untreated wood

Exposed rebar



Untreated wood in contact with masonry



Flood light for crawlspace is fire hazard



Step settlement cracks under chimney, fireplace



Old crack repair

PLUMBING SYSTEM

<i>Drain, Waste, and Venting</i>	
Drain Material:	PVC, copper, cast-iron
Septic type:	Municipal
Cleanout:	Yes
<i>Water supply</i>	
Supply material:	Copper
Source:	Municipal
Main shut off:	Yes
Storage Tank:	No
<i>Fuel</i>	
Supply material:	Black pipe
Source:	Municipal
Main shut off:	Yes at meter
Storage:	No
<i>Hot Water Heater</i>	
Type:	Insulated Tank
Energy source:	Natural gas
Capacity:	40 Gallons
Venting:	Galvanized flue into chimney
Approx. Age:	Unknown
<i>Sump Pump</i>	
Type:	Open crock
Tested:	Yes

Plumbing Comments:

1. The utility sink in hall was added improperly. The drain is not vented and the slope and connection is improper. The joist were notched or drilled and this weakens them and they will need to be repaired. The supply uses rubber washer hoses and the piping was done poorly and subject to failure. The entire sink configuration will need to be repaired by a plumber.
2. The dishwasher was not properly connected to the sewer drain. The current configuration is improper and can allow sewer gasses to build up in dishwasher and could cause explosion. Have this repaired immediately.
3. Several pipes were in need of additional support. Add hangers to reduce chance of fatigue on joints and potential failure.



Hallway utility sink unvented



Improper dishwasher drain



Improper drain, poor connections



Washer and utility sink supply



Hoses supply utility sink



Improper drain and joist notching weakens joist



Unsupported pipe



Needs better support

ELECTRICAL SYSTEM

Service Entry	
Drop Type:	Overhead
Entry Conductor:	Copper
Voltage/Amperage:	220v 60 amp
Meter Location:	North side of home
Ground Conductor:	Copper
Ground Location:	rod not visible, water pipe
Main Disconnect	
Type:	Meter
Amperage Rating:	60 amp
Location:	North side of home
Main Panel	
Location:	Basement
Panel Style:	breaker
Amperage Rating:	100 amp
Voltage Rating:	220v
Distribution Wiring	
Wiring Type:	Shielded copper, conduit
Sub Panel	
Location:	NA
Amperage Rating:	Na
Smoke Alarm Detectors	
Smoke Alarms:	Yes
Carbon monoxide:	No
Ground fault circuit interrupters (GFCI)	
Required Location:	Kitchen, Bathrooms, Basement, Laundry, Garage, Exterior, moist areas
Found Locations:	Kitchen, bathrooms, exterior

Electrical system Comments

1. The home is supplied by a 60 amp service. The meter socket and service drop appear to be rated for 60 amp service. The main breaker panel is 100 amps. It is common to see the panel changed but the service drop not upgraded. Have an electrician evaluate the service and determine recommended service size by doing a load calculation for the homes demands. 60 amp service is not considered adequate for a modern household.
2. Testing a sample amount of outlets revealed an inconsistent voltage drop under load. When a 15-amp load was applied to the circuit the line voltage dropped 8-11.5% any voltage drops over 5% are considered out of acceptable range per manufactures standards. The most common causes for this are excessive length of the wire in the circuit or poor

connections. The connections most often responsible are push-in type receptacles. This wiring method (also called speed wiring) is acceptable by NEC code, but often results in poor connections. The solution to this is using the screw type terminals for a better connection. This condition needs to be further evaluated by a qualified electrician to determine the quality of connections.

3. The conduit to the whirlpool tub circuit is not supported or secured adequately. The circuit is rated for 20 amps but the panel label indicates it serves lighting also. Since the wiring appears amateur I suspect the wire size was not configured properly in lighting circuit. Have an electrician evaluate circuit.
4. The main panel had an aluminum circuit wire this could be one a single circuit or it could be present in other locations not visible. The problem with aluminum wiring is the connections corrode and can cause resistance and heat. Aluminum wiring has been the cause of numerous fires and needs to be evaluated by an electrician to determine its condition or replace as needed.
5. The AC circuit disconnects are in need of repair. The disconnects are redundant and they lack a continuous ground. The panel interior cover was broken. Have an electrician repair AC circuit as needed.
6. The ½ bath GFCI failed. The exterior GFCI on the deck was not operational, and the exterior outlet on the front of the home lacked a ground and GFCI.
7. The water pipes, gas pipes, and duct work lack proper electrical bonding to ground. This is done by using a wire to connect the metal components to a good ground whenever isolated by a non-conductive union. The water heater would be a place where the pipes should be bonded to ground. Ask an electrician to verify and install proper bonding.
8. I always recommend addition of carbon monoxide detectors be placed near furnace and other fossil fuel burning appliances and near living and sleeping areas. Carbon monoxide is a by product of combustion of fossil fuels. It is normally vented out of the structure via the chimney etc. but if the system fails it can cause severe illness or death to the occupant of the home.
9. I always recommend outlets located in moist areas be changed to GFCI type. They are required in Kitchen, Bathrooms, Basement, Laundry, Garage, Exterior, and moist areas. They are a relatively inexpensive safety feature meant to disconnect power with the slightest current drain in milliseconds. If they are already installed I recommend periodic testing as it is common that a small percentage of these devices fail with time.
10. Another similar safety upgrade would be the use of AFCI protected circuits. These are similar to GFCI outlets but protect against an arc from an electrical short that can cause fires. AFCI or Arc Fault Circuit Interrupters are now required in new construction in all bedrooms.



Service drop appears to be 60 amp



60 amp meter socket



GFCI outlet not operational



Ungrounded AC disconnect



Voltage drop 11.5% in living room



Dimmer feature not operational



Improperly wired lamp



Open junction and unsupported wires in attic



Improper wiring to attic fan thermostat



Cellar outlet, lighting, needs GFCI, damp location



Small wire acting as ground



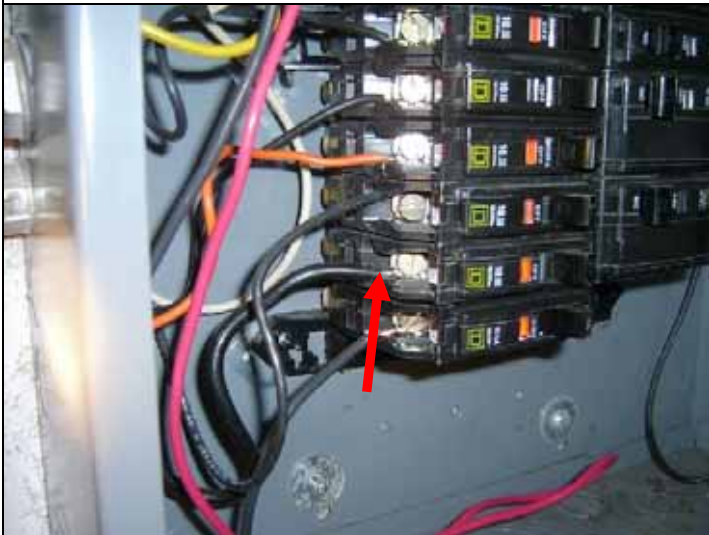
Knockouts missing



Loose outlet box



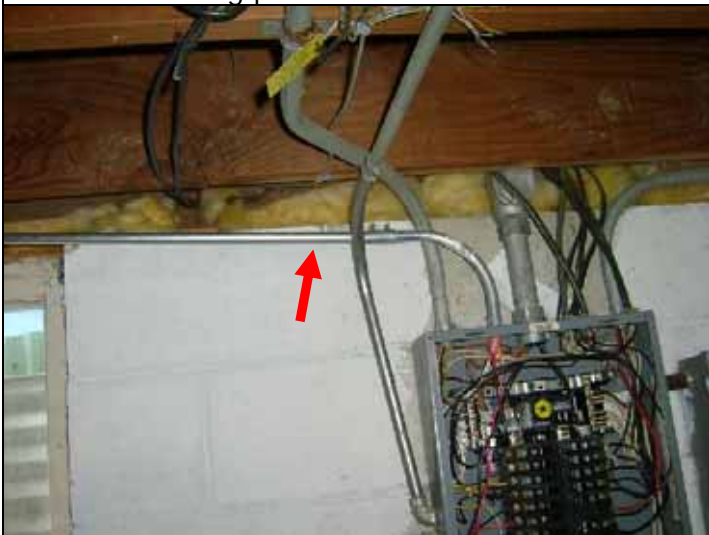
Ungrounded Disconnect



Aluminum wiring present



Poor connection, sloppy wiring



Poor conduit support, wire to whirlpool tub

HEATING SYSTEM

Heating Systems	
Type of Heating System:	Natural gas forced air
Heating System Location:	Basement
Venting:	Direct vent PVC
Ducting, Supply Air:	Galvanized metal
Ducting, Return Air:	Galvanized metal
Controls:	Thermostat
Fuel Source, Location:	Municipal
Fuel Piping:	Black pipe
Furnace	
Make:	Carrier
Model:	58SXA080-gg
BTU:	88,000
Serial:	3491A06008
Approximate age:	1991
Last Service Date:	2004
Filtration:	Pleated Filter

Heating system Comments

1. The furnace appears to be operating normally but this type of inspection is limited and I always recommend having the furnace tested by a HVAC technician prior to close of escrow. A technician can disassemble and test using specialized tools and methods to determine if the furnace is operating safely. The furnace should also be cleaned and serviced at this time and then serviced regularly. There was some gas odor briefly during startup phase that can indicate a minor leak from gas valve. The top of furnace had some water stains that could be from leaking condensate. The furnace was dirty inside the cabinet and should be serviced.

AIR CONDITIONING SYSTEMS

<i>System Description</i>	
Energy source:	Electric
Approximate age:	1991
Disconnect:	Adjacent to unit
Location:	East side of home
Controls:	Thermostat
Make:	Carrier
Model:	38TKB036300
Serial:	2891E28239

Air conditioning comments:

1. The air-conditioning operated as normal but I always recommend having the system fully inspected by a qualified HVAC technician prior to close of escrow. They can test refrigerant levels and inspect component only visible when disassembled using specialized tools and equipment. The equipment should also be cleaned and serviced at this time and then on a regular basis to keep it operating efficiently.
2. The electrical service has some concerns noted in electrical section.

INTERIOR LIVING SPACE

General interior comments

1. The home was furnished and often the furnishings and personal belongings inhibit the inspection.
2. Minor cosmetic flaws are not reported or inspected.
3. The home had some typical cracks noted in several locations; these appear to be insignificant and are typical of a home of this age. Some slight blisters in paint were noted in dining room and living room. These can be indicators of water leakage moisture problems or simple paint failure. The cause was not obvious but the areas were small and not of major concern.
4. The floors squeaked in several areas. No obvious cause for this was noted but there were several nails missing the floor joist noted in basement and additional blocking can be added or nail the sub floor when replacing carpets or other floor covering. The stairs also squeaked.
5. Whenever an open bulb light is located in a closet or storage area it is a hazard for fire and needs to be replaced with a covered florescent fixture to reduce chance of breakage and fire.
6. The hardwood floors had a few minor chips or blemishes but overall the floors will need a new finish to protect it from stains.





Solar air vent, possible moisture leakage



Drips on couch beneath vent



Deteriorated finish on wood floors



Open bulb in closet



Minor defects in floor



Typical fan, several rooms, wobbles and vibrates

<i>Kitchen</i>	
Wall covering:	Painted drywall, wood
Floor covering:	Linoleum
Ceiling covering:	Painted drywall
Countertops:	Laminate
Cabinetry:	Wood, plywood
Plumbing fixture:	Cast-iron
Heat source:	Noted
Ventilation:	Windows
Lighting:	General
GFCIs:	Yes
Smoke alarm:	In hall

Kitchen Comments:

1. The dimmer switch didn't operate.
2. the dishwasher drain was improper and will need to be repaired

<i>Bedrooms 1-4</i>	
Wall Coverings:	Painted drywall
Floor Coverings:	Wood
Ceiling Covering:	Painted drywall
Doors:	Wood hollow core
Windows:	Wood single pane double hung
Smoke Alarm:	In hall
Heat Source:	Noted

Bedrooms 1-4 Comments:

1. No additional concerns noted.

<i>Room Interior – living/dinning room</i>	
Wall Coverings:	Painted drywall
Floor Coverings:	Carpet
Ceiling Covering:	Painted drywall
Doors:	Wood hollow core
Windows:	Wood single pane double hung
Smoke Alarm:	No
Heat Source:	Noted

Comments:

1. It appears that the ductwork for solar heat leaks. The couch under had a water and rust stain. This may not be related but appears to be from duct above. Water vapors can condense in ductwork and drip. This could indicate a condition where the solar panels are creating a moisture concern as noted above.
2. There were some minor blisters and blemishes to the paint in these rooms. None were consistent enough to determine exact cause.
3. No additional concerns noted.

BATHROOMS AND LAUNDRY

Bathrooms

Number of Bathrooms: 1.5

Bathroom 1

Location:	2nd floor main
Ventilation:	Vent fan
Wall covering:	Painted drywall
Floor covering:	Tile
GFCIs:	Yes
Shower material:	Tile
Tub Material:	Fiberglass whirlpool
Sink and counter:	Wood cabinet laminate top, porcelain bowls
Heat source:	Noted

Bathroom 1 Comments:

1. The closet door lacked knob latch.
2. The hand held shower head diverter didn't function and had no holder.

Bathroom 2

Location:	1st floor half
Ventilation:	Vent fan
Wall covering:	Painted drywall
Floor covering:	Parquet wood
GFCI's:	Failed to trip
Shower material:	NA
Tub Material:	NA
Sink and counter:	Pedestal
Heat source:	Noted

Bathroom 1 Comments:

1. The floor was slightly damaged under toilet. The tank was sweating and is the likely cause but the toilet seal at base or other source of leak may have caused water damage. The tank is large and uses several gallons per flush. I recommend upgrading to a more efficient model with an insulated tank to prevent sweating.
2. The GFCI failed to trip when tested and will need to be replaced.



Water damage to floor



Failed to trip

Laundry Area

Location:	Basement
Ventilation:	Na
Wall covering:	Unfinished
Floor covering:	Concrete
GFCIs:	No
Sink and counter:	Double bowl cast tub
Heat source:	No

Laundry Comments:

1. No concerns.

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

Fireplace Type:	Full insert in masonry chimney
Location:	Living room
Fuel Type:	Wood
Air supply:	Interior air
Exhaust Venting:	Conventional chimney, not visible (see Roof/Chimney section)

Fireplace Comments

1. The fire place insert didn't have an outlet wired for blower motor. The fire brick base inside the firebox was deteriorated. Some creosote was visible. The flue and damper design prohibit visual inspection. Have the fireplace cleaned and inspected by a chimney sweep prior to use. Some disassembly is required to properly clean and inspect the fireplace.
2. The mantel and the brick surround had some signs of movement. Minor cracks were noted around edges and in basement crawlspace. These appear to be settlement cracks and not of concern. Some movement is normal between wood framing and masonry fireplace.



Cord for blower



Firebrick deteriorated

GARAGE

Structure type:	Attached 2 car
Electrical service:	Supplied by house
GFCIs:	No
Foundation:	Concrete slab
Siding:	Same as house
Windows:	Fixed
Lighting:	General
Roof:	Asphalt shingle
Drainage:	No
Interior walls:	Open framing
Interior ceiling:	Open frame
Floor:	Concrete
Insulation:	Not visible
Fire Wall:	Yes
Fire Door:	Yes
Service door:	yes
Overhead door:	Yes composite panel
Opener:	Yes with optical reverse

Condition Comments

1. The garage and adjacent attic area had some venting concerns similar to the attic of the main portion of the house. The vent fan was located in garage and doesn't adequately serve the attic area above the living room. The attic area should be vented separately and the screened area above needs to be blocked for fire wall separation requirements.

2. The storage area above garage was not properly framed and will need significant alteration to adequately support storage. The framing of the roof was done lightly when originally constructed and several rafters have splices or joints resting on a beam that is insufficient in size. Then the storage area was added which compounded the problem. The roof was visibly sagging several inches when observed from driveway. The weight of storage and roofing material, and inadequacies in framing over the years has made the roof sag. There are several repairs necessary. And the special considerations if storage space is desired. Consult a qualified contractor, and have the design reviewed by a structural engineer or architect.
3. All wires in garage should be in conduit when in reach. All outlets should be GFCI.
4. The garage door is heavy and didn't operate smoothly. The track was not aligned well. If a heavy garage door fails it can cause injury or damage to vehicles. Have the door tracks adjusted and all connections tightened.



Storage area, inadequate framing



Garage track misaligned



Door not aligned well needs adjustment



Splices above beam, roof rafters

SHEDS AND OUT BUILDINGS

Structure:	Tool shed
Location:	Corner of lot

Condition Comments

1. The shed was in poor condition; the roof was deteriorated and will need to be replaced. Since the shed has been altered many times it would need many repairs depending on its intended use.

PORCHES, DECKS, STAIRS, AND RAILINGS

Type:	Wood deck
Material:	Pressure treated and stained wood
Location:	Back of home

Condition Comments

1. The deck was very well built and the post appears to be bolted and quality materials used. The stain has faded and peeled and will need to be reapplied. The deck should be properly cleaned and any splinters or repairs made prior to refinishing. The decks height didn't allow for a complete inspection of the structure. The lighting was not visible for inspection.
2. The GFCI was not operational.