

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need of Repair	Inspection Item
I	NI	NP	R			

I. STRUCTURAL SYSTEMS

A. Foundations

Type of foundation: Post tension slab
 Method of inspection: Visual inspection of exterior

Comments:

- The foundation is performing as intended. No problems were observed.
- Cracks at the corner of the slab are typical and do not affect the performance of the foundation.

B. Grading & Drainage

Comments:

- The rear gutter drains should terminate further from the foundation to prevent excess water buildup around the foundation. At the very least, gutter pads should be installed to decrease the amount of erosion caused by runoff from the gutter drains.



Inadequate gutter terminations



- The property shows no signs of ponding or negative slopes near the foundation. The homeowner should be careful to maintain adequate slab exposure (~3 – 6 inches) where plant bedding areas meet the house.

C. Roof Covering

Type of roof covering: Asphalt composition shingle
 Method of inspection: Ladder at edge of roof in the front, walked on roof in rear

Comments:

- The gutter over the rear door is sagging and pulling away from the structure. This gutter is in need of repair to prevent damage to the fascia board and to allow the gutter to function as intended.

Sagging gutter at rear of home



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- The front gutters need to be cleaned to achieve maximum water capacity of water running off of the roof. Gutter cleaning will need to become a part of regular maintenance to prevent unnecessary damage to the gutters and fascia board.



Debris in gutter



- Some of the shingles on the home are in need of repair. The areas in particular that were observed include the ridge cap at the front of the house that has a torn shingle and an area that needs re-tarring, and the ridge cap shingles over the roof saddle near the chimney. Although no evidence of water leaks were observed at the time of the inspection, it is recommended that these shingles get repaired/replaced to prevent any future water leaks.



Roof ridge needing tar



Torn shingle on roof ridge

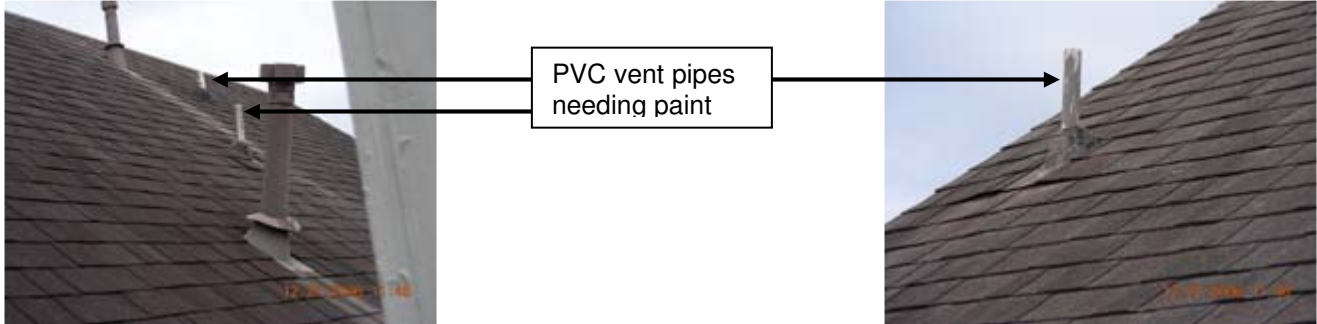


Ridge cap shingles near chimney in need of replacement

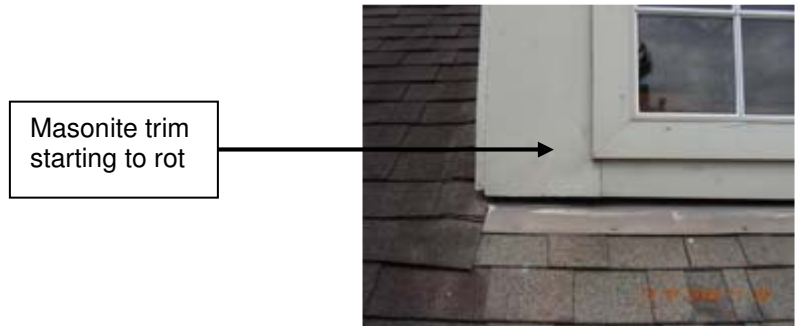
- The roof shingles are starting to develop some cracks, which is an indication that the roof will probably need replacement within the next few years.

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- The PVC exhaust vent pipes need to be painted better to prevent any premature deterioration from the sun's ultraviolet rays.



- The masonite siding and trim around the roof dormer is starting to rot. This siding ought to get repaired to prevent any future water damage to the structure.



D. Roof Structure & Attic

Method of inspection: Entered attic and performed a visual inspection

Approximate depth of insulation: >6 inches throughout. The depth of the blown and batt insulation meets or exceeds recommended levels.

Comments:

- The attic door doesn't close completely and is in need of insulation to complete the thermal barrier between the attic and the living space.

E. Walls (Interior & Exterior)

Comments:

- The interior walls are sheetrock and are performing as intended throughout the house. It is evident that a wall repair has been made in the front bedroom, but the integrity of the wall has not been compromised.
- The exterior brick walls are performing as intended. There is, however, an expansion joint in the brick wall beneath the master bathroom bay window that needs sealant.

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- The exterior walls covered with masonite siding are starting to deteriorate in some areas. The chimney masonite siding is in need of repair, as most of its siding is starting to deteriorate.



Deteriorating siding at chimney

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F. Ceilings & Floors

Comments:

- All floors and ceilings are performing as intended.

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G. Doors (Interior & Exterior)

Comments:

- All interior doors open, close, and latch properly without sticking or rubbing to the frames.
- Doors in various locations are in need of doorstops to prevent doorknob holes in the wall when the doors are fully opened.
- The exterior garage door that opens to the side of the house has some rot at the base of the exterior trim. This should be repaired to prevent water penetration and rodent/pest intrusions.



Rotted exterior door trim at garage door



- The deadbolt locks on the front and rear entry doors have double cylinders, that is, they require the key on both the interior and exterior side of the lock. (The key is stuck in the lock on the interior side of the front door). Although these deadbolts are used for security purposes, it is recommended that they get replaced with single cylinder deadbolts to provide a safe means of egress in the event of a fire.

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H. Windows

Comments:

- All of the windows are aluminum and single pane. All windows open and close freely and lock properly.

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- Dirt buildup in the breakfast room windows should be cleaned out to prevent unnecessary moisture retention within the window frame.
- A screen on the front bedroom window is in need of repair. In addition, the solar screens do not fit properly in the window frames. These issues should get repaired to prevent pest intrusions when the windows are open.
- The interior windowsill at the master bathroom bay window appears to have had some previous water damage. At this time, the windowsill is solid and does not show signs of further deterioration.

I. Fireplace/Chimney

Comments:

- The fireplace is a factory metal wood - burning unit. The damper operates properly. The flue and firebox areas are clean and show no sign of water penetration. The homeowner will have to provide a gas key to open and close the gas valve.

J. Porches, Decks and Carports (Attached)

Comments:

K. Other

Comments:

- The fence has boards in various locations that need replacement. The fence gate hardware on the driveway side of the house needs repair and the other gate drags across the ground when opened.



Broken gate latch

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- The 125 – amp electric service panel is adequate for the home. However, the breakers are not labeled and the ground wire clamp is not secure to the ground rod.

Loose ground wire clamp below electric service panel



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B. Branch Circuits - Connected Devices and Fixtures

Type of branch circuit wiring: Copper

Comments:

- The outlets that are GFCI protected are lacking the necessary labeling identifying them as such.
- The kitchen outlets on the bar and the outlets on the refrigerator side of the kitchen are not GFCI protected. All outlets located in areas that can be subjected to moisture should have GFCI protection.
- The exterior outlet near the front door has debris clogging a ground slot and the exterior outlet near the air conditioner is missing a cover to protect it from the weather.

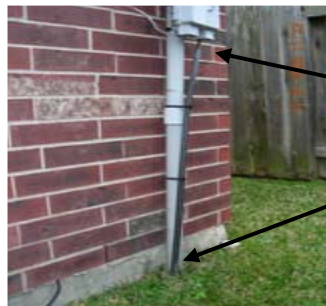


Front Exterior outlet with clogged ground slot

Exterior out near A/C missing weathertight cover



- The telephone wire conduit is broken and not secured to the service box, leaving the wires exposed to the weather and possible damage from items like weed trimmers and lawn mowers.



Broken conduit at telephone service panel leaving exposed wires

- There is a broken bulb in the rear flood lamp that needs to get removed before another bulb can be screwed into the socket.

Broken bulb in lamp socket



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- The exterior flood lamp near the rear door should get angled down to prevent any water and debris from collecting in the lamp sockets.



Flood lamps inappropriately angled upward

- The exterior light at the front entryway does not turn on due to a burned bulb. In addition, the recessed lights over the fireplace and kitchen sink do not turn on, but new bulbs were not tested in these locations.
- The light switches in both bathrooms are on the same GFCI circuits as the bathroom outlets. This does not pose a threat to the electrical system, but rather a nuisance since the bathroom lights will go out if the GFCI outlets are tripped. The location of the master bathroom light switches are another nuisance since these light switches are on the master bedroom wall as opposed to the bathroom wall.
- The bedroom hallway and master bedroom entryway have operable smoke alarms, but none of the bedrooms have smoke alarms. All sleeping rooms should be equipped with smoke alarms. As a general rule, smoke alarms should be tested and have the battery replaced twice a year by the homeowner.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type And Energy Source:

Type of heating system: Central Forced Air Furnace

Energy source: Gas

Comments:

- The heater operates as expected. It is recommended that the system get serviced annually as part of routine maintenance.
- The heater is equipped with a heat pump as well as conventional gas heating. The home is heated by the heat pump when the thermostat is set to the "heat" selection. The gas burners are ignited when the thermostat is set to the "Em. Heat" selection. System use will be dependent on the homeowner's preference.

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B. Cooling Equipment

Type And Energy Source:

Type of cooling system: Central Forced Air System

Energy source: Electricity

Comments:

- More sealant is needed at the exterior wall where the air conditioner refrigerant lines enter the home to prevent moisture and rodent/pest intrusions.



Refrigerant line entry point requiring sealant

- The temperature differential between the return air and supply air is ~ 14 degrees, as measured with an infrared thermometer at the return air ducts and various supply air ducts. The temperature differential is outside the recommended 15 – 20 degree range. This is not particularly alarming since the outside temperature was about 65°F (cooler outside temperatures influence temperature differentials this way). However, it is recommended that the system get serviced annually as part of routine maintenance.
- The air conditioner unit is manufactured by Trane Manufacturing. Additional information about the air conditioner unit is as follows:

Trane – Trane manufacturing can be contacted at www.trane.com. The serial number is H30290388 and the model number is TWP048C100A1. According to the model and serial number, this is a 4-ton unit that was manufactured in July 1993.

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C. Ducts and Vents

Comments:

- The flex duct work does not show any signs of deterioration and is allowing proper airflow through the system.
- The return air filter should be changed and the base of the return air duct should be cleaned to reduce the amount of dust entering the air conditioning system and being distributed throughout the home.

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

- The water level in the toilet of the guest bathroom needs adjustment to prevent the water flow from running sporadically.

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- The bathtub faucet in the guest bathroom continues to have water flow while the shower is running. The shower diverter valve should be replaced/repared to prevent unnecessary water usage.

Shower and faucet running at the same time



- The showerhead in the master bathroom has a leak where the showerhead connects to the water supply pipe.



Showerhead leak at connection to water supply pipe

- The kitchen faucet has a leak at the control button that switches the water stream from the faucet pattern to the spray pattern.



Leak at kitchen faucet control button

- The exterior faucets do not have anti-siphon valves. These valves should be installed at all exterior faucet locations to prevent unintended backflow of water into the water supply.

Anti siphon valve should be installed at the end of the water faucets



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B. Drains, Wastes, Vents

Comments:

- The dishwasher drain line should have an anti – siphon loop to prevent any backflow from the sink into the dishwasher.



Dishwasher drain line should loop and enter the cabinet higher to prevent backflow from the sink drain line into the dishwasher

- The guest bath lavatory drain stop does not fit flush into the drain when the lever is pulled which prevents the drain stop from stopping water flow completely.
- Testing the washing machine drain is beyond the scope of this inspection.

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C. Water Heating Equipment

Energy source: Gas

Comments:

- The forty-gallon water heater is properly installed and functions as intended.
- The temperature and pressure relief valve was not tested due to the concern that the valve may continue to leak when closed. The homeowner should consider having the valve replaced to ensure proper functionality.
- The water heater is manufactured by State Industries. Additional information about the water heater is as follows:

State – The contact number for State is 1-800-807-7014. The serial number is G93807104 and the model number is 8RV 40 NORS6 F. According to the serial and model number, this is a 40-gallon unit that was manufactured in July 1993. Any warranty information can be obtained by calling the manufacturer’s phone number or visiting State’s website at www.statewaterheaters.com.

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D. Hydro-Therapy Equipment

Comments:

- The hydro-therapy tub in the master bath functions as intended. A little debris in the water should be expected at startup, as most hydro-therapy equipment is not used often. Before operating the water jets, bring the water level about two inches above the highest water jet to ensure proper water circulation and prevent damage to the pump.
- One of the water jet control valves is missing. This valve needs to be replaced in order to control force of the water jet.

Missing water jet control valve



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V. APPLIANCES

A. Dishwasher

Comments:

- The dishwasher operates properly.

B. Food Waste Disposer

Comments:

- The garbage disposal is secured and installed to the sink properly. It is functioning as intended.

C. Range Hood

Comments:

- The range hood is an exterior exhaust type, built into the microwave. The range hood fan works properly, but the light did not turn on (a new bulb was not tested). The filters will have to be changed/cleaned as needed, depending on use.
- The range hood exhaust duct is not properly sealed to the exhaust port of the hood; therefore, all cooking fumes cannot be properly exhausted to the outside.



Exhaust leak around exhaust duct due to improper seal at exhaust port

D. Ranges/Ovens/Cooktops

Comments:

- The range is an electric unit. All of the burners operate as intended.
- The electric oven was tested and verified to operate properly. The actual temperature and temperature setting of the oven varies ~ 10 degrees, that is, with the oven set at 350 degrees, the actual temperature was ~ 360 degrees. This falls within the accepted maximum variance of +/-25 degrees. The oven light did not turn on (a new bulb was not tested).
- The functionality of the old style timer could not be verified. In addition, the oven does not have a self – cleaning function.

E. Microwave Cooking Equipment

Comments:

- The microwave oven is a built in unit and functions as intended. Testing for radiation leakage is beyond the scope of this inspection.

F. Trash Compactor

Comments:

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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G. Bathroom Exhaust Fans and/or Heaters

Comments:

- The exhaust vents in the bathrooms function as intended and are properly vented to the outside.

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H. Whole House Vacuum Systems

Comments:

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I. Garage Door Operators

Comments:

- The garage door opener photoelectric eye properly reverses the operation of the door when the beam is broken. However, the auto reverse function of the opener needs to be adjusted to reverse the door when the motor senses an obstruction that is preventing the door from closing.
- The garage door manual locking mechanism is not disabled. If the automatic opener is used while this lock is engaged, significant damage can be done to the garage door. It is recommended that the manual lock get removed or disabled.

Manual locking mechanism needs to be disabled



- The garage door operator is missing a light bulb and the cover that protects the light bulb from damage.



Garage door operator missing light bulb and cover

- An evaluation of the garage door remote opener is beyond the scope of this inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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J. Door Bell and Chimes

Comments:

- The doorbell functions properly and can be heard throughout the house.

I	NI	NP	R	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>K. Dryer Vents <i>Comments:</i></p> <ul style="list-style-type: none"> The dryer vent is properly ducted to the outside. Lint buildup in the dryer vent will have to be removed from time to time as a part of general maintenance to keep the clothes dryer optimally performing.
VI. OPTIONAL SYSTEMS				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>A. Lawn Sprinklers <i>Comments:</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>B. Swimming Pools and Equipment <i>Comments:</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>C. Outbuildings <i>Comments:</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>D. Outdoor Cooking Equipment <i>Comments:</i></p> <ul style="list-style-type: none"> The gas grill is in a fixed position at the edge of the patio. The electronic ignition does not ignite the burners and the burners on the right side of the grill do not ignite. No gas flow can be detected at the right side burners. Further investigation will have to be done to determine if the right side burners are clogged or if the right side gas valve is malfunctioning.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>E. Gas Lines <i>Comments:</i></p> <ul style="list-style-type: none"> The gas line to the gas grill is properly connected to the gas meter and the gas grill. Determining the burial depth of the gas line is beyond the scope of this inspection.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>F. Water Wells <i>Comments:</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>G. Septic Systems <i>Comments:</i></p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>H. Security Systems <i>Comments:</i></p> <ul style="list-style-type: none"> The security system is installed with sensors at the exterior doors and windows. However, testing of the system is beyond the scope of this inspection.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>I. Fire Protection Equipment <i>Comments:</i></p>