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RESIDENTIAL REPORT

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MAY 14, 2019

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SUMMARY

81 ITEMS INSPECTED

23 DEFICIENCIES

1 SAFETY HAZARD

2.1.1 Structural Components - Foundation, Basement & Crawlspaces: Slight shift in foundation wall as evidenced by basement window noticeable gap C Side

3.2.1 Exterior - Exterior Doors: Side entry storm door damaged

3.2.2 Exterior - Exterior Doors: Front entry door unstable paint condition

3.3.1 Exterior - Decks, Balconies, Porches & Steps: Damaged Concrete

3.3.2 Exterior - Decks, Balconies, Porches & Steps: Caulking at front porch deficient

3.5.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading

3.6.1 Exterior - Walkways, Patios & Driveways: Driveway slab negative grade. Deficient rat wall

3.8.1 Exterior - Brick: Cascading mortar erosion at chimney

3.8.2 Exterior - Brick: C side. Mortar erosion beneath window

3.8.3 Exterior - Brick: C Side at corner. Cascading mortar erosion

3.11.1 Exterior - Exterior Windows: C side. Window trim unstable paint condition all windows

3.11.2 Exterior - Exterior Windows: B SIDE. WINDOW CAULKING DEFICIENT AND PAINT CONDITION UNSTABLE

3.11.3 Exterior - Exterior Windows: D SIDE. WINDOWS UNSTABLE PAINT CONDITION DETERIORATED CAULKING

3.11.4 Exterior - Exterior Windows: A Side. Windows unstable paint condition

3.12.1 Exterior - Front Porch Railing: Deficient railing front porch

5.2.1 Plumbing - Drain, Waste, & Vent Systems: Leak detected under bathroom sink

5.5.1 Plumbing - Sump Pumps / Sewage Ejectors: Switch Inoperable

7.1.1 Heating - Heating Equipment: Furnace outdated. Works fine. Monitor

7.1.2 Heating - Heating Equipment: Humidifier inoperable

8.1.1 Air Conditioning - Cooling Equipment: Condenser not level

9.7.1 Interiors - Windows (Representative number): Living room screen misaligned

13.1.1 Core Deficiencies - Exterior Only: Mailbox post not secure

13.2.1 Core Deficiencies - Interior Only: Inside water closet for tub. Corrosion and water damage present

13.2.2 Core Deficiencies - Interior Only: Deficient caulking around tub shower surround as well as over spray

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Vacant

Style
Ranch

Temperature (approximate)
59 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear

Elevations: Side A

Elevations: Side B

Elevations: Side C

Elevations: Side D

2: STRUCTURAL COMPONENTS

		IN	NI	NP	D
2.1	Foundation, Basement & Crawlspaces	X			X
2.2	Floor Structure	X			
2.3	Wall Structure	X			
2.4	Ceiling Structure	X			
2.5	Roof Structure & Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Attic Access, Full Basement, Visual

Foundation, Basement & Crawlspaces: Material
Concrete

Floor Structure: Material
Wood I-Joists

Floor Structure: Sub-floor
Plank

Floor Structure: Basement/Crawlspace Floor
Concrete

Wall Structure: Material
Wood

Ceiling Structure: Material
Wood

Roof Structure & Attic: Material
Wood

Roof Structure & Attic: Type
Gable

Deficiencies

2.1.1 Foundation, Basement & Crawlspaces

Deficiencies

SLIGHT SHIFT IN FOUNDATION WALL AS EVIDENCED BY BASEMENT WINDOW NOTICEABLE GAP C SIDE

Recommendation

Contact a qualified professional.


VIDEO


VIDEO


VIDEO

3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			X
3.3	Decks, Balconies, Porches & Steps	X			X
3.4	Eaves, Soffits & Fascia	X			
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.6	Walkways, Patios & Driveways	X			X
3.7	Awning			X	
3.8	Brick	X			X
3.9	Chimney Evaluation / Exterior Only	X			
3.10	Exterior Lighting	X			
3.11	Exterior Windows	X			X
3.12	Front Porch Railing	X			X
3.13	Garage			X	
3.14	Garage Door			X	
3.15	Gutters	X			
3.16	Perimeter Fencing / Gates / Retainer Walls	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Attic Access, Visual

Siding, Flashing & Trim: Siding Material
Brick

Siding, Flashing & Trim: Siding Style
Channel

Exterior Doors: Exterior Entry Door
Steel, Wood

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch

Decks, Balconies, Porches & Steps: Material
Concrete

Walkways, Patios & Driveways: Driveway Material
Concrete

Deficiencies

3.2.1 Exterior Doors

Deficiencies

SIDE ENTRY STORM DOOR DAMAGED

Recommendation

Contact a qualified professional.

3.2.2 Exterior Doors

Deficiencies

FRONT ENTRY DOOR UNSTABLE PAINT CONDITION

Recommendation

Contact a qualified professional.

3.3.1 Decks, Balconies, Porches & Steps

Safety Hazard

DAMAGED CONCRETE

The step has some damaged concrete. Recommend a concrete contractor evaluate and repair.

Recommendation

Contact a qualified concrete contractor.

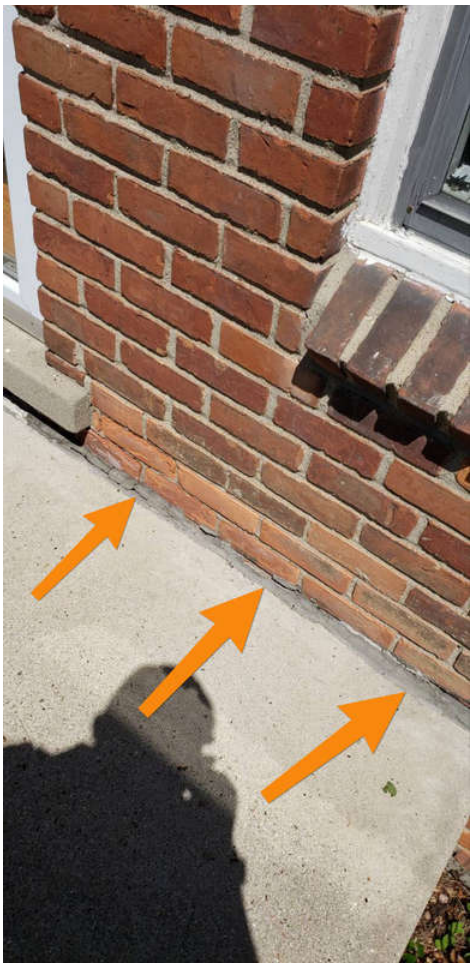
3.3.2 Decks, Balconies, Porches & Steps

Deficiencies

CAULKING AT FRONT PORCH DEFICIENT

Recommendation

Contact a qualified professional.



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

Deficiencies

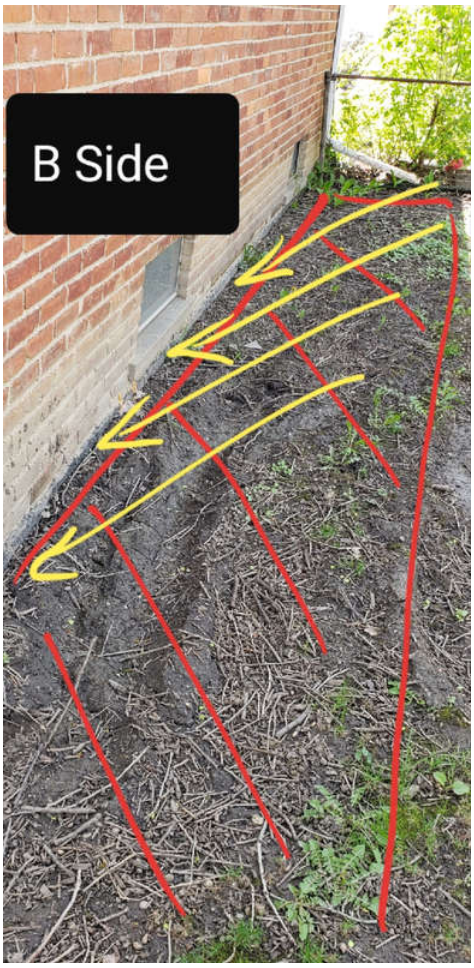
NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



3.6.1 Walkways, Patios & Driveways

Deficiencies

DRIVEWAY SLAB NEGATIVE GRADE. DEFICIENT RAT WALL

Recommendation

Contact a qualified professional.

3.8.1 Brick

Deficiencies

CASCADING MORTAR EROSION AT CHIMNEY

Recommendation

Contact a qualified professional.

3.8.2 Brick

Deficiencies

C SIDE. MORTAR EROSION BENEATH WINDOW

Recommendation

Contact a qualified professional.

3.8.3 Brick

Deficiencies

C SIDE AT CORNER. CASCADING MORTAR EROSION

Recommendation

Contact a qualified professional.

3.11.1 Exterior Windows

Deficiencies

C SIDE. WINDOW TRIM UNSTABLE PAINT CONDITION ALL WINDOWS

Recommendation

Contact a qualified professional.





3.11.2 Exterior Windows

Deficiencies

B SIDE. WINDOW CAULKING DEFICIENT AND PAINT CONDITION UNSTABLE

Recommendation

Contact a qualified professional.

3.11.3 Exterior Windows

Deficiencies

D SIDE. WINDOWS UNSTABLE PAINT CONDITION DETERIORATED CAULKING

Recommendation

Contact a qualified professional.

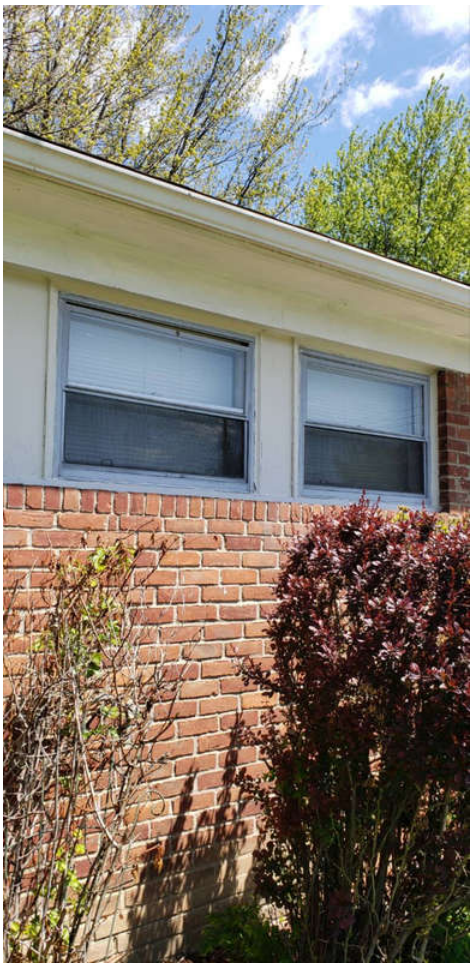
3.11.4 Exterior Windows

Deficiencies

A SIDE. WINDOWS UNSTABLE PAINT CONDITION

Recommendation

Contact a qualified professional.



3.12.1 Front Porch Railing

Deficiencies

DEFICIENT RAILING FRONT PORCH

Recommendation

Contact a qualified professional.


225

4: ROOFING

		IN	NI	NP	D
4.1	Coverings	X			
4.2	Roof Drainage Systems	X			
4.3	Flashings	X			
4.4	Skylights, Chimneys & Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Ground

Roof Type/Style
Gable

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

5: PLUMBING

		IN	NI	NP	D
5.1	Fixtures / Faucets	X			
5.2	Drain, Waste, & Vent Systems	X			X
5.3	Water Heater	X			
5.4	Vents, Flues, & Chimneys	X			
5.5	Sump Pumps / Sewage Ejectors	X			X
5.6	Fuel Storage & Distribution Systems	X			
5.7	Water Supply Lines	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters
None

Main Fuel Shut-Off (Location)
Exterior

Main Water Shut-Off Device (Location)
Basement

Material - Distribution
Copper

Material - Water Supply
Copper

Source
Public

Drain, Waste, & Vent Systems: Drain Size
2"

Drain, Waste, & Vent Systems: Material
PVC

Water Heater: Manufacturer
AO Smith

Water Heater: Power Source
Gas

Water Heater: Capacity
40 Gallons

Water Heater: Location
Basement

Deficiencies

5.2.1 Drain, Waste, & Vent Systems

Deficiencies

LEAK DETECTED UNDER BATHROOM SINK

Recommendation

Contact a qualified professional.

5.5.1 Sump Pumps / Sewage Ejectors

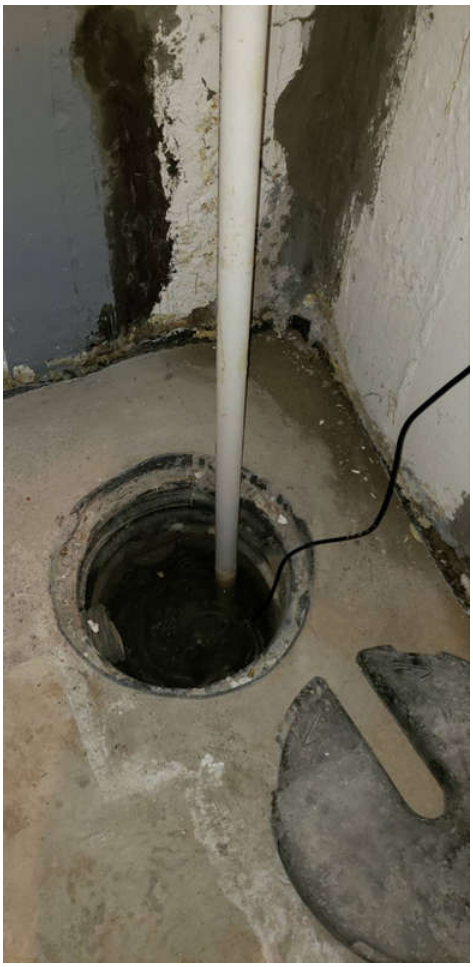
Deficiencies

SWITCH INOPERABLE

Sump pump switch was inoperable at time of inspection. Your sump pump relies on the switch and float arm mechanisms to operate effectively. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



6: ELECTRICAL

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
6.4	Connected Devices and Fixtures (Representative number of switches and receptacles in the home, garage & exterior)	X			
6.5	Polarity and Grounding of Receptacles	X			
6.6	GFCI & AFCI	X			
6.7	Smoke Detectors			X	
6.8	Carbon Monoxide Detectors			X	
6.9	Recepticles	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Branch Wire 15 and 20 AMP
Copper

Wiring Method
Romex

Service Entrance Conductors:
Electrical Service Conductors
Overhead

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity
100 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations
Basement

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer
Square D

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type
Circuit Breaker

7: HEATING

		IN	NI	NP	D
7.1	Heating Equipment	X			X
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Heating Equipment: Brand
Kenmore

Heating Equipment: Energy Source
Gas

Heating Equipment: Filter Size
16x25x1

Heating Equipment: Filter Type
Disposable

Heating Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Non-insulated

Deficiencies

7.1.1 Heating Equipment

Deficiencies

FURNACE OUTDATED. WORKS FINE. MONITOR

Recommendation

Contact a qualified professional.

7.1.2 Heating Equipment

Deficiencies

HUMIDIFIER INOPERABLE

Recommendation

Contact a qualified professional.

8: AIR CONDITIONING

		IN	NI	NP	D
8.1	Cooling Equipment	X			X
8.2	Distribution System	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Type
Air Conditioner

Cooling Equipment: Brand
ComfortMaker

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior

Distribution System: Configuration
Central

Cooling Equipment: SEER Rating
00

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioningat Energy.gov.

Deficiencies

8.1.1 Cooling Equipment

CONDENSER NOT LEVEL

Deficiencies

This can effect refrigerant flow

Recommendation

Contact a qualified professional.

9: INTERIORS

		IN	NI	NP	D
9.1	Walls	X			
9.2	Ceilings	X			
9.3	Floors	X			
9.4	Steps, Stairways & Railings	X			
9.5	Countertops & Cabinets (Representative number)	X			
9.6	Doors (Representative number)	X			
9.7	Windows (Representative number)	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Walls: **Wall Material**
Plaster

Ceilings: **Ceiling Material**
Plaster

Floors: **Floor Coverings**
Hardwood

Windows (Representative number): **Window Type**
Drop-down

Windows (Representative number): **Window Manufacturer**
Unknown

Deficiencies

9.7.1 Windows (Representative number)

Deficiencies

LIVING ROOM SCREEN MISALIGNED

Recommendation

Contact a qualified professional.

10: BUILT-IN APPLIANCES

		IN	NI	NP	D
10.1	Dishwasher				
10.2	Refrigerator				
10.3	Range/Oven/Cooktop				
10.4	Garbage Disposal				
10.5	Microwave				

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

11: INSULATION AND VENTILATION

		IN	NI	NP	D
11.1	Attic Insulation				
11.2	Vapor Retarders				
11.3	Ventilation				
11.4	Exhaust Systems				

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	D
12.1	Fireplaces, Stoves & Inserts				
12.2	Fuel-buring Accessories				
12.3	Chimney & Vent Systems				

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

13: CORE DEFICIENCIES

		IN	NI	NP	D
13.1	Exterior Only	X			X
13.2	Interior Only	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Deficiencies

13.1.1 Exterior Only

Deficiencies

MAILBOX POST NOT SECURE

Recommendation

Contact a qualified professional.

13.2.1 Interior Only

Deficiencies

INSIDE WATER CLOSET FOR TUB. CORROSION AND WATER DAMAGE PRESENT

Recommendation

Contact a qualified professional.

13.2.2 Interior Only

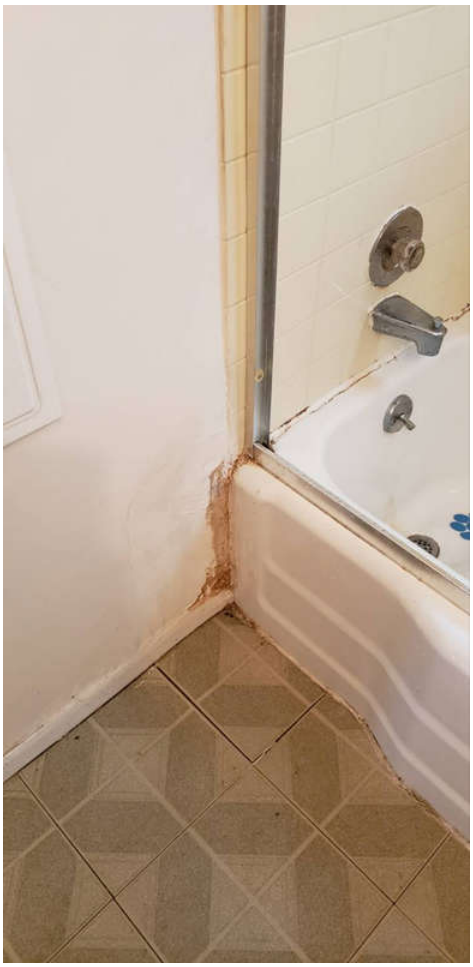
Deficiencies

DEFICIENT CAULKING AROUND TUB SHOWER SURROUND AS WELL AS OVER SPRAY

Damaged drywall. Deficient patch

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Structural Components
3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Exterior
4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and drive- ways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roofing
5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, ues, and chimneys that are not readily accessible. C. other installed accessories.

Plumbing
6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply ow and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Electrical
7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Heating
8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, ues, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, ues, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidi ers and dehumidi ers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning
9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground-source, wa- ter-source, solar, and renewable energy technologies.

Interiors
10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Insulation and Ventilation
11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in un nished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Fireplaces and Fuel-Burning Appliances
12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, ues, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located out- side the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.