

North Point Home Inspections

Confidential - Property Inspection Report - Confidential



Woods Lane, Lewiston, MI
Inspection prepared for:
Date of Inspection: 11/8/2014 Time: 9:00
Age of Home: 1993 Size: 2400 SF
Weather: 35 Rain

Inspector: Scott Frakes
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Inspection and Site Details

Conventions and Terms Used in this Report

Exterior

1. Driveway

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Asphalt

Observations: Driveway in good shape. Recommend sealing to extend life

2. Walkways

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations:

- Uneven slabs at the walkways. This is a potential tripping hazard. Recommend repair and or replacement of the displaced walks.

3. Stoop, Steps

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete • Wood

Observations:

- No deficiencies noted.

4. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Metal

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

5. Exterior Cladding

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Log Siding

Observations:

- The house siding appeared in serviceable condition, at time of inspection.



Improvement: Add kick out flashing at eave/vertical walls

6. Eaves, Soffits, Fascia and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood

Observations:

- Warping at soffit near chimney. Have this area reviewed for necessary repairs.



Warped soffit area at chimney

7. Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Wood

Observations:

- Components appeared in satisfactory condition at time of inspection.
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

8. Exterior Caulking

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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. 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:

- Caulking is recommended around windows/doors/masonry ledges/corners/utility penetrations.

9. Deck, Balcony

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: None

Observations:

- MAINTENANCE: Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a good-quality deck sealant.
- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- Not visible underneath

10. Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Wood Railings

Observations:

- Appeared functional, at time of inspection. One end of deck rail is slightly loose. Fasten as necessary.

11. Grading and Surface Drainage

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Ground generally graded away from house

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water 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.

12. Vegetation Affecting Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wooded yard.

Observations:

- MONITOR: There are large trees in close proximity to the home. Trees can potentially damage the home, clog drainage pipes and block gutters. Large trees should be reviewed annually for pruning, de-limbing, and/or removal.

Roofing

1. Roof Style and Pitch

- Side Gabled • Front Gabled • Normal slope: roof angle (pitch) from 30 - 40 degrees • Steep slope: roof angle (pitch) more than 45 degrees

2. Method of Roof Inspection

- Due to the steep slope/pitch of the roof, and snow, only a limited inspection could be made. Viewed from ladder at eaves.

3. Roof Covering

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Dimensional (upgraded) architectural shingles

Age: 20+ years

Observations:

- No deficiencies were noted, at time of inspection.
- These shingles appear to be in the second third of their life cycle.

4. Flashings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal

Observations: Visible areas appeared functional, at time of inspection • Chimney flashing needs to be reviewed for proper height at chimney. Have a tradesman repair as necessary. • Recommend installing a "Kickout diverter flashing" where roof eaves connect with vertical walls.

5. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: PVC Piping for plumbing vent stack(s) • Furnace vent

Observations:

- Appeared functional, at time of inspection

6. Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Masonry -- for wood burning fireplace with metal flue.

Observations:

- Masonry chimney appeared functional with no deficiencies noted -- proper chimney cap installed. Sealant at the base is aged and needs to be redone.



Review flashing at chimney

7. Roof Drainage System

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: None installed - I recommend installing gutters on this house.

8. Skylight(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. Limitations of Roofing Inspection

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.

Structure

1. Foundation Type

Crawlspace, Unfinished basement

2. Foundation Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Foam Block

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

3. Foundation Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Concrete slab • Crawl Space: dirt floor

Observations:

- Common cracks noted. Recommend consultation with qualified contractor should condition worsen or water intrusion occur.

4. Under Floor Crawlspace(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Method of Inspection: Crawled

Observations:

- Condition: typical for age

5. Columns and Beams

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Steel I-Beams and steel post/columns

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

6. Floor Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Engineered TrusJoists (TJis) floor joists

Observations:

- Holes cut for duct work are improper. I recommend review by a qualified professional for repair or replacement as necessary.



Improper holes in floor joists

7. Wall Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood frame: 2 X 6

Observations:

- Limited view due to finishing materials.

8. Ceiling and Roof Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Engineered wood roof truss framing • Oriented Strand Board (OSB) sheathing

Observations:

- Limited review due to finished ceilings.
- Limited view of ceiling framing due to insulation.

9. Limitations of Structure Inspection

No representation can be made to future leaking of foundation walls.

Attic and Insulation

1. Attic Access

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: No house attic present - cathedral ceilings.

Observations:

- **IMPROVE:** Recommend professional installation of a Pull Down Ladder for ease of attic access.

2. Insulation in Unfinished Spaces

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Insulation appears adequate in garage.

3. Attic Ventilation

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Ridge exhaust venting • Under eave soffit inlet vents

Observations: No deficiencies noted.

4. Vent Piping Through Attic

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: PVC plumbing vents • Double wall metal B-Vent pipe

Observations:

- No deficiencies noted.

5. Garage/Carport Attic

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Access: Scuttle Hole located in: • Garage

Observations:

- Insulation depth is approximately:
- 3-5 inches

6. Limitations of Attic and Insulation Inspection

Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.

Interior

1. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Operated normally when tested.

2. Walls and Ceilings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Drywall • Drywall

Observations:

- Cracked garage ceiling. Although this appears cosmetic. I recommend having it repaired.

3. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Carpet
- Hardwood
- concrete

Observations:

- No deficiencies noted - with normal wear and age.

4. Windows

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Wood windows with aluminum exterior cladding • Casement

Observations:

- The windows that were tested, are functional.
- Highly recommend operating all windows during final walk through inspection.

5. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Raised panel - colonial

Observations:

- Appeared functional, at time of inspection.

6. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Appeared functional, no deficiencies noted at time of inspection.

7. Stairways and Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Loose railing to upper level. Repair as needed.
- Missing railing to basement. Have railing installed for your safety.



Unstable rail to upper level



Add rail to basement

8. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Operated normally when tested, at time of inspection.

9. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Solid Wood

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

10. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Laminate

Observations:

- No discrepancies noted.
- normal wear

11. Garage Door(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: One 16' insulated steel door

Observations:

- No deficiencies observed.

12. Garage Door Opener(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: One automatic opener - Manufacturer: • Craftmaster

Observations:

- Appeared functional using normal controls, at time of inspection.

13. Garage Door Safety Features

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Safety Reverse: Present

Safety Sensor: Present

Observations:

- Safety sensors operated normally, reversing the door when tested.
- Garage door safety reversal: The downward force pressure adjustment on the automatic garage door opener is not properly adjusted. This a personal injury/property damage concern. The automatic opener should be adjusted to in accordance with manufacturers specifications and is best performed by an overhead door contractor.

14. Garage Floor and Sill Plates

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Elevated sill plates

Observations:

- Sill plates elevated above floor.

15. Garage Firedoor

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Material: Present

Observations:

- Appeared satisfactory and functional, at time of inspection.

16. Garage Firewall and Ceiling

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- PVC pipe breeches firewall. I recommend this be removed or covered with a metal cap.



Remove or cover PCV pipe

17. General Information

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• Vermin activity observed. Location: Misc location areas. Vermin can damage insulation & electrical wiring. Recommend a professional pest contractor evaluate for treatment.

18. Limitations of Interiors Inspection

This house was unoccupied however, it was furnished. 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.

Heating and Air Conditioning

1. Thermostat(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Analog

Observations:

• No deficiencies noted.

2. Heating System

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Forced air natural gas furnace
- Lennox

Age and Capacity: 20

Observations: No deficiencies observed. • I recommend having this unit professionally cleaned and tuned to ensure proper and safe operation, prior to move in. • Annual/seasonal HVAC service contract highly recommended.

3. Energy Source

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For Heating: Natural Gas

Observations:

• No deficiencies noted.

4. Safety Switch

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Electric switch within sight of furnace unit

Observations:

• No deficiencies noted.

5. Combustion Air

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• No deficiencies noted.

6. Venting, Flue(s), and Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal • Metal double wall chimney vent pipe

Observations:

- The metal chimney liner vent flue pipe was not inspected or visible form end to end. Recommend a certified chimney sweep inspect for your safety.
- The visible portions of the vent pipes appeared functional.

7. Condensate Drain

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• No deficiencies noted in the condensate collection and removal system.

8. Heating & Cooling Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Galvanized sheetmetal ductwork - floor registers

Observations:
 • No deficiencies noted.

9. Filter(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Washable foam filter(s)

Observations:
 • No deficiencies noted.
 • MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required.

10. Solid Fuel Heating

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Pre-fab wood burning fireplace - with metal chimney flue

Observations:
 • Not tested - there was not a fire in the wood stove. Visible areas reviewed only.
 • The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership---for fire safety reasons.

Electrical

1. Service Drop

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:
 • Underground service lateral

Observations:
 • No deficiencies noted.

2. Service Entrance Wires

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:
 • Aluminum

Observations:
 • No deficiencies noted.

3. Electrical Service Rating

200 amps

4. Main Service Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Manufacturer: • Square D • Location: • Garage

Observations:
 • The wiring within the panel appeared satisfactory and functional.

5. Main Disconnect

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: 200 Amp Breaker

6. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Copper

Observations:

- Bonding is required across water heater piping.

7. Overcurrent Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Type: Breakers

8. Distribution Wiring

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Copper

Observations:

- Visible wiring appeared functional, at time of inspection.

9. Lighting, Fixtures, Switches, Outlets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Grounded

Observations:

- A representative number of receptacles, switches and lights were tested and are generally serviceable, unless otherwise noted.

10. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
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--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets: Present at: • Bathrooms • Kitchen • Exterior

Observations:

- Test GFCIs monthly to ensure proper operation.

11. AFCI - Arc Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

• AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection.

Locations & Resets:

- Absent-Not required when house constructed

Observations:

- IMPROVE: Modern electrical codes require branch circuits at all bedrooms to be AFCI protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits. Nonetheless, we strongly recommend they be added to all bedroom circuits as an extra preventive fire safety measure. Licensed electrician recommended.

12. Smoke/Heat Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Present at:
- 1st floor hall
- 2nd floor hall
- Basement

Observations:

- Operated when tested
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

13. Carbon Monoxide (CO) Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

14. 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. • Only a representative sampling of outlets, switches and light fixtures were tested.

Plumbing

1. Water Supply Source

Source: Private well water supply

2. Service Piping Into The House

Materials:

- Polyethylene plastic

3. Main Water Shut Off

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Near well pressure tank



4. Supply Branch Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Readily visible water supply pipes are:

Copper

Observations:

- Leaking water supply pipes at basement ceiling need to be repaired.



Leaking supply plumbing

5. Exterior Hose Bibs/Spigots

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Upgraded to new modern Frost-Free type
 Observations:
 • Operated properly when tested

6. Water Flow and Pressure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pressure: 50 PSI
 Observations:
 • The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.



Static water pressure

7. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • No deficiencies noted.

8. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Kitchen has a Stainless steel - surface mounted sink

9. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Water was run through the fixtures and drains. Functional drainage was observed.

10. Waste System

Description: Private sewage disposal - Septic - system

11. Drainage, Wastewater & Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Visible waste piping in house: • Thermoplastic PVC (Polyvinyl Chloride) - normally white in color

Observations:

- Visible piping appeared serviceable at time of inspection.

12. Water Heater(s)

Description: State
Capacity: 40 Gallons

13. Water Heater(s) Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Age: Original equipment • Water heaters have a typical life expectancy of 8-12 years.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.

14. Water Heater Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Metal single wall chimney vent pipe

Observations:

- Minimum water heater single-wall vent pipe clearance from combustibile material is 6".

15. Fuel Supply and Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Black iron pipe used for gas branch/distribution service

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

16. 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.

Bathrooms

1. Tub(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Plastic/Fiberglass

Observations:

- Appeared satisfactory and functional, at time of inspection.

2. Shower(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Same as the tub

Observations: No discrepancies noted

3. Toilet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated when tested. No deficiencies noted.

4. Exhaust Fan(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Bathroom fans exhaust properly to exterior of home.

5. A Word About Caulking and Bathrooms

Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected. • Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report. • Chose a PVA (polyvinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces.

One of the best is : POLYSEAMSEAL Tub and Tile Ultra Sealant caulk.

For more information, go to: <http://polyseamseal.com/ttultra.shtml>

Appliances

1. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Manufacturer: • Maytag

Observations: Appeared to be in working order at time of inspection.

2. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- InSinkErator

Observations:

- Operated - appeared functional at time of inspection.

3. Ranges, Ovens, Cooktops

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Oven(s): Natural Gas. Jenn Air

Observations:

- Oven(s) operated when tested.

4. Hood/Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Down Draft type • Manufacturer: Jenn air

Observations:

- Vented to exterior
- Functioned and operated normally when tested.

5. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Frigadaire
 Observations:
 • Appeared functional, at time of inspection.

6. Other Components

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Water filtration system.
 Observations:
 • Not tested - power off to water softener.

7. Washer

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: KitchenAid
 Observations:
 • Operated as designed using normal controls

8. Dryer

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Kitchen Aid
 Observations: Operated as designed using normal controls

9. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Properly vented to exterior.
 • MAINTENANCE: Annual cleaning of dryer vent duct recommended, as fire safety.

10. Limitations of Appliances Inspection

Appliances are tested by turning them on for a short period of time. Recommend a one-year Homeowner’s Warranty or service contract be purchased. This covers the operation of appliances, as well as associated plumbing an electrical repairs -- with a \$50-100 deductible. It is further recommended that appliances be operated once again during the final walkthrough inspection prior to closing.

END OF REPORT

Improvements

1. Suggested Improvements

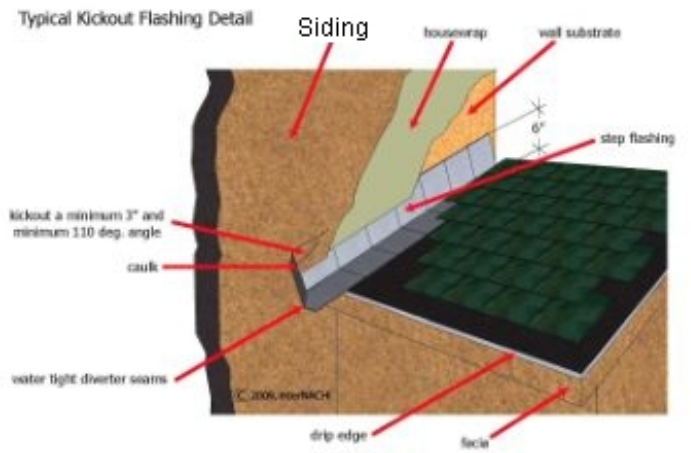
Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Per category

Photos



Garage attic



Kick out flashing information

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior

Page 8 Item: 13	Garage Door Safety Features	<ul style="list-style-type: none">• Garage door safety reversal: The downward force pressure adjustment on the automatic garage door opener is not properly adjusted. This a personal injury/property damage concern. The automatic opener should be adjusted to in accordance with manufacturers specifications and is best performed by an overhead door contractor.
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