

Homespect Inspections
6083 Fairgrove St 269-207-7987
Kalamazoo, MI 49009



555 Anystreet
Anytown, MI

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Basement

1. **Basement Ceiling: Exposed framing, Suspended ceiling** - Most of the ceiling tiles were sagging, probably from excessive moisture from the apparent basement leakage. Indications of the basement leakage were visible on the carpeting.
2. **Basement Doors:** Some doors needed adjustment to latch and operate properly
3. **Basement Smoke Detector:** Battery operated - There was a battery operated smoke detector in the basement, but the original hard wired smoke detector is probably concealed under the suspended ceiling. An effort should be made to locate this smoke detector, as it was most likely hardwired and would be superior to a battery only smoke detector.
4. **Basement Indications of Past Leaks** Water appeared to have entered the basement in the past. The most likely source of this water would probably be through the basement window. The grade sloped directly toward the window well, which would tend to divert water into the window well. Once the water was in the window well, it could easily enter the basement. There may also be water entry from other locations concealed behind the finished walls.
When I pulled up some of the carpet to examine the wood tack strip, some of the most water damaged tack strip was below the basement window, indicating that as a likely source. I also observed an area of long the rear wall where the tack strip was damaged and rotted. The tack strip was black, indicating severe damage. The rusted metal nails on the tack strip also indicate past water damage. The drywall and wood base board has been recently painted, which could conceal indications of moisture entry behind the drywall or the wood.



Heating System

5. **Heating System Heating System Operation:** Maintenance on the furnace has been deferred. The furnace was very dirty and in need of servicing and further inspection by a licensed HVAC contractor. The dryer vented lint into the utility room. Lint covered everything in the utility room, including the furnace, furnace filter, and the interior of the furnace. I recommend that this further checking and evaluation be done PRIOR to closing. Cost estimate given is for further evaluation and minor service only. If problems are found, costs could increase.



6. **Heating System Blower Fan/Filter:** Filter was extremely dirty

Marginal Summary (Continued)

Bathroom

7. Half bath Bathroom Doors: Door needed adjustment
8. 2nd floor master Bathroom Floor: a few cracked floor tiles observed



9. 2nd floor master Bathroom Sink/Basin: One sink drain stopper needed repair / adjustment



Kitchen

10. Kitchen Counter Tops: A few cosmetic defects observed
11. Kitchen Floor: Vinyl floor covering - Cut vinyl flooring observed in a few areas

Living Space

12. Living Room, Dining Room, Dinette, 1st Floor Hall, 2nd Floor Hall Living Space Floor: I observed cosmetic defects to the dining room flooring which appear to have been caused by water.

Fireplace/Wood Stove

13. Living Room Fireplace Hearth: Some of the marble hearth tiles were chipped on the edges. These could be sharp, and a possible hazard.



Bedroom

14. Master Bedroom Doors: Doors needed adjustment (rubbed on carpeting)
15. Master Bedroom Electrical: 110 VAC - The ceiling fan wobbled excessively and the light attachment appeared to be loose. Looseness of the light should be further evaluated by a licensed electrician.
16. Front center Bedroom Doors: Closet doors needed adjustment

Exterior Surface and Components

17. Exterior Surface Type: Vinyl siding - The vinyl siding had a number of relatively small holes in it. Some of these were from accessories which had previously been mounted to the siding, while others maybe from hail, BB gun or some other cause.
18. Front porch soffit The sagging soffit observed on front porch was a cosmetic issue only, in my opinion, at the time of my inspection.

Exterior Surface and Components (Continued)

Front porch soffit (continued)



- 19. Patio Door: Vinyl sliding - The patio door lock needed adjustment.
- 20. Window Screens: The screens I observed were acceptable, but one screen was not installed.

Lots and Grounds

- 21. Walks: Concrete - Uneven concrete surface on front walk could cause tripping



- 22. Vegetation: Vines which touch house should be kept cut back. (vines bring up and hold moisture, which can damage building materials)

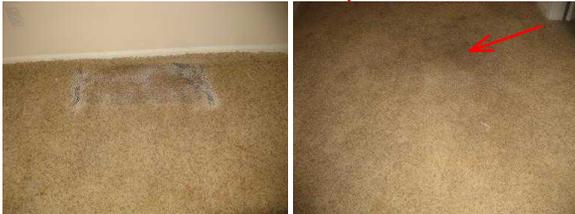


Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Basement

1. **Basement Floor: Carpet, Poured** - Water entry has damaged the carpeting and carpet tack strip. It appeared that the water may have stayed in the carpeting for an extended period, causing deterioration of the carpet, wood tack strip, and the damage to the ceiling tiles observed (ceiling tiles were sagging from excessive moisture). There was also damage to the carpeting from pets. The carpeting, carpet pad, and wood tack strip should be removed and replaced.



2. **Basement Windows: Vinyl slider** - One of the two glass panes making up the active panel of the basement sliding window was broken. The glass in the active sash needs replacement.



3. **Basement Electrical: 110 VAC, 110 VAC GFCI** -
 1. Improperly secured wiring was observed at the 3 electrical boxes visible in the front water meter area
 2. Improperly secured wiring was observed at 2 receptacles visible in furnace area.
 3. The GFCI receptacle below panel box did not trip when tested.Have repaired by a licensed electrician.



4. **Basement HVAC Source: HVAC register** - I did not observe any return air registers in the basement finished space. There was also only one supply register. The HVAC work done in the finished basement was incomplete and not professional, in my opinion. I recommend that they return air register be installed, and two additional supply registers be installed.

Defective Summary (Continued)

Air Conditioning

5. AC System A/C System Operation: Inoperative - The air conditioner was inoperative. The furnace blower operated when the thermostat was turned to cool, but the exterior unit fan did not operate. Considering the age of the unit, at 18 years, replacement is most likely needed.
6. AC System Exterior Unit: Pad mounted - The air conditioner pad was not level, causing the air conditioner to slope towards the house. The air conditioner was actually rubbing on the house siding. The support pad should be properly leveled.
7. AC System Refrigerant Lines: The insulation on the refrigerant line was torn and weathered, replace to minimize energy loss.



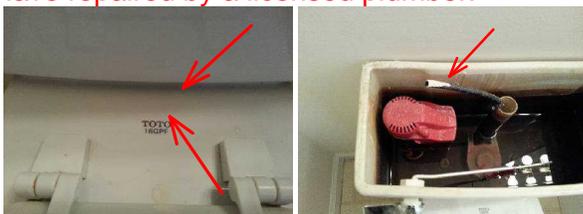
Plumbing

8. Cross connection Cross connection, where water softener drain hose entered plumbing piping. A cross connection can cause the household water supply to become contaminated. Have repaired by a licensed plumber. A plumber can install an air gap fitting to correct the problem.
9. Basement Water Heater Water Heater Operation: The water heater leaked onto the basement floor when I turned on the water valve above the water heater. The water heater will need to be replaced. The water heater appeared to be original to the house, and was heavily corroded. The gas valve to the water heater was turned off, & I did not light the water heater. I was not able to open the cover to light the pilot light, because it was rusted closed.



Bathroom

10. Half bath Bathroom Sink/Basin: Water stood in the sink for the entire time during my home inspection. I was not able to get the water out of the sink by using the drain pop-up. Have repaired by a licensed plumber.
11. Half bath Bathroom Toilets: 1. The toilet leaked at the joint between the bowl and the tank when flushed. 2. The toilet flush valve leaked through broken hose. I shut the water supply valve off to the toilet to prevent further leakage. Have repaired by a licensed plumber.



Defective Summary (Continued)

12. 2nd floor hall Bathroom Sink/Basin: **No sink drain stopper**



13. 2nd floor master Bathroom Spa Tub/Surround: **Whirlpool was filled and operated. I could not find any indication that the whirlpool tub was properly GFCI protected. Proper protection should be verified by a licensed electrician.**

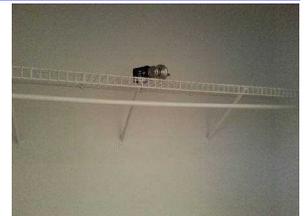


Kitchen

14. Kitchen Plumbing/Fixtures: **The kitchen sink drain was not connected. I did not run water into the kitchen sink or run the dishwasher because of this. Have repaired by a licensed plumber.**

Living Space

15. Living Room, Dining Room, Dinette, 1st Floor Hall, 2nd Floor Hall Living Space Closet: **Additional support brackets are needed for sagging closet rod in front entry closet.**



16. Living Room, Dining Room, Dinette, 1st Floor Hall, 2nd Floor Hall Living Space Windows: Vinyl double hung - **One of the rear living room windows and the front dining room window had broken spring balance mechanisms. These windows did not operate properly. Replacement parts may or may not be available (I do not know). Further investigation would be needed to see if it is most cost effective to repair the windows or replace them. Note that one window in the house has already been replaced (front center bedroom). The wide range I have given in my cost estimate reflects this uncertainty (parts may or may not be readily available).**
17. Living Room, Dining Room, Dinette, 1st Floor Hall, 2nd Floor Hall Living Space Smoke Detector: Battery operated, Hard wired - **The upper hall smoke detector did not operate, replace**

Bedroom

18. Master Bedroom Windows: Vinyl double hung - **The windows had broken spring balance mechanisms. Use particular care when opening the corner windows, as one of them fell hard when I unlocked it. This could be a hazard, as the window could break when falling, or fingers could be caught between the window sash. I do not know whether it would be more cost effective to repair the windows or to replace them. I also do not know whether replacement parts are available for the existing windows.**



Defective Summary (Continued)

Laundry Room/Area

19. 1st Floor Laundry Room/Area Dryer Vent: The dryer vent was disconnected in the basement utility area. This has allowed a large amount of lint and moisture to blow into the house.



Garage/Carport

20. Garage Ceiling: The ceiling has been water damaged. The water damage was probably from the bathroom above the garage. The water damaged ceiling tested wet with my moisture meter during my inspection. This indicates that the leakage in the bathroom is probably still active. The leakage will need to be repaired by a licensed plumber before the ceiling can be repaired. All water damaged building materials should be removed and replaced (for example, drywall and fiberglass insulation which may be in the ceiling). The cost estimate given is for repair of the ceiling only.



Exterior Surface and Components

21. Trim: Aluminum, Vinyl, Wood - 1. The sharp aluminum trim around the garage door could be a hazard to people with bare feet, sandals etc.
2. Rotted wood trim at rear garage service door, replace rotted wood trim



22. Soffits: Aluminum, Vinyl - One piece of loose aluminum soffit observed, on 2nd floor, above garage roof, properly reinstall existing soffit material.



23. Hose Bibs: I observed two hose faucets. The rear hose faucet dripped constantly, even when turned off. It had a cap installed on it to prevent dripping. I removed the cap to prevent possible further damage to the faucet from upcoming freezing weather. Have repaired by licensed plumber.

Defective Summary (Continued)

24. **Gas Meter:** I noticed the smell of gas every time I walked near the gas meter. The gas meter was being pulled downward by the settling concrete at the rear service door. The concrete should be carefully removed and then the gas meter and piping should be carefully checked for leaks. This needs correction as it is a hazard. If the concrete is to be re-installed, the pad should be smaller, and should not be poured around the gas piping.



25. **Exterior Sealing** Caulk needed, where air conditioning lines entered the house. Caulk needed, where electric service enters house, to exclude the elements.



26. **Exterior Vents** The round vent covers used on the lower rear walls were not well sealed and did not have screening installed. Better sealing vent covers should be installed in these locations, to keep out water and possibly pests. (replace 3 vent covers)



27. **Floor joist covering** The wood covering which was installed to cover the bottom of the rear floor joists (which were cantilevered over the basement wall) has fallen, below the Dinette bay. This needs correction, as the large openings created allow the entry of pests, and lots of unconditioned air. This is a difficult area to access. Correcting this will probably require removing some of the deck planks and some digging with a shovel.



Roof

28. **Flashing:** Plumbing vent pipe flashing rubber boot was cracked, and could leak at any time, replace.



Defective Summary (Continued)

29. Leader/Extension: **Missing downspout extension, needed to divert water away from building.**



Lots and Grounds

30. Grading: 1. The grade sloped toward window well. Raise the grade near air conditioner to cause water to run away from the house and the window well. Water getting into the water well is a possible source of water entry into the basement.
2.. The grade was low below the rear bay overhang (where the loose cover was, below the dinette area). Note that this area will be difficult to access. Some of the deck planks will need to be removed to get dirt below the rear bay.
Add soil to cause water to run AWAY from the house, instead of toward it.



31. Window Wells: **Remove excess soil from the window well (the surface of the soil or stone should be well BELOW the window, to help prevent water entry).**

Outbuilding

32. Back yard Outbuilding Exterior Surface: Wood - **The lower siding was either covered with landscape blocks, or soil. This has caused the lower siding to decay. The decayed wood appeared to have been recently painted over, but that cannot change the fact that the wood is decayed..**



33. Back yard Outbuilding Doors: **The wood doors were decayed at the bottom, and nails stuck out where boards have fallen off. The pointed nail heads could be a hazard.**



Cost Estimate Summary

Cost estimates provided are approximate ranges only. More accurate numbers can be obtained by consulting with qualified and licensed contractors in each of the areas of concern noted in these estimates.

Property Address: 555 Anystreet
Anytown, MI

Items Recommended for Repair

	<u>Low</u>	<u>High</u>
<u>Basement</u>		
Basement Floor:	\$ 1800	\$ 2400
Basement Windows:	\$ 105	\$ 145
Basement Electrical:	\$ 205	\$ 245
Basement HVAC Source:	\$ 450	\$ 550
<u>Heating System</u>		
Heating System Heating System Operation:	\$ 100	\$ 120
<u>Air Conditioning</u>		
AC System A/C System Operation:	\$ 1900	\$ 2400
AC System Refrigerant Lines:	\$ 135	\$ 165
<u>Plumbing</u>		
Cross connection	\$ 145	\$ 170
Basement Water Heater Water Heater Operation:	\$ 750	\$ 1050
<u>Bathroom</u>		
Half bath Bathroom Sink/Basin:	\$ 155	\$ 175
Half bath Bathroom Toilets:	\$ 280	\$ 400
2nd floor hall Bathroom Sink/Basin:	\$ 60	\$ 85
2nd floor master Bathroom Spa Tub/Surround:	\$ 145	\$ 165
<u>Kitchen</u>		
Kitchen Plumbing/Fixtures:	\$ 125	\$ 145
<u>Living Space</u>		
Living Room, Dining Room, Dinette, 1st Floor Hall, 2nd Floor Hall Living Space Closet:	\$ 15	\$ 20
Living Room, Dining Room, Dinette, 1st Floor Hall, 2nd Floor Hall Living Space Windows:	\$ 350	\$ 950
Living Room, Dining Room, Dinette, 1st Floor Hall, 2nd Floor Hall Living Space Smoke Detector:	\$ 75	\$ 100
<u>Bedroom</u>		
Master Bedroom Windows:	\$ 350	\$ 950
<u>Laundry Room/Area</u>		
1st Floor Laundry Room/Area Dryer Vent:	\$ 50	\$ 75
<u>Garage/Carport</u>		
Garage Ceiling:	\$ 350	\$ 450
<u>Exterior Surface and Components</u>		
Trim:	\$ 90	\$ 120
Soffits:	\$ 75	\$ 100
Hose Bibs:	\$ 135	\$ 165
Gas Meter:	\$ 440	\$ 540
Exterior Sealing	\$ 25	\$ 35
Exterior Vents	\$ 140	\$ 170
Floor joist covering	\$ 400	\$ 500

Cost Estimate Summary (Continued)

Roof

Flashing:

\$ 145

\$ 185

Leader/Extension:

\$ 15

\$ 20

Lots and Grounds

Grading:

\$ 250

\$ 350

Repair Total

\$ 9260

\$ 12945

Replacement Total

Cost Estimate Total

\$ 9260

\$ 12945

Table of Contents

Definitions	13
General Information	13
Structure	14
Basement	14
Heating System	16
Air Conditioning	16
Plumbing	17
Electrical	18
Bathroom	18
Kitchen	20
Living Space	21
Fireplace/Wood Stove	22
Bedroom	22
Attic	23
Laundry Room/Area	24
Garage/Carport	24
Exterior Surface and Components	25
Roof	27
Lots and Grounds	28
Outbuilding	28

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 555 Anystreet
City Anytown State MI Zip

Client Information

Inspection Company

Inspector Name Jim Willis
Company Name Homespect Inspections
Address 6083 Fairgrove St 269-207-7987
City Kalamazoo State MI Zip 49009
Phone 269-207-7987 Fax
E-Mail Jim@ homespectinspections.com

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Vacant
Inspection Date 11/20/2015
Start Time 1pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 60
Building Type Single family Garage Attached
Water Source City How Verified Visual Inspection

Structure

The basement was partially finished. Floor joists, foundation wall, support beams, and sub flooring were visible only in unfinished areas.

- | | |
|---------------|--|
| 1. Acceptable | Structure Type: Wood frame |
| 2. Acceptable | Foundation: Poured - Where observed |
| 3. Acceptable | Beams: Steel I-Beam - Where observed |
| 4. Acceptable | Joists/Trusses: Wood I beam - Where observed |
| 5. Acceptable | Piers/Posts: Steel posts - Where observed |
| 6. Acceptable | Subfloor: Oriented Strand Board - Where observed |

Basement

The basement finish work did not look professionally done, in my opinion. The basement finish work was probably done without permits and Inspections. I base this opinion on the following:

Unprofessionally installed wiring, unprofessionally installed HVAC ductwork and no inspection stickers. There was also no lighting installed in the utility areas. These are requirements which would probably not escape the permit and inspection process if it were followed. The size of the landing on the basement stairs did not meet modern standards.

The basement walls which were finished with drywall and the wood baseboard in those areas appeared to have been recently re-painted. This may have covered stains or other marks which may have existed on the finished basement wall surfaces before the re-painting.

Basement

- | | |
|---------------|--|
| 1. Marginal | Ceiling: Exposed framing, Suspended ceiling - Most of the ceiling tiles were sagging, probably from excessive moisture from the apparent basement leakage. Indications of the basement leakage were visible on the carpeting. |
| 2. Acceptable | Walls: Exposed framing, Concrete, Drywall - Where observed |
| 3. Defective | Floor: Carpet, Poured - Water entry has damaged the carpeting and carpet tack strip. It appeared that the water may have stayed in the carpeting for an extended period, causing deterioration of the carpet, wood tack strip, and the damage to the ceiling tiles observed (ceiling tiles were sagging from excessive moisture). There was also damage to the carpeting from pets. The carpeting, carpet pad, and wood tack strip should be removed and replaced. |



- | | |
|--------------|---|
| 4. Marginal | Doors: Some doors needed adjustment to latch and operate properly |
| 5. Defective | Windows: Vinyl slider - One of the two glass panes making up the active panel of the basement sliding window was broken. The glass in the active sash needs replacement. |



- | | |
|--------------|--|
| 6. Defective | Electrical: 110 VAC, 110 VAC GFCI - 1. Improperly secured wiring was observed at the 3 electrical boxes visible in the front water meter area
2. Improperly secured wiring was observed at 2 receptacles visible in furnace area.
3. The GFCI receptacle below panel box did not trip when tested.
Have repaired by a licensed electrician. |
|--------------|--|

Basement (Continued)

Electrical: (continued)



7. Marginal

Smoke Detector: Battery operated - There was a battery operated smoke detector in the basement, but the original hard wired smoke detector is probably concealed under the suspended ceiling. An effort should be made to locate this smoke detector, as it was most likely hardwired and would be superior to a battery only smoke detector.

8. Defective

HVAC Source: HVAC register - I did not observe any return air registers in the basement finished space. There was also only one supply register. The HVAC work done in the finished basement was incomplete and not professional, in my opinion. I recommend that they return air register be installed, and two additional supply registers be installed.

9. Not Present

Moisture Location: The basement was not wet during my inspection, but there were indications of past water entry.

10. Marginal

Indications of Past Leaks Water appeared to have entered the basement in the past. The most likely source of this water would probably be through the basement window. The grade sloped directly toward the window well, which would tend to divert water into the window well. Once the water was in the window well, it could easily enter the basement. There may also be water entry from other locations concealed behind the finished walls. When I pulled up some of the carpet to examine the wood tack strip, some of the most water damaged tack strip was below the basement window, indicating that as a likely source. I also observed an area of long the rear wall where the tack strip was damaged and rotted. The tack strip was black, indicating severe damage. The rusted metal nails on the tack strip also indicate past water damage. The drywall and wood base board has been recently painted, which could conceal indications of moisture entry behind the drywall or the wood.



11. Acceptable

Basement Stairs/Railings:

Heating System

The gas valve to the furnace was off when I began my inspection. I turned the gas valve on to operate the furnace.

Heating System

1. Marginal Heating System Operation: Maintenance on the furnace has been deferred. The furnace was very dirty and in need of servicing and further inspection by a licensed HVAC contractor. The dryer vented lint into the utility room. Lint covered everything in the utility room, including the furnace, furnace filter, and the interior of the furnace. I recommend that this further checking and evaluation be done PRIOR to closing. Cost estimate given is for further evaluation and minor service only. If problems are found, costs could increase.



2. Type: Forced air Capacity: 88,000 BTUH
3. Area Served: Whole building Approximate Age: Approx 18 yrs
4. Fuel Type: Natural gas
5. Not Inspected Heat Exchanger: Heat exchanger was not inspected, as it requires dis-assembly, which is beyond the scope of this inspection.
6. Unable to Inspect: 100%
7. Marginal Blower Fan/Filter: Filter was extremely dirty
8. Acceptable Distribution: Metal duct - where observed
9. Acceptable Flue Pipe: Double wall
10. Acceptable Thermostats:
11. Suspected Asbestos: No

Air Conditioning

AC System

1. Defective A/C System Operation: Inoperative - The air conditioner was inoperative. The furnace blower operated when the thermostat was turned to cool, but the exterior unit fan did not operate. Considering the age of the unit, at 18 years, replacement is most likely needed.
2. Acceptable Condensate Removal: Electric pump
3. Defective Exterior Unit: Pad mounted - The air conditioner pad was not level, causing the air conditioner to slope towards the house. The air conditioner was actually rubbing on the house siding. The support pad should be properly leveled.
4. Area Served: Whole building Approximate Age: Approx 18 yrs
5. Fuel Type: 220 VAC Temperature Differential:
6. Type: Central A/C Capacity:
7. Defective Refrigerant Lines: The insulation on the refrigerant line was torn and weathered, replace to minimize energy loss.



8. Acceptable Electrical Disconnect:
9. Acceptable Blower Fan/Filters:

Air Conditioning (Continued)

10. Acceptable Thermostats:

Plumbing

The water heater shut off valve was turned to OFF when I began my inspection.

The gas valve to the water heater was also turned to off. I turned it on to attempt to light the water heater. I was not successful in lighting the water heater, because I could not pry the door to the burner area open even with a large screwdriver. It was rusted closed. More tools would be required.

The water heater water supply valve was turned off above the water heater. This prevented the water heater from leaking onto the floor. When I turned on this valve the water heater leaked. I turned the valve off after I completed my inspection.

- 1. Acceptable Service Line: Copper - Where observed
- 2. Acceptable Main Water Shutoff: Basement, Front of house



- 3. Acceptable Water Lines: Copper - Where observed
- 4. Acceptable Drain Pipes: PVC - Where observed
- 5. Defective Cross connection **Cross connection, where water softener drain hose entered plumbing piping. A cross connection can cause the household water supply to become contaminated. Have repaired by a licensed plumber. A plumber can install an air gap fitting to correct the problem.**



- 6. Acceptable Service Caps: Where observed
- 7. Acceptable Gas Service Lines: Where observed

Basement Water Heater

- 8. Defective Water Heater Operation: **The water heater leaked onto the basement floor when I turned on the water valve above the water heater. The water heater will need to be replaced. The water heater appeared to be original to the house, and was heavily corroded. The gas valve to the water heater was turned off, & I did not light the water heater. I was not able to open the cover to light the pilot light, because it was rusted closed.**



- 9. Manufacturer: Bradford-White
- 10. Type: Natural gas Capacity: 50 Gal.
- 11. Approximate Age: Approx 18 yrs Area Served: Whole building
- 12. Acceptable Flue Pipe:
- 13. Acceptable TPRV and Drain Tube:

Electrical

The circuit breakers labeled AC, range, and dryer were switched off when I began my inspection. I turned them on to check function, and then turned them off.

1. Service Size Amps: 150 Volts: 110-240 VAC
2. Acceptable Service:
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable Conductor Type: Romex
5. Acceptable Ground: Plumbing and rod in ground

Basement Electric Panel

6. Maximum Capacity: 150 Amps
7. Acceptable Main Breaker Size: 150 Amps
8. Acceptable Breakers:



9. Acceptable Electric Panel Box

Bathroom

There appeared to be a leak or leaks from the master bathroom area, which showed up on the garage ceiling. Further evaluation is needed by a licensed plumber to determine the source of the leak or leaks.

The water should be flushed through the pipes before use (note that the water in the bathtub shown was coffee colored, from water heater rust). This is a good rule to follow, in any house which has been vacant for a while.

Half bath Bathroom

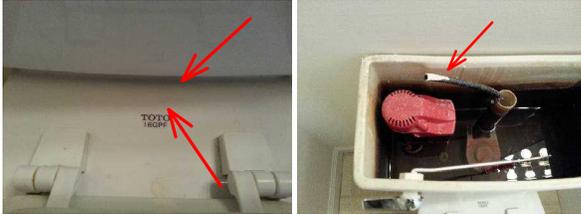
1. Acceptable Ceiling: Where observed
2. Acceptable Walls: Where observed
3. Acceptable Floor: Where observed
4. Marginal Doors: **Door needed adjustment**
5. Acceptable Electrical: 110 VAC GFCI
6. Acceptable Counter/Cabinet:
7. Defective Sink/Basin: **Water stood in the sink for the entire time during my home inspection. I was not able to get the water out of the sink by using the drain pop-up. Have repaired by a licensed plumber.**



8. Acceptable Faucets/Traps:
9. Defective Toilets: **1. The toilet leaked at the joint between the bowl and the tank when flushed.
2. The toilet flush valve leaked through broken hose.
I shut the water supply valve off to the toilet to prevent further leakage.
Have repaired by a licensed plumber.**

Bathroom (Continued)

Toilets: (continued)



10. Acceptable Ventilation: Electric ventilation fan
2nd floor hall Bathroom

- 11. Acceptable Ceiling: Where observed
- 12. Acceptable Walls: Where observed
- 13. Acceptable Floor: Where observed
- 14. Acceptable Doors:
- 15. Acceptable Electrical: 110 VAC GFCI
- 16. Acceptable Counter/Cabinet:
- 17. Defective Sink/Basin: **No sink drain stopper**



- 18. Acceptable Faucets/Traps:
 - 19. Acceptable Tub/Surround:
 - 20. Acceptable Toilets:
 - 21. Acceptable HVAC Source: HVAC register
 - 22. Acceptable Ventilation: Electric ventilation fan
-

- 2nd floor master Bathroom
- 23. Acceptable Ceiling: Where observed
- 24. Acceptable Walls: Where observed
- 25. Marginal Floor: **a few cracked floor tiles observed**



- 26. Acceptable Doors:
- 27. Acceptable Electrical: 110 VAC GFCI
- 28. Acceptable Counter/Cabinet:
- 29. Marginal Sink/Basin: **One sink drain stopper needed repair / adjustment**



- 30. Acceptable Faucets/Traps:

Bathroom (Continued)

31. Acceptable Shower/Surround:
32. Defective Spa Tub/Surround: Whirlpool was filled and operated. I could not find any indication that the whirlpool tub was properly GFCI protected. Proper protection should be verified by a licensed electrician.



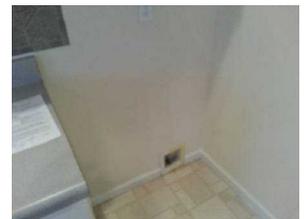
33. Acceptable Toilets:
34. Acceptable HVAC Source: HVAC register
35. Acceptable Ventilation: Electric ventilation fan

Kitchen

I did not operate the dishwasher, because the sink drain was disconnected and I may have had a flood.

Kitchen

1. Not Present Cooking Appliances:
2. Not Present Ventilator:
3. Acceptable Disposal: Operated
4. Not Inspected Dishwasher: Maytag - Not operated
5. Not Present Refrigerator:
6. Not Present Microwave:



Kitchen (Continued)

7. Not Inspected Sink: I did not run water into the sink, because the sink drain was not connected



8. Acceptable Electrical: 110 VAC GFCI, 110 VAC - Where observed
9. Defective Plumbing/Fixtures: **The kitchen sink drain was not connected. I did not run water into the kitchen sink or run the dishwasher because of this. Have repaired by a licensed plumber.**
10. Marginal Counter Tops: **A few cosmetic defects observed**
11. Acceptable Cabinets: Where observed
12. Acceptable Ceiling: Where observed
13. Acceptable Walls: Where observed
14. Marginal Floor: Vinyl floor covering - **Cut vinyl flooring observed in a few areas**
15. Acceptable Windows: Vinyl casement

Living Space

Living Room, Dining Room, Dinette, 1st Floor Hall, 2nd Floor Hall Living Space

1. Defective Closet: **Additional support brackets are needed for sagging closet rod in front entry closet.**
2. Acceptable Ceiling: Where observed
3. Acceptable Walls: Where observed
4. Marginal Floor: **I observed cosmetic defects to the dining room flooring which appear to have been caused by water.**
5. Acceptable Doors:
6. Defective Windows: Vinyl double hung - **One of the rear living room windows and the front dining room window had broken spring balance mechanisms. These windows did not operate properly. Replacement parts may or may not be available (I do not know). Further investigation would be needed to see if it is most cost effective to repair the windows or replace them. Note that one window in the house has already been replaced (front center bedroom). The wide range I have given in my cost estimate reflects this uncertainty (parts may or may not be readily available).**
7. Acceptable Electrical: 110 VAC - Where observed
8. Acceptable HVAC Source: HVAC register
9. Defective Smoke Detector: Battery operated, Hard wired - **The upper hall smoke detector did not operate, replace**
10. Acceptable Stairs/railings



Fireplace/Wood Stove

Living Room Fireplace

1. Acceptable Fireplace Construction: Prefab - Fireplace operated from wall switch.



2. Type: Gas log

3. Not Inspected Flue: Metal - Partially inspected, not all visible.

4. Acceptable Damper: Operated

5. Marginal Hearth: **Some of the marble hearth tiles were chipped on the edges. These could be sharp, and a possible hazard.**



6. Acceptable Gas Log I lighted the gas log



Bedroom

Master Bedroom

1. Acceptable Closet:

2. Acceptable Ceiling: Where observed

3. Acceptable Walls: Where observed

4. Acceptable Floor: Where observed

5. Marginal Doors: **Doors needed adjustment (rubbed on carpeting)**

6. Defective Windows: Vinyl double hung - **The windows had broken spring balance mechanisms. Use particular care when opening the corner windows, as one of them fell hard when I unlocked it. This could be a hazard, as the window could break when falling, or fingers could be caught between the window sash.**

I do not know whether it would be more cost effective to repair the windows or to replace them. I also do not know whether replacement parts are available for the existing windows.



7. Marginal Electrical: 110 VAC - **The ceiling fan wobbled excessively and the light attachment appeared to be loose. Looseness of the light should be further evaluated by a licensed electrician.**

8. Acceptable HVAC Source: HVAC register

9. Acceptable Smoke Detector: Hard wired with battery back up - Operated from test button

Bedroom (Continued)

Front center Bedroom

- 10. Acceptable Closet:
- 11. Acceptable Ceiling: Where observed
- 12. Acceptable Walls: Where observed
- 13. Acceptable Floor: Where observed
- 14. Marginal Doors: Closet doors needed adjustment
- 15. Acceptable Windows: Vinyl double hung, Fixed
- 16. Acceptable Electrical: 110 VAC - Where observed
- 17. Acceptable HVAC Source: HVAC register
- 18. Acceptable Smoke Detector: Hard wired with battery back up and light - Operated from test button

Rear corner Bedroom

- 19. Acceptable Closet:
- 20. Acceptable Ceiling: Where observed
- 21. Acceptable Walls: Where observed
- 22. Acceptable Floor: Where observed
- 23. Acceptable Doors:
- 24. Acceptable Windows: Vinyl double hung
- 25. Acceptable Electrical: 110 VAC - Where observed
- 26. Acceptable HVAC Source: HVAC register
- 27. Acceptable Smoke Detector: Hard wired with battery back up - Operated from test button

Rear center Bedroom

- 28. Acceptable Closet:
- 29. Acceptable Ceiling: Where observed
- 30. Acceptable Walls: Where observed
- 31. Acceptable Floor: Where observed
- 32. Acceptable Doors:
- 33. Acceptable Windows: Vinyl double hung
- 34. Acceptable Electrical: 110 VAC - Where observed
- 35. Acceptable HVAC Source: HVAC register
- 36. Acceptable Smoke Detector: Hard wired - Operated from test button

Attic

I could not get the attic access cover open. I pushed upward with a lot of force and was not able to raise the cover enough to see into the attic. In my opinion, there may be wiring or plumbing installed above the attic access, because it should have been possible to open it easily, by pushing it upward.

My inability to open the attic access cover prevented me from inspecting the attic. I was not able to determine how much insulation was present, although I did observe cellulose insulation at the edge of the attic opening. The only way to get this cover off would be to cut it up into smaller pieces, in my opinion. As a home inspector I am not allowed to do that.

I looked for, and did not locate an alternate way to get to view the attic.

2nd floor Attic

- 1. Method of Inspection: not inspected



- 2. Not Inspected Unable to Inspect: 100%

Attic (Continued)

3. Not Inspected Roof Framing: Not visible
4. Not Inspected Sheathing: Not visible
5. Acceptable Ventilation: Ridge and soffit vents
6. Not Inspected Insulation: Not visible
7. Not Inspected Insulation Depth: Not visible
8. Not Inspected Wiring/Lighting: Not visible
9. Not Inspected Moisture Penetration: Not visible

Laundry Room/Area

No washer or dryer installed

1st Floor Laundry Room/Area

1. Acceptable Ceiling: Where observed
 2. Acceptable Walls: Where observed
 3. Acceptable Floor: Where observed
 4. Acceptable Doors:
 5. Acceptable Electrical: 110 VAC - Where observed
 6. Acceptable HVAC Source: HVAC register
 7. Acceptable Washer Hose Bib: I was not able to check for hot and cold water flow, but there was water pressure at each valve.
 8. Acceptable Washer and Dryer Electrical: 110-240 VAC
 9. Defective Dryer Vent: **The dryer vent was disconnected in the basement utility area. This has allowed a large amount of lint and moisture to blow into the house.**
- 
10. Not Present Dryer Gas Line: None observed
 11. Acceptable Washer Drain: Observed, but not tested

Garage/Carport

Garage

1. Type of Structure: Attached Car Spaces: 2
2. Acceptable Garage Doors:
3. Acceptable Door Operation:
4. Acceptable Door Opener:
5. Acceptable Service Doors: Metal
6. Defective Ceiling: **The ceiling has been water damaged. The water damage was probably from the bathroom above the garage. The water damaged ceiling tested wet with my moisture meter during my inspection. This indicates that the leakage in the bathroom is probably still active. The leakage will need to be repaired by a licensed plumber before the ceiling can be repaired. All water damaged building materials should be removed and replaced (for example, drywall and fiberglass insulation which may be in the ceiling). The cost estimate given is for repair of the ceiling only.**

Garage/Carport (Continued)

Ceiling: (continued)



- 7. Acceptable Walls: Where observed
- 8. Acceptable Floor/Foundation: Poured concrete - Where observed
- 9. Acceptable Electrical: 110 VAC GFCI

Exterior Surface and Components

Exterior Surface

- 1. Marginal Type: Vinyl siding - The vinyl siding had a number of relatively small holes in it. Some of these were from accessories which had previously been mounted to the siding, while others maybe from hail, BB gun or some other cause.
- 2. Defective Trim: Aluminum, Vinyl, Wood -
 - 1. The sharp aluminum trim around the garage door could be a hazard to people with bare feet, sandals etc.
 - 2. Rotted wood trim at rear garage service door, replace rotted wood trim



- 3. Acceptable Fascia: Aluminum
- 4. Defective Soffits: Aluminum, Vinyl - One piece of loose aluminum soffit observed, on 2nd floor, above garage roof, properly reinstall existing soffit material.



- 5. Marginal Front porch soffit The sagging soffit observed on front porch was a cosmetic issue only, in my opinion, at the time of my inspection.



- 6. Acceptable Door Bell: Operated
- 7. Acceptable Entry Doors: Metal
- 8. Marginal Patio Door: Vinyl sliding - The patio door lock needed adjustment.
- 9. Marginal Window Screens: The screens I observed were acceptable, but one screen was not installed.
- 10. Acceptable Exterior Lighting:

Exterior Surface and Components (Continued)

11. Acceptable
12. Defective

Exterior Electric Outlets: 110 VAC GFCI
Hose Bibs: I observed two hose faucets. The rear hose faucet dripped constantly, even when turned off. It had a cap installed on it to prevent dripping. I removed the cap to prevent possible further damage to the faucet from upcoming freezing weather. Have repaired by licensed plumber.



13. Defective

Gas Meter: I noticed the smell of gas every time I walked near the gas meter. The gas meter was being pulled downward by the settling concrete at the rear service door. The concrete should be carefully removed and then the gas meter and piping should be carefully checked for leaks. This needs correction as it is a hazard. If the concrete is to be re-installed, the pad should be smaller, and should not be poured around the gas piping.



14. Defective

Exterior Sealing Caulk needed, where air conditioning lines entered the house. Caulk needed, where electric service enters house, to exclude the elements.



15. Defective

Exterior Vents The round vent covers used on the lower rear walls were not well sealed and did not have screening installed. Better sealing vent covers should be installed in these locations, to keep out water and possibly pests. (replace 3 vent covers)



16. Defective

Floor joist covering The wood covering which was installed to cover the bottom of the rear floor joists (which were cantilevered over the basement wall) has fallen, below the Dinette bay. This needs correction, as the large openings created allow the entry of pests, and lots of unconditioned air. This is a difficult area to access. Correcting this will probably require removing some of the deck planks and some digging with a shovel.

Exterior Surface and Components (Continued)

Floor joist covering (continued)



Roof

Age of roof given is an estimate only. The average lifetime of roof shingles of the type installed on this house is approximately 18 to 20 years. The roof shingles on this house had a few years of life remaining, in my opinion.

Roof Surface

1. Method of Inspection: Walked on lower roof, binoculars, upper windows
2. Acceptable Material: Asphalt Composition Shingles
3. Type: Gable, Hip
4. Approximate Age: Approx 18 yrs
5. Defective Flashing: **Plumbing vent pipe flashing rubber boot was cracked, and could leak at any time, replace.**
6. Acceptable Valleys: where observed
7. Acceptable Plumbing Vents: PVC
8. Acceptable Gutters:
9. Acceptable Downspouts:
10. Defective Leader/Extension: **Missing downspout extension, needed to divert water away from building.**



Chimney

11. Acceptable Chimney: Framed, Metal pipe
12. Acceptable Flue/Flue Cap: Metal
13. Acceptable Chimney Flashing: Where observed

Lots and Grounds

- 1. Acceptable Driveway: Concrete
- 2. Marginal Walks: Concrete - Uneven concrete surface on front walk could cause tripping



- 3. Acceptable Steps/Stoops: Concrete, Wood
- 4. Acceptable Deck:
- 5. Defective Grading: 1. The grade sloped toward window well. Raise the grade near air conditioner to cause water to run away from the house and the window well. Water getting into the water well is a possible source of water entry into the basement.
2.. The grade was low below the rear bay overhang (where the loose cover was, below the dinette area). Note that this area will be difficult to access. Some of the deck planks will need to be removed to get dirt below the rear bay.
Add soil to cause water to run AWAY from the house, instead of toward it.



- 6. Marginal Vegetation: Vines which touch house should be kept cut back. (vines bring up and hold moisture, which can damage building materials)



- 7. Defective Window Wells: Remove excess soil from the window well (the surface of the soil or stone should be well BELOW the window, to help prevent water entry).

Outbuilding

The shed was locked. I did not enter or inspect the shed interior.

Back yard Outbuilding

- 1. Defective Exterior Surface: Wood - The lower siding was either covered with landscape blocks, or soil. This has caused the lower siding to decay. The decayed wood appeared to have been recently painted over, but that cannot change the fact that the wood is decayed..



Outbuilding (Continued)

Exterior Surface: (continued)



2. Not Inspected Unable to Inspect 100% of interior - Doors locked



3. Acceptable Roof: Asphalt shingle

4. Not Inspected Roof Structure: Not visible

5. Not Inspected Floor: Not visible

6. Defective Doors: **The wood doors were decayed at the bottom, and nails stuck out where boards have fallen off. The pointed nail heads could be a hazard.**

