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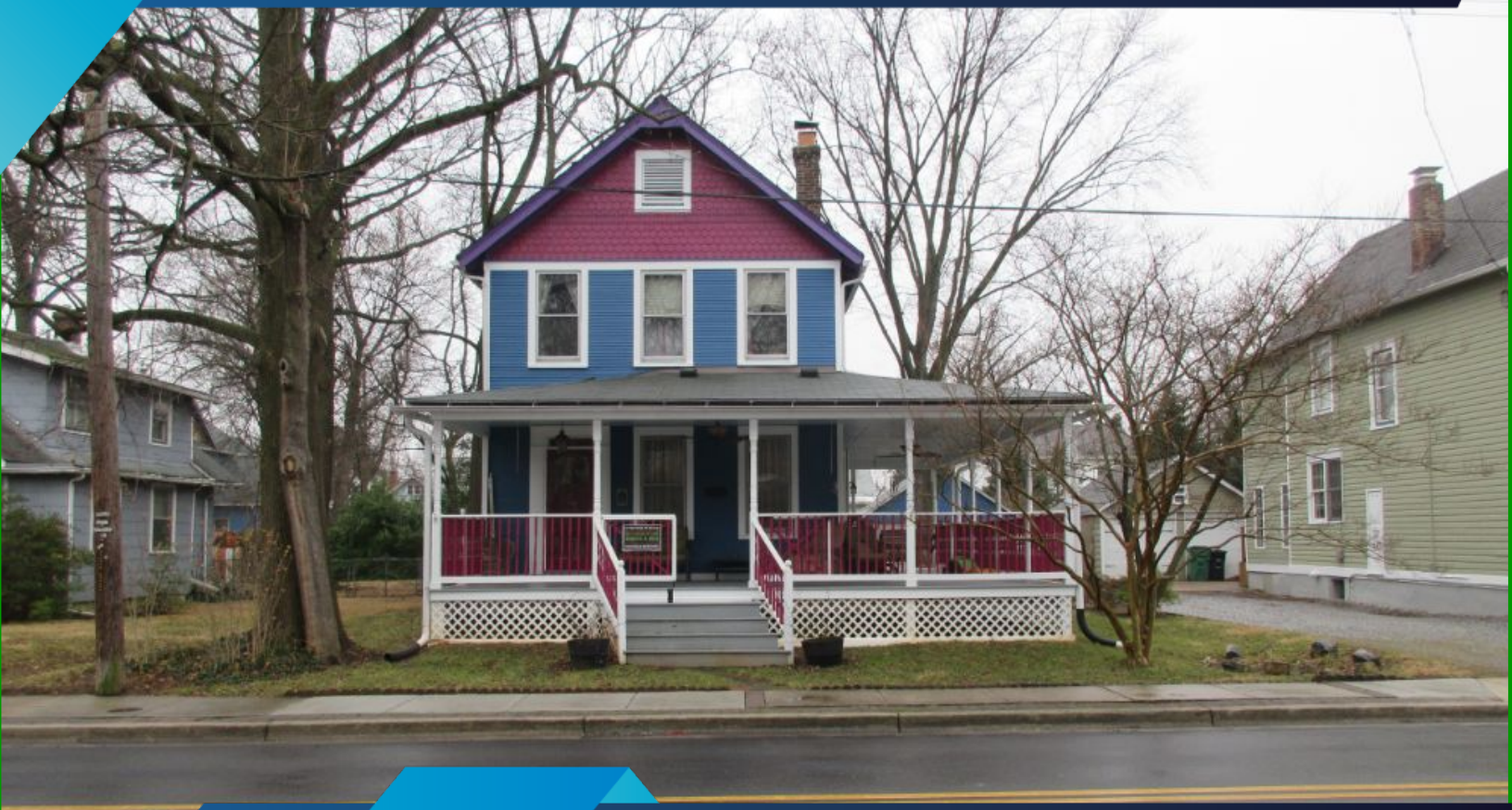
Property Inspection Report

JDGAI Inspection Report:



INSPECTION PREPARED FOR: Sam Sample
ADDRESS: 1234 Main St.
Riverdale, MD, 20737

INSPECTOR: Sean Troxell
AGE OF PROPERTY:
DATE OF INSPECTION: 5/29/2020

WATER INTRUSION EVALUATION
EXTERIOR DESIGN INSTITUTE

INTERNATIONAL ASSOCIATION OF ELECTRICAL INSPECTORS

HOME ENERGY SCORES
U.S. DEPARTMENT OF ENERGY
Home Energy Score Assessor

WWW.JDGAI.COM

Executive Summary

1. Executive Summary

- The property was constructed to rural standards prior to code enforcement utilizing material and trade practices commensurate to era and area of construction, which has received generally satisfactory overall maintenance to most areas over history. Heed the specifics throughout the report for areas of safety concern and items in need of repair/correction now and pending.
- Confirm all permits and inspections have been properly completed.

2. Ratings Explanation

- S=Satisfactory (No problems observed and none anticipated in the next 2 years. Performing their intended function.)
- M=Marginal (Conditions are functional at the time of the inspection, but may need repair/correction in the next 2 years. Nearing the end of useful service life. May require Further Evaluation to monitor condition.)
- U=Unsatisfactory (Conditions at the time of inspection reveal immediate need for repair/correction. Items found to be Significantly Deficient.)
- SC=Safety Concern (Conditions present Unsafe conditions to the occupant that can result in personal injury.)
- N/A=Not Applicable (System/Condition does not exist or was not inspected.)
- Maintenance Item = Normal, Routine Maintenance Items found in need of attention normally less than $250.
- Further Evaluation may include analysis or diagnostics needing technically exhausting measures. "Technically exhaustive" means an investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means to identify concealed conditions or latent defects.

Inspection and Site Details

1. Inspection Time

Start: 10:00 AM
End : 3:00 PM

2. Style

Victorian - Frame Construction

3. Garage

Detached 2- Car Garage

4. Age of Home

Reported Age: 115 years

5. Direction Of Front Entrance

The main entry of the unit faces North

6. Occupancy

Occupied - Furnished
The utilities were on at the time of inspection.
Owner: Unknown to JDGAI

7. Weather Conditions

Clear
Temperature at the time of inspection approximately:
70 degrees

Heating System

1. Heating Conditions

S	M	U	SC	N/A
	X			

Manufacturer & Age:
• The heating manufacturer is: Raypak
• The age of the system is 15-18 year(s) old.
• The normal useful life of a boiler is 25-30 years with normal maintenance.
• Minisplit system produced hot air in heating mode and cool air in cooling mode. Normal useful life is 12-15 years.
Capacity & Type:
• 80,000
• Gas-fired
• Baseboard
• Forced Hot Water Boiler
Observations:
• Heating unit appears to be operating satisfactorily and no immediate defects are indicated.
• Overall condition of Heating Unit indicates the lack of regular service/maintenance. Marginal.

2. Distribution Conditions

S	M	U	SC	N/A
X				

Materials:
• Baseboard Convectors
Observations:
• Baseboards appear satisfactory.

3. Burner Condition

S	M	U	SC	N/A
	X			

Type:
• Natural Gas
Observations:
• Gas burners soiled and need cleaning now. Maintenance item.
• System has been neglected, with no signs of recent servicing. Furnace needs to be cleaned/serviced and evaluated by a qualified HVAC contractor. Marginal.

4. Blower Fans/Pumps & Motors

S	M	U	SC	N/A
X	X			

Observations:
• Appears to be operating satisfactorily.
• Fan/motor has been replaced. Monitor.

5. Flue Conditions

S	M	U	SC	N/A
X	X	X	X	X

Materials:
• 'B' type standard vent.
Observations:
• Appears to be satisfactory.
• The flue pipe has been replaced. Monitor for future repairs.
• Corrosion is noted at exterior vent piping and needs repair. Safety issue .

6. Fuel Pipe Condition

S	M	U	SC	N/A
X				

Materials:
• Black Iron
Observations:
• Fuel distribution pipes seem to be satisfactory.

7. Thermostat(s)/Controls

S	M	U	SC	N/A
X	X			

Description: Location: Dining Room. • Digital - programmable type. • Multi-zone mini split system noted. Thermostats are remote controls. Consult owner to verify operation and for instructions.
Observations:
• The thermostat operated normally.
• The controls operated normally.
• Thermostats are not checked for calibration, program function, or clock functions.
• Recommend the homeowner provide the instructions for programming or show the client(s) how to operate device prior to occupancy.
• Controls have been patched/replaced. Monitor.

Cooling System

1. Cooling System Conditions

S	M	U	SC	N/A
X				X

Manufacturer & Age:
• The manufacturer is: Daikin
• Estimated age of cooling system is:5-7 year(s).
• Minisplit systems have a normal useful life of 12-15 years with proper maintenance.
Capacity & Type:
• Cooling Capacity: 24,000 x2
• Electric
• Forced Air
• Mini Split
Observations:
• Cooling system operated normally at time of inspection.

2. Thermostat(s)/Controls

S	M	U	SC	N/A
X				X

Description: Multi-zone mini split system noted. Thermostats are remote controls. Consult owner to verify operation and for instructions.
Observations:
• Multiple thermostats are employed.
• All minisplit units responded to remote control and appear to be satisfactory.

3. Condensate Conditions

S	M	U	SC	N/A
				X

Observations:
• Condensate discharges into a condensate pump. No means to evaluate operation.

Plumbing System

1. Water Supply Source

Source: Public municipal water supply.

2. Waste System

Description: Public sewage disposal indicated.

3. Service Piping Into The House

Materials: Copper

4. Main Water Shut Off

S	M	U	SC	N/A
X				X

Location: North Basement
Observations:
- The Blue main water valve handle is located at the North Basement
- Valve not operated during inspection.
- Client made aware

5. Supply Branch Piping

S	M	U	SC	N/A
X				X

Readily visible water supply pipes are: • Copper
Observations:
- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be readily identified.

6. Faucets

S	M	U	SC	N/A
X				

Observations:
- Most had no deficiencies noted.

7. Sinks

S	M	U	SC	N/A
X				

Observations:
- Most operated normally, at time of inspection.

8. Tub Condition

S	M	U	SC	N/A
X	X			

Materials & Location: Claw Foot, Hall
Observations:
- No deficiencies noted. Tub drained as intended during inspection.
- Hall Bath tub fixtures heavily worn and near/at end of normal useful life. Budget to replace.

9. Toilet Faults

S	M	U	SC	N/A
X				

Locations:
- Hall bath

Observations:
- Most operated normally, at time of inspection.

10. Traps and Drains

S	M	U	SC	N/A
X				

Observations:
- Fixtures were operated throughout the system and no deficiencies were discovered regarding the functional drainage unless noted below.

11. Drainage, Wastewater & Vent Piping

S	M	U	SC	N/A
X				

Description: Visible waste piping in house: • Cast Iron • PVC (Polyvinyl Chloride)
Observations:
• Most visible drain piping appeared in generally satisfactory condition where visible at the time of inspection.
• Be Aware: The main drain exits the wall above the elevation of the floor. Any added fixtures will need an ejector system.

12. Water Heater(s)

Manufacturer & Type: The energy source is gas • The manufacturer is: • State
Capacity: 50 Gallons

13. Water Heater(s) Condition

S	M	U	SC	N/A
	X		X	

Age: Age is indicated to be: 12 • Gas water heaters have a normal useful life expectancy of 8-12 years.
Observations:
• Water temperature monitored at 137 degrees Fahrenheit. Recommended setting no higher than 120 degrees Fahrenheit.
• Water heater is near the end of it's normal useful life.
• Water temperature observed to be: 137 degree F. This is unsatisfactory/too hot. Recommended temp should be set no higher than 120 degrees F to prevent scalding.

14. Water Heater Vent Piping

S	M	U	SC	N/A
X				

Materials: Metal single wall chimney vent pipe
Observations:
• Water heater vent appears to be in satisfactory condition.
• Shared with furnace.

15. Fuel Supply and Distribution

S	M	U	SC	N/A
X				X

Description: Black iron pipe used for gas branch/distribution service
Shut Off: Main gas shut off located at meter at NE exterior.
Observations:
• Most of the piping is concealed and cannot be identified.
• No deficiencies observed at the visible portions of the fuel supply piping.

The main gas valve is located at the meter, which is located at the West Exterior.

16. Pump(s)

S	M	U	SC	N/A
X				

Description: Sump pump and crock noted.
Observations:
• Sump pump worked as designed and appears to be satisfactory.
• DEFERRED MAINTENANCE NOTED: Pumps have a 3-7 year life expectancy. Anticipate replacement.

17. Private Sewage Disposal (Septic) System

S	M	U	SC	N/A
				X

Location of Drain Field:
• South yard area likely.
Comments:
• Be Aware: Likely prior abandoned waste disposal system in South yard. Not evaluated.

18. Limitations of Plumbing Inspection

• The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

Electrical System

1. Service Drop

S	M	U	SC	N/A
X				

Description: Overhead stranded triplex cable
Observations:
• Components appear satisfactory and no significant deficiencies were noted.
• The electric meter is located at the NE Exterior.

2. Electrical Service Rating

Amperage Rating: 200 Amps • Voltage: 120/240 volts

3. Service Entrance Cable

S	M	U	SC	N/A
X				

Materials:
• Aluminum
Observations:
• Components appear satisfactory where visible.

4. Main Service Panel(s)

S	M	U	SC	N/A
X				

Description: Manufacturer: • Eaton • The main distribution panel is rated for 200 Amps.
Observations:
• The main electrical panel is located at the NE Basement
• The main panel appeared satisfactory and functional.

Electrical System Main Service Panel(s)

5. Main Disconnect

S	M	U	SC	N/A
X				X

Location: The main breaker is located in the main service panel at the NE Basement.
Observations:
• The main breaker is rated at 200 Amps Main disconnects not tested.

6. Service Grounding

S	M	U	SC	N/A
X				

Description: Copper • Water Pipe Connection
Observations:
• Components appear satisfactory.

7. Overcurrent Protection

S	M	U	SC	N/A
X				

Type: Breakers 8-120 volt circuits, 3-240 volt circuits.
Observations:
• Be Aware: Breakers are to be 'exercised' (turned off and back on) at least annually. The best time to perform this process is when the home has no power; such as during storm periods.
• Most overcurrent protection devices (breakers and/or fuses) appear in satisfactory condition.

8. Distribution Wiring

S	M	U	SC	N/A
X	X	X	X	X

Description: Wiring conductors: Copper • Wiring type: NM (non-metallic sheathed cable) "Romex"
Observations:
• Visible wiring appeared functional, at time of inspection.
• Original 60C distribution wiring is not compatible with modern 90C fixtures. Consult qualified electrician for review.
• Sheathing on wiring is damaged in places. Fire/Safety Issue.
• There are electrical junction box(s) present that are missing their cover plates-- Shock Hazard.

There are electrical junction box(s) present that are missing their cover plates-- Shock Hazard.

9. Lighting, Fixtures, Switches, Outlets

S	M	U	SC	N/A
X				

Description: Grounded
Observations:
• A representative number of receptacles,switches and lights were tested and no significant defects were observed, unless otherwise noted.

10. GFCI - Ground Fault Circuit Interrupter

S	M	U	SC	N/A
X				

Description:
• GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking. Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is to prevent accidental electrical shock.
• Test installed GFCI outlets/breakers once a month for safety.
Locations & Resets:
• Present at:
• Kitchen 2
• Hall Bath
Observations:
• GFCI protection operated as intended when tested using a remote device simulating receiving a shock unless otherwise noted below.
• Regularly test the GFCI's on a monthly basis and monitor the condition of this component for signs of change that would signal the need for further evaluation or replacement. A licensed electrician should be consulted at that time for repair or replacement.

11. Smoke/Heat Detector(s)

S	M	U	SC	N/A
X				X

Description: Present at: • One on each level at hall ceiling • One in each bedroom
Observations:
• Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
• Smoke detectors are present and need to be tested at least once a month for safety.

12. Carbon Monoxide (CO) Detector(s)

S	M	U	SC	N/A
			X	

Location: None installed/plugged in
Comments:
• IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.

13. Limitations of Electrical Inspection

• Electrical components concealed behind finished surfaces are not visible to be inspected.
• Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
• The inspection does not include remote control devices, alarm systems and components, low voltage wiring systems and components, ancillary wiring systems, and other components which are not part of the primary electrical power distribution system.
• Furniture and/or storage restricted access to some electrical components which may not be inspected.
• A low voltage alarm system is installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected.
• Even though not part of a general inspection all antenna/cable/phone and doorbell wiring needs to be evaluated for proper installation.

Roofing

1. Roof Style and Pitch

Gable • 4, 10/12 pitch estimated.

2. Method of Roof Inspection

Roof viewed from the ground with binoculars and then at underside of sheathing in attic for main roof. • Walked on Roof Surface

3. Roof Covering

S	M	U	SC	N/A
X				

Description: The Primary Roof Covering is: • Architectural/Dimensional Shingles
Age: The roof is estimated as being approximately 10-12 years. • Average life expectancy of a "Lifetime" shingle is 50 years.
Observations:
• Roof appeared to be in satisfactory overall condition at the time of the inspection with no immediate deficiencies noted.

4. Flashings

S	M	U	SC	N/A
X				

Materials: Metal
Observations:
• Visible areas appeared functional at time of inspection

5. Roof Penetrations

S	M	U	SC	N/A
X	X			

Description: Cast Iron
Observations:
• Plumbing vent(s) functional and properly flashed.
• Poor clearance at plumbing vent. Water entry and frost closure potential. Consult qualified plumbing contractor.

6. Chimney(s)

S	M	U	SC	N/A
X				

Description: Masonry
Observations:
• Chimney components appear satisfactory.

7. Roof Drainage System

S	M	U	SC	N/A
X				

Description: Aluminum
Observations:
• The roof drainage system appeared in generally satisfactory overall condition at time of inspection.

8. Limitations of Roofing Inspection

• Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
• Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
• It is advised to inquire and obtain roof documentation & history of permits from the previous owner. Ask the seller about the age & history of the roof.
• Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.

Interior

1. Walls and Ceilings

S	M	U	SC	N/A
X				

Materials: Drywall
Observations:
• General condition of wall and ceiling surfaces and finish appeared to be satisfactory at time of inspection.

2. Floor Surfaces

S	M	U	SC	N/A
X				

Materials: Hardwood type
Observations:
• No deficiencies noted - with normal wear and age.

3. Windows

S	M	U	SC	N/A
X	X			

Description: Original windows • Single Glazed (single pane of glass) • Double hung
Observations:
• Strongly recommend operating all windows during final walk through inspection prior to occupancy.
• Peeling paint observed, suggest scraping and painting as necessary.

4. Interior Doors

S	M	U	SC	N/A
X				

Description: Wood
Observations:
• Most appeared functional, at time of inspection.

5. Stairways and Railings

S	M	U	SC	N/A
X				

Observations:
• Appeared functional, at time of inspection.

6. Fireplaces

S	M	U	SC	N/A
X			X	X

Materials:
• Solid Fuel
Materials:
• N/A
Observations:
• Fireplace appears to be in satisfactory condition at the time of inspection.
• There was no means to view the chimney flue system. Review with a qualified chimney sweep specialist.
• Recommend a Level 2 chimney inspection using NFPA 211 by a CSIA certified chimney sweep.

7. Limitations of Interiors Inspection

• Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.
• There were personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
• Recommend thorough review of interior areas during final walk-through inspection prior to closing.
• Carpeting (and the subflooring below), window treatments, paint, wallpaper, and other finish treatments are not inspected.

Attic and Insulation

1. Attic Access

S	M	U	SC	N/A
X				

Description: Access at upper hallway ceiling
Observations: Appeared to be functional.

2. Method of Attic Inspection

Attic was accessed and the available areas were walked (where safely possible) and examined.

3. Insulation in Unfinished Spaces

S	M	U	SC	N/A
	X			

Description: Fiberglass, batts • Fiberglass, loose fill
Depth/R-Value: 4-6 inches was noted. R 17 estimated. Limited volume common in the 1960's. Budget to improve.
Observations:
• Insulation level in the attic is typical for homes this age
• The house has only a minimal amount of visible insulation. Expect high heating and cooling energy costs. Recommend having the home professionally insulated to reduce energy expenses.

4. Attic Ventilation

S	M	U	SC	N/A
X				

Description: Passive ventilation
Observations:
• Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mold is kept in check. While there may be very little or no evidence of mold buildup in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mold can be potentially hazardous and will spread when moisture enters the attic cavity and is not adequately vented to the exterior. Any area of suspected mold should be reviewed by a qualified contractor for analysis and removal.

5. Vent Piping Through Attic

S	M	U	SC	N/A
X				

Materials: Cast iron plumbing vents
Observations:
• No deficiencies noted in visible plumbing vent piping.

6. Limitations of Attic and Insulation Inspection

• Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
• Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
• Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
• An analysis of indoor air quality is not part of this inspection.
• Any estimates of insulation R values or depths are rough average values.

Structure

1. Foundation Type

Unfinished basement

2. Foundation Walls

S	M	U	SC	N/A
	X			

Description: Brick
Observations:
• No significant deficiencies were observed at the visible portions of the structural components of the foundation.
• Ongoing dampness was noted with efflorescence present; this is a mineral deposit left behind from previous water saturation.
• Evidence of past water penetration observed.

3. Foundation Floor

S	M	U	SC	N/A
	X			

Description: Floor Type: • Concrete
Observations:
• Numerous cracks were observed at the basement concrete floor. Moisture and radon gases could enter through the cracks. Recommend sealing the cracks with a concrete crack filler or caulk that is recommended for concrete.
• Evidence of past water penetration observed.

4. Columns and Beams

S	M	U	SC	N/A
X				

Description: Steel I-Beams • Steel support posts
Observations:
• No deficiencies were observed at the visible portions of the columns and beam components of the home.

5. Floor Structure

S	M	U	SC	N/A
X				X

Description: Dimensional lumber wood Joists: • 2 X 10
Observations:
• No immediate significant deficiencies were noted at accessible and visible areas at the time of inspection.
• Because of the insulation between the floor joists, only a partial inspection of the floor system and subflooring was possible. Further evaluation needed.

6. Wall Structure

S	M	U	SC	N/A
X				X

Description: Wood frame • Balloon Frame Construction
Observations:
• Most of the walls and ceilings are covered and structural members are not visible. No visible deficiencies noted. I could not see behind these covering.

7. Ceiling and Roof Structure

S	M	U	SC	N/A
X	X			

Description: Dimensional lumber wood ceiling joists • Rafters
Observations:
• Prior stains noted on roof sheathing.
• Rafters patched at ridge. Monitor for shifting.

8. Limitations of Structure Inspection

• No representation can be made to future water entry through foundation components.
• Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Exterior

1. Walkways

S	M	U	SC	N/A
X				

Materials: Brick/Pavers
Observations:
• Appeared to be satisfactory at the time of inspection.

2. Driveway

S	M	U	SC	N/A
X				X

Materials: Gravel
Observations:
• Driveway appears satisfactory.
• Limited view of the driveway due to parked automobile(s).

3. Porch, Patio, Flatwork

S	M	U	SC	N/A
X				

Description:
• Rear patio:
• Flaqgstones
Observations:
• Patio components appear satisfactory

4. Deck, Balcony

S	M	U	SC	N/A
X				

Materials:
• Pressure treated lumber
Observations:
• Deck framing components appear to be in satisfactory condition.
• Recommend review of DCA-6: http://www.awc.org/codes-standards/publications/dca6

5. Steps

S	M	U	SC	N/A
X		X	X	

Observations:
• Step components appear in satisfactory condition.
• Deck stair treads are decayed, loose or damaged and need repairs-- Safety Hazard.

6. Railings

S	M	U	SC	N/A
X				

Materials: Wood Railings
Observations:
• Appeared functional, at time of inspection.

7. Grading and Surface Drainage

S	M	U	SC	N/A
X	X			

Description:
• The exterior drainage is generally away from foundation and should be maintained to assure proper water control.
Observations:
• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect problems that moisture can have on the foundation and the potential for water intrusion and dampness to the interior spaces, especially for crawlspaces below the house and for basement areas. It is therefore very important that surface water runoff be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building. This lack of good water control often leads to or can contribute to water infiltration to the interior of the basement or crawlspace.
• A fire hydrant was noted curbside to the NW
• A storm drain was noted curbside to the North
• While performance of lot drainage and water handling systems may appear satisfactory at the time of inspection, there is no simple means to always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of possible past problems.
• Keep gutters, grading, window wells, sump pump system, and areaway drain maintained and fully functional to help mitigate the possibility of future ground water intrusions.

8. Window Wells

S	M	U	SC	N/A
X				

Materials: Metal
Observations:
• Window wells appear to be satisfactory.

9. Exterior Doors

S	M	U	SC	N/A
	X	X		

Description: Wood
Observations:
• Original doors heavily worn.
• Weatherstripping patched at exterior doors and needs improvement.

10. Exterior Cladding

S	M	U	SC	N/A
X				

Description:
• Wood Siding
Observations:
• Wall covering/siding components appear to be in satisfactory overall condition.

11. Eaves, Soffits and Fascias

S	M	U	SC	N/A
X				

Description: Wood
Observations:
• Eave components appear to be in satisfactory overall condition.

12. Window/Door Frames and Trim

S	M	U	SC	N/A
X		X		

Description: Wood
Observations:
• Components appeared in satisfactory condition at time of inspection.
• All exterior trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.
• Rot/decay noted in North exterior trim --needs repair/replacement. (Often costly)

13. Exterior Caulking

S	M	U	SC	N/A
X				

Comments:
• The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. Moisture that is allowed to penetrate through deficient areas can result in damage and decay to the structure of the home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.
• TIP: One of the better exterior caulk brands is: OSI Pro-Series QUAD Window, Siding, Gutter & Roof Sealant. Can be found at home building centers.
Observations:
• No deficiencies noted on visible areas. Annual inspection is recommended.

14. Vegetation Affecting Structure

S	M	U	SC	N/A
X				

Description: Mature trees noted on/near property.
Observations:
• It is important that tree branches not be permitted to overhang the roof and that all vegetation 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.

15. Limitations of Exterior Inspection

• Common areas are not evaluated.
• A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
• Fencing for lots is not fully inspected.

Appliances

1. Dishwasher

S	M	U	SC	N/A
X				

Description: Sears
Observations:
• Operated and appeared to be in working order at time of inspection.

2. Garbage Disposal

S	M	U	SC	N/A
X				

Description: InSinkErator
Observations:
• Operated - appeared functional at time of inspection.

3. Ranges, Ovens, Cooktops

S	M	U	SC	N/A
X				X

Description: Maytag
Observations:
• Range operated properly when tested.
• Oven operated properly when tested.
• Electronic ignitions noted.
• Be aware: The self cleaning/convection modes were not evaluated.

4. Hood/Exhaust Fan

S	M	U	SC	N/A
X				

Description: Microwave
Observations:
• Functioned and operated normally when tested.
• Vented to exterior
• Integrated with Microwave above range

5. Microwave

S	M	U	SC	N/A
X				

Description: Sears
Observations:
• Microwave operated when tested and appears satisfactory.

6. Refrigerator

S	M	U	SC	N/A
X				X

Description: Sears
Observations:
• Refrigerator appears to be operating normally.
• Ice and water dispenser not tested. Beyond the scope of an inspection. If a concern, consult a qualified appliance specialist.

7. Washer

S	M	U	SC	N/A
X				

Description: Frigidaire • Stacked washer/dryer combination unit
Observations:
• Operated as intended using normal controls
• Wall box connections noted.
• Overflow pan noted.

8. Dryer

S	M	U	SC	N/A
X				

Description: Frigadaire • Stacked washer/dryer combination unit
Observations:
• Dryer operated as intended with normal controls.

9. Dryer Vent

S	M	U	SC	N/A
X				

Observations:
• A dryer vent is provided and appears in satisfactory condition, where visible.

10. Limitations of Appliances Inspection

• Appliances are tested by turning them on for a short period of time. It is recommended that appliances be operated once again during the final walkthrough inspection prior to closing.
• Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.
• Dishwasher, Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.
• Drain lines and water supply lines serving clothes washing machines are not operated--as they may be subject to leak if operated manually.

Glossary

Term	*Definition*
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Overall Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Heating System		
Page 3 Item: 1	Heating Conditions	• Overall condition of Heating Unit indicates the lack of regular service/maintenance. Marginal.
Page 3 Item: 3	Burner Condition	• Gas burners soiled and need cleaning now. Maintenance item. • System has been neglected, with no signs of recent servicing. Furnace needs to be cleaned/serviced and evaluated by a qualified HVAC contractor. Marginal.
Page 3 Item: 4	Blower Fans/Pumps & Motors	• Fan/motor has been replaced. Monitor.
Page 3 Item: 5	Flue Conditions	• The flue pipe has been replaced. Monitor for future repairs. • Corrosion is noted at exterior vent piping and needs repair. Safety issue .
Page 4 Item: 7	Thermostat(s)/Controls	• Controls have been patched/replaced. Monitor.
Plumbing System		
Page 6 Item: 8	Tub Condition	• Hall Bath tub fixtures heavily worn and near/at end of normal useful life. Budget to replace.
Page 7 Item: 13	Water Heater(s) Condition	• Water heater is near the end of it's normal useful life. • Water temperature observed to be: 137 degree F. This is unsatisfactory/too hot. Recommended temp should be set no higher than 120 degrees F to prevent scalding.
Electrical System		
Page 10 Item: 8	Distribution Wiring	• Original 60C distribution wiring is not compatible with modern 90C fixtures. Consult qualified electrician for review. • Sheathing on wiring is damaged in places. Fire/Safety Issue. • There are electrical junction box(s) present that are missing their cover plates-- Shock Hazard.
Page 11 Item: 12	Carbon Monoxide (CO) Detector(s)	• IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.
Roofing		

Page 13 Item: 5	Roof Penetrations	• Poor clearance at plumbing vent. Water entry and frost closure potential. Consult qualified plumbing contractor.
Interior		
Page 15 Item: 3	Windows	• Peeling paint observed, suggest scraping and painting as necessary.
Attic and Insulation		
Page 17 Item: 3	Insulation in Unfinished Spaces	• The house has only a minimal amount of visible insulation. Expect high heating and cooling energy costs. Recommend having the home professionally insulated to reduce energy expenses.
Structure		
Page 18 Item: 2	Foundation Walls	• Ongoing dampness was noted with efflorescence present; this is a mineral deposit left behind from previous water saturation. • Evidence of past water penetration observed.
Page 18 Item: 3	Foundation Floor	• Numerous cracks were observed at the basement concrete floor. Moisture and radon gases could enter through the cracks. Recommend sealing the cracks with a concrete crack filler or caulk that is recommended for concrete. • Evidence of past water penetration observed.
Page 18 Item: 7	Ceiling and Roof Structure	• Prior stains noted on roof sheathing. • Rafters patched at ridge. Monitor for shifting.
Exterior		
Page 19 Item: 5	Steps	• Deck stair treads are decayed, loose or damaged and need repairs-- Safety Hazard.
Page 20 Item: 9	Exterior Doors	• Original doors heavily worn. • Weatherstripping patched at exterior doors and needs improvement.
Page 21 Item: 12	Window/Door Frames and Trim	• Rot/decay noted in North exterior trim --needs repair/replacement. (Often costly)