

Sample Home Inspection Report

March 2, 2012

Inspection Date: March 1, 2012

Inspection No: 123456789

HOME INSPECTION REPORT

For

Mr. and Mrs. Prospective Buyer

6543 Any Street

Baton Rouge, Louisiana

PURPOSE OF INSPECTION: The general purpose of this limited, visual inspection, evaluation and report is to generally educate the clients about the general condition of the building being inspected, and to identify, for the client's knowledge, readily accessible, visible and apparent defects and/or conditions that, in the opinion, judgment and experience of the "Inspector", are not performing their intended function, without regard to life expectancy, on the date of the inspection, and which may adversely affect the function and/or integrity of the items, components and systems inspected, with the health and safety of the dwelling occupants in mind.

SCOPE OF INSPECTION: The limited, visual inspections, evaluations and reports for this building are intended for the exclusive use of the "Client(s)" only. The inspection is NOT an engineering evaluation of the property or structures, and will be performed in conformance with the minimal applicable "Standards of Practice" of the "Louisiana State Board of Home Inspectors." A copy of these standards, with the general limitations and exclusions, is included within the "Client(s)" report.

1. THE INSPECTION:

This inspection was held on March 1, 2012 and all of the utilities were turned on for the inspection. Attendees at the inspection were the inspector, the client and the selling real estate agent. The home was occupied with restricted accessibility for the inspection, and the temperature was approximately 80 degrees at the time of the inspection.

2. GENERAL INSPECTION OBSERVATIONS:

The inspection indicated a multi-story, single family residence on an asphaltic suburban street, of wood frame construction on an at-grade concrete and elevated pier and beam foundations, having a double detached garage. It is estimated that this original building is approximately 90+ years old. Multiple building additions and/or renovation have been added to the original structure. A non-code compliant apartment is installed above the living area of the house and contains a minimal living area and bathroom. Access to the apartment is granted via a wooden stairway and roof walkway installed in the rear of the building.

3. SITE INSPECTION:

An inspection of the Landscaping, Lawns and Grounds indicated that the vegetation was generally healthy and growing and that the ground generally slopes away from the building except along the perimeter of the front of the building. There were no trees in close proximity to the building, which were observed to be adversely affecting or impacting the structural performance. No canals or streams are adjacent to the property, and there was no evidence of high water or flooding apparent.

Incidental Concrete is the concrete poured without footings or subgrade preparation, being the driveways, walkway, porches and A/C slabs. Usually 3 ½" in thickness and without a sand bed or moisture barrier, and often without steel reinforcement, the incidental concrete is much more susceptible to "*shrinkage*", "*stress*", "*temperature*" and "*settlement*" cracks than the building foundation.

"Shrinkage" cracks are normal and due to the drying (*curing*) process when the concrete was poured and are generally of little significance as they usually penetrate only the mortar surfaces.

"Stress" cracks usually are caused by the application of loads greater than the concrete can support.

"Stress" cracks normally occur during the first few months after the slab is poured, while strength in the slab is low, and will typically become dormant with time.

"Temperature" cracks are normal and are caused by the thermal expansions and contractions within the concrete slabs.

"Settlement" cracks are usually due to the subsidence or consolidation of the soils underlying the building, and will normally extend completely through, and from edge to edge of the slab.

Concrete cracks are classed as either dormant (*cracking activity has ceased*) or active (*cracking activity may be expected to continue*). It is very probable to discover some

degree of cracking in every incidental concrete slab. However, this is a normal occurrence, and unless specifically noted, the observation of “*shrinkage*”, “*temperature*” or “*stress*” cracking will normally have only minor significance on the ability of the slab to support the normally applied loads. Of primary importance with these cracks is to seal the surfaces against water intrusion, and the potential for further damage. The degree of cracking observed in the incidental concrete is considered to be *about* average.

The driveway was surfaced with concrete. Walkways were surfaced with brick. The front and rear porches are constructed of brick and elevated wood with a brick patio, respectively. The left side porch is constructed with an elevated concrete slab. The rear porch has a wood framed roof covering installed above the porch. The incidental pavements appear to *typically* slope away from the buildings and the surfaces are *relatively* uniform and free from *significantly* cracked or missing areas.

There is an in-ground concrete swimming pool installed in the rear lawn that was not inspected. Wooden ornamental arbors and a wooden fence are installed in the rear lawn.

In the rear lawn, a pool house and exterior storage room are installed along the left property line and are attached to the garage.

4. BUILDING FOUNDATION and STRUCTURAL INSPECTION:

The foundation for this building is an elevated pier and beam system and an at-grade concrete slab at building additions on the front and right elevations of the original building. *During the inspection of the crawl space beneath the house, the inspector requires a minimum of 12 inches of clearance for access and sufficient clearance to “turn over” beneath the building, and does not crawl through standing water or open or hanging electrical lines. The inspector is not permitted to deflect or relocate water, gas or plumbing lines or ducts. In-accessible areas, such as listed above, were not inspected. The determination of the presence of, or damage caused, by termites, or other wood destroying insects or organisms, is specifically excluded from this inspection and report.*

The perimeter of the building has masonry foundation walls (*with vents*) located on the front and left sides. Accessibility to the crawl space for inspection is limited to openings approximately 10-12 inches high along the right sides. Portions of the available access have been blocked by screens, lattice, fencing, shrubs, ground soil levels, or other materials. *Portions of the crawl space beneath the house are in-accessible to a visual inspection, due to these and other restrictions.*

The *visible and readily accessible* components of the sub-structure were observed to determine apparent structural serviceability. In-accessible areas were not inspected.

The brick masonry piers are approximately 12 - 16 inches high, and there are metal termite shields on the top of the piers. Resting upon the piers are wooden beams approximately 6" (*vertical*) x 6" (*horizontal*), extending about the perimeter and beneath some of the load bearing partitions of the house. The diagonally cut (*for stability*) wooden sub-flooring boards (*approximately 3/4" thick*) are set upon wooden 2" x 8" and 2" x 10" flooring joists at a typical 24" spacing. Cross bracing was observed between the joists. There was no insulation beneath the house.

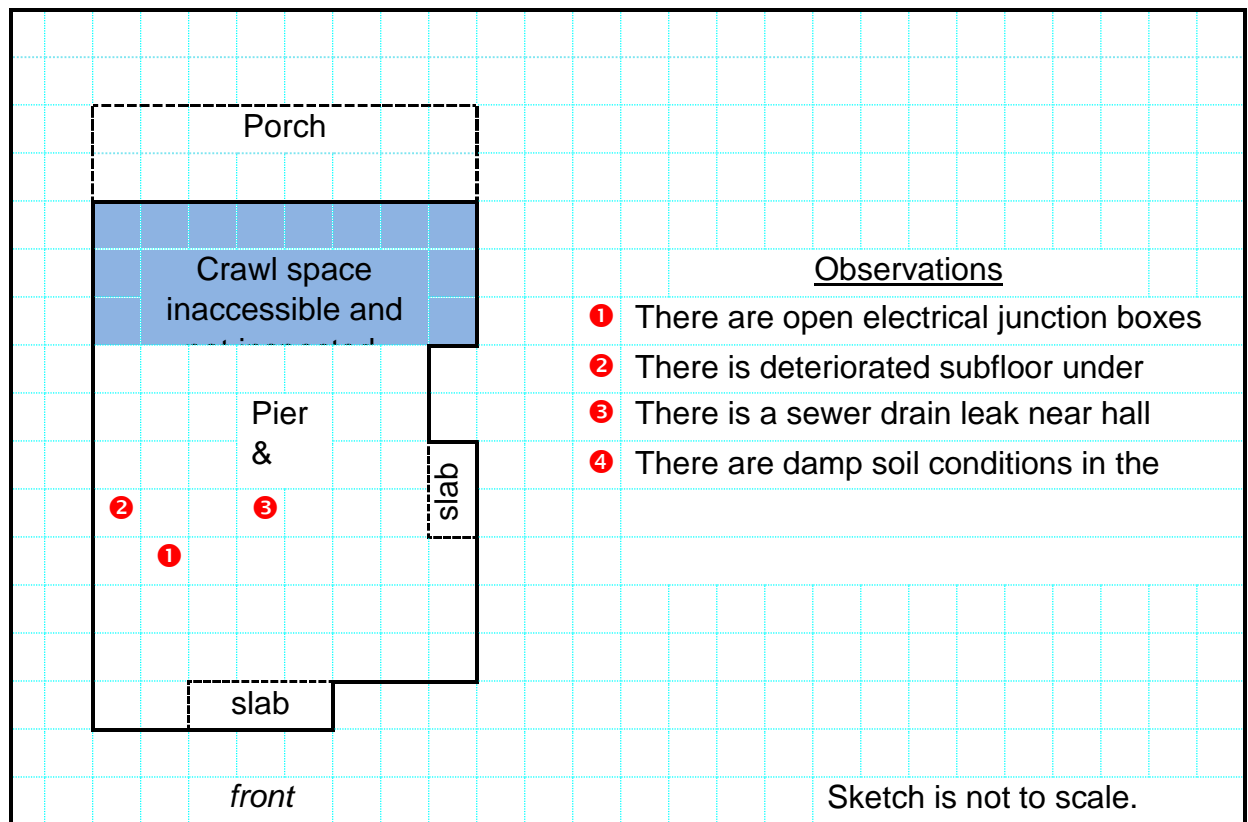
Some of the inspected piers were tilted or settled slightly, as a result of soil settlements and due to movements and temperature expansions, however, the degree of deterioration observed is not considered to represent *significant structural failure* of the building's foundation. The settlement or the subsidence and consolidation process of the soils underlying the foundation may require up to 30 years completing, with the majority of the consolidation generally occurring within the first few years. Depending upon the composition, the percentage of voids and the moisture content of the underlying soils, the "settlement" may be dormant, or still active. The determination as to the expected amounts of residual settlements requires Geo-technical (*soils*) testing and analysis and is recommended. Some settlements can be attributed to water, either from drainage or water leaks, undermining and eroding the bearing of the foundation. *It is important to prevent drainage water from flowing beneath the house, in as much as is practical.*

These settlements are a *probable* cause of interior wall or ceiling cracking, or door and window separations or mis-alignments and floor un-levelness that may be observed. While this interior damage can be cosmetically repaired, there are no assurances that the building movements and settlements will not continue, as the causes are variable, and the repaired situation may return. If permanent repairs to the interior (*and exterior*) are essential, then it is recommended that the foundation be stabilized by a reputable foundation repair contractor.

Beneath the house, there are multiple electrical lines and water and gas plumbing lines. Some of the electrical lines hang loosely, and there are old styles of wires, with "fabric" (*armored cable*) insulation some of which may be frayed or damaged. During the life of this home, the electrical system has *probably* been updated, and some of these older wires *may* have been abandoned. The electrical system is likely to be a combination of

original and updated wiring. This wiring beneath the house can be hazardous, and caution is urged in dealing with the electrical system of this house.

The galvanized plumbing lines are rusted, and the cast iron drains are a brittle material, presenting a leakage potential. The plumbing system appears to have been updated and/or repaired with PVC drain lines and copper and plastic water supply lines observed beneath the house as well. Particular locations of observed leaks in the plumbing system observed have been recorded in the inspection report summary, however under certain conditions, other leaks may be present.



With consideration to the vintage and style of construction of this house, the following recommendations, beyond the scope of this inspection, are offered:

- Have a complete, professional and independent termite and wood destroying insect inspection made on this house. Moist conditions, as exist under elevated structures, may promote insect activity.
- Have an electrical system safety inspection performed by a licensed electrician.
- Have a licensed plumber pressure test the plumbing lines (*especially the gas lines*) for leaks, and check any shower pans and tub drains for leakage.
- Prohibit rainwaters from draining, and ponding, beneath the house.

5. EXTERIOR INSPECTION:

This building is of wood frame construction with horizontal wood siding being the predominant exterior siding materials. The vapor retarder behind the exterior siding, if any, was not visible for inspection.

There are wood columns on this home, and these columns appear to be generally plumb and square with little evidence of *significant* deterioration visible.

The trim, fascias and soffit on this building are *typically* constructed of wood. These were visually inspected and found to be in *generally* serviceable condition. The exterior walls and trim *appear* to be serviceably sealed; *the caulk is generally poor, dry and brittle*. The exterior paint quality appears to be *generally* poor and becoming un-serviceable. With the exception of those items that are specifically specified in the *inspection report summary*, the exterior items inspected were considered to in be *generally* serviceable condition.

The wooden and metal exterior doors are constructed with thresholds and weatherstripping. Wooden windows have been used on this building. Some of the wooden windows are fixed and do not open. The doors were inspected and were found to operate serviceably. The operable windows are painted closed and do not open.

INSPECTION FOR POTENTIAL MOISTURE INTRUSION:

Nearly all homes inspected have some minor exterior maintenance deficiencies. Of primary importance when maintaining your home's exterior is to keep the moisture out. Moisture that enters the building can cause wood deterioration and provides a damp environment that may attract wood destroying insects and provide conditions conducive for fungi (mold) growth. Interior wall cavities are concealed and are NOT included within the scope of in this inspection or report. If wood deterioration due to the potential of moisture intrusion is noted in the inspection summary or, if water stains were observed in the interior of the building, we recommend that a mold sample be conducted to identify potential contaminates. *Note that the inspection or the reporting of, the presence or the concealed damage due to, wood destroying insects or mold is not within the scope of this inspection or report.*

To reduce the amount of "*moisture intrusion*" into the building, the exterior should be completely and properly sealed. During the course of this inspection, the following were inspected for proper "*moisture intrusion*" reduction;

- The ground soil levels should be maintained 4 to 8 inches below the bottom of wood siding, the brick and the top of the foundation slab.

- Prevent vegetation and planting beds from growing into, or over, bottom of wood siding, the brick and the top of the foundation slab.
- The weep holes at the bottom of the brick allow condensate to drain from the air space, and should be free of debris.
- The gaps and openings around the doors and windows and at the different material joints and penetrations should be completely sealed and caulked, with the caulk being pliable without gaps or voids.
- Door weather-stripping and thresholds should be completely sealed and caulked, with the caulk being pliable without gaps or voids.
- The vertical joints in horizontal exterior siding should be completely sealed and caulked, with the caulk being pliable without gaps or voids.
- A good weather protective paint or varnish finish should be maintained on exterior wood.
- Much of the decorative exterior wood trim is not treated wood, and should be completely painted and sealed and caulked, with the caulk being pliable without gaps or voids, if replacement of the trim becomes necessary, paint the backside and ends of the wood before installing.
- The roofing shingles should be pliable and without cracked, curled and loose or broken shingles.
- The gaps and openings around the roof penetrations and flashings, should be completely sealed and caulked, with the caulk being pliable without gaps or voids.
- Drip edges at the roof edge will help direct water away from the wood fascias and soffits.
- Gutters and downspouts should be kept clean and leak free to direct water away from the wood fascias and soffits.
- Proper ventilation is important in reducing moisture in the attic and crawl spaces
- Firewood or debris should not be stacked against the building and there should be no wood in contact with the foundation slab perimeter.

Additionally, the following have been observed:

- ☑ Wood deterioration, due either to “*wood-destroying insects*” or “*moisture damage*”, have been observed as described in Section A of the Inspection Report Summary.
- ☑ Evidence of apparent “*moisture intrusions*” on the interior have been observed as described in the Inspection Report Summary.

It is recommended that deficiencies be serviceably repaired, and that the client(s) have an independent inspection for wood destroying insects and organisms performed.

6. ROOF COVERING, FLASHINGS, GUTTERS and DOWNSPOUT INSPECTION:

Asphaltic or fiberglass shingled composition roof surfaces *typically* exist in one of three stages during their functional life:

1. In the first or earlier stage, the shingles are generally pliable and flat. Shingles in this stage are indicated as being in “**good**” condition, and this period will normally range from the initial installation to about 4 to 6 years.
2. When the shingles begin to become “brittle”, or to “crack and split” or “curl” at the edges, they are considered to be in the second stage, and are rated as being in “**fair**” condition. This period may typically begin as early as 3 to 5 years and extend through 8 to 12 years. These shingles may be readily damaged by falling debris or limbs, and once “cracked or split”, occasional leakage can occur in spot areas. The roofing nail heads may also begin to “pop” and become exposed through the shingles. Some maintenance may be required to seal the “cracks and splits” and the “popped” nail heads. The functional life of the roof surface may be extended by not walking on these brittle shingles.
3. In the final and last stage of the shingle’s functional life, the shingles become brittle, cracked, curled and cupped. Bead loss, evident on the ground and in the gutters, is another indication that the shingles have reached this stage. Roofing surfaces which are in this final stage are indicated as being in “**poor**” condition, and may be easily damaged by wind and rain, and leakage may occur at any time, indicating that the replacement of the shingled roofing surface will be justified.

The **roof** on this structure is pitched and gabled on the original roof and portions of the building additions and low-sloped over the rear porch and front foyer region. The roof covering material is primarily Architecturally Styled fiberglass shingles. The manufacturer’s suggested *normal* life expectancy of this type of roof covering may be from 25 to 30 years, when properly maintained. However in Louisiana, with the hot sun and wind driven rains, a life expectancy from 22 to 25 years would be more realistic. There is a rolled asphalt roof covering system over the low sloped roof systems with these types of roof covering typically having a 12 to 15 year useful life expectancy, with proper maintenance. Clay tile ridge caps are installed. On the rear porch, a standing seam, metal panel roof covering is installed. This type of roof covering may last 30 to 40 years depending on quality of material used and proper maintenance.

Our region of the country often experiences high intensity wind driven rains, which *can* penetrate a roof surface in any of these conditions. The necessary ridge, gable and

turbine vents and the plumbing and gas vents and flashing are all susceptible to water intrusion during these weather conditions.

There are some shingles manufactured which have longer life expectations, and factors such as a southern exposure, shaded areas and wind breaks can create varying conditions of the shingles on the same roof. *The flashing around fireplaces, vent pipes and other roof penetrations can also deteriorate with time, and require periodic maintenance such as recaulking or sealing. For older roofs, it is recommended that a repair proposal for a leak free roof be obtained from a reputable roofing contractor.*

The roof surface on this building has an *estimated* and *approximate* age of years and the condition is considered to be poor; the shingles are curled, cracked and brittle, and the condition is commiserate with the age of the shingles. *The roof appears to be at the end of its useful life.*

Attic ventilation is provided by gable vents. The valley roof flashing is galvanized metal. Both chimneys are of masonry construction. The front chimney does not have a functional damper and is open to the exterior. Each chimney has a cap at least two (2) feet above the roof ridge line or approximately eight (8) feet above the roof line. It *appears* that the roof protrusions are *generally* properly flashed and the vents properly penetrate the roof and appear to be sufficiently sealed. There are overhanging tree limbs requiring trimming. The roof inspection was performed accessing the roof surface with an exterior stairway.

7. ROOF STRUCTURE, ATTIC and INSULATION INSPECTION:

The inspection of the **attic** provides information concerning the quality of construction and the structural integrity of the building as well as exposing potential fire or safety hazards and possible electrical and plumbing system deficiencies. The insulation in the attic is composed of blown fiberglass insulation approximately 6 to 8 inches thick. *(Insulation manufacturer recommendations for attic insulation in Louisiana are a value of R-30, which is approximately 8" to 9" of insulation.)* Insulation that has settled will have lost some of its insulating abilities. The vapor retarder beneath the insulation, if any, was not visible for inspection. The heating and cooling ductwork in the attic is insulated and supported. There are no *apparent* blocked air vents and the plumbing vent pipe joints appeared to be tight and secure.

The *readily accessible* and *visible* wooden structural components of the roof and ceilings, being the ridge beams, roofing rafters, sheathing, supports and ceiling joists, were observed. The condition, material sizes and spacing *appeared* to be *generally* adequate to support the normal dead loads and the applied live loads and wind forces

to which this structure may be *normally* subjected unless otherwise noted in the inspection summary report.

8. DOUBLE DETACHED GARAGE INSPECTION:

The double detached garage is constructed with concrete flooring and has an attached storage room. The exterior siding is horizontal vinyl siding and horizontal wood siding and roofing materials are the same as the main building and the floor is depressed from that of the main building and there is a switched overhead light.

The garage door is of metal material and the door springs, rails and locks *appear* to be safe and functioning properly. There is no weather-tight gasket at the bottom of the garage door; evidence of water intrusion was evident near the door. The Craftsman automatic door opener *appears* to function safely and serviceably, and reverses upon meeting reasonable resistance.

Comments concerning compliance to **Governmental Building Codes and Regulations** are not within the scope or standards of practice of this inspection. The building codes and regulations are “*dynamic*” and change frequently, *however*, providing that a component complied with the applicable codes and regulations at the time of original installation, and has not been significantly modified since original installation, then that component is considered to be in compliance with the codes and regulations, *unless*, renovations, remodeling or additions have occurred which affect the component. Examples are:

1. Current plumbing codes require floor mounted, gas fired, water heaters to be elevated a minimum of 18 inches above the floor.
2. Current electrical codes require that electrical receptacles within 6 feet of water service be GFCI (*Grounded Fault Circuit Interrupter*) device protected.

Renovations, remodeling or additions must comply with the codes and regulations which are applicable and the time. In performing a home inspection, it is not possible to determine the time periods of modifications or of the codes and regulations which were in effect at the time of the modification.

9. ELECTRICAL SYSTEM INSPECTION:

The electrical system inspection noted that the electrical service is underground and that the electrical power is provided with a 200 amp, 240-volt service. The main service panel is located in the right exterior wall and has circuit breakers. There is an exterior

sub-panel providing service to the air conditioning equipment and an exterior branch panel adjacent to the main panel. A pool pump electrical panel is installed near the pool equipment.

During the exterior electrical inspection, the following were inspected and found to be serviceable *except as noted in the inspection report summary*.

- A copper ground rod and a secure grounding connection.
- The service entrance galvanized conduit was inspected and observed to be generally serviceable.
- Exterior receptacles have weather resistant covers and accessible receptacles inspected and tested, were *generally* properly “hot” and grounded with the correct polarity *except as noted in the summary*.

Noted during the interior electrical inspection; the following representative number of accessible switches, receptacles and components were inspected and found to be serviceable *except as noted in the inspection report summary*.

- Light circuits randomly tested, were *generally* operational.
- Accessible receptacles inspected and randomly tested, were *generally* properly “hot” and grounded with the correct polarity *except as noted in the inspection report summary*.
- For Client’s Information: *The original electrical service provided in this residence was an “un-grounded” 2 wire system, which has been updated by the utility company to a three wire grounded service. There is a combination of the original wiring and updated grounded wiring in evidence. There are the original 2 prong receptacles, which are not grounded, and there are 3 pronged receptacles in the 2 wire system, and some of these 3 pronged receptacles are not grounded. This is a normal condition in homes of this vintage, and it is in general conformity with the prevailing codes.*
- GFCI (*Grounded Fault Circuit Interrupter*) device protection is provided.

*GFCI (Grounded Fault Circuit Interrupter) device protection was available, but was not generally required by the building codes until approximately 1987. Any references to GFCI devices are informational only. Further information pertaining to the electrical system inspection may be found in the *inspection report summary*.*

Aluminum branch circuit wiring was permitted in residential construction during the approximate 1965 to 1973 time period. Aluminum wiring for the utility company service and for the 220 volts appliances and heaters is generally permissible. Aluminum branch circuit wiring was not observed during this inspection, however, that does not preclude the possible existence of aluminum wiring in this structure.

10. PLUMBING SYSTEM INSPECTION:

The plumbing system was inspected to determine the adequacy and the serviceable operation of the components and to detect any *visible and apparent* water leaks. The toilet(s) *appeared* to flush and refill within 60 to 90 seconds. The lavatories, tubs and fixtures *appeared* to drain serviceably, and faucets (both hot and cold) have a serviceable water flow. The lavatory pop-ups and the tub drains (*when installed*) *appeared* to be serviceable. There were no significant *visible or apparent* plumbing system deficiencies observed, *except as noted in the inspection report summary.*

NOTE: The gaskets and sealing materials in “older” plumbing fixtures, such as in this house, can deteriorate over time. The plumbing system comments contained in this report are valid only as of the day of the inspection. Latent defects or deficiencies in plumbing fixtures and piping that are not readily visible or accessible during the inspection are excluded from the scope of the inspection. Older houses may have deteriorated lines beneath the slab or ground soil level of pier and beam houses, for example, that are not readily visible for inspection. Should the client be concerned about concealed or inaccessible plumbing lines, a plumbing inspection of the sewer line interiors by a reputable, licensed plumbing contractor is recommended.

The tank type water heater is a gas fired RUUD (*unknown age*) unit having a 40 gallon water tank capacity. A pressure temperature relief valve is located on the tank, as required. There was a collection pan under the water heater.

A second tank type water heater is an electric RUUD (1981) unit having a 20 gallon water tank capacity.

A pressure temperature relief valve is located on the tank, as required. There was no collection pan under the water heater.

There was a draft diverter on the gas unit, and no air flow could be felt during operation. Ventilation *appears* to be adequate and the gas piping was black iron, with a flexible gas piping connection to the heater and there is a gas shut-off valve near water heater.

The pilot light appeared to be functional and the burner did not have any *visible* evidence of excessive corrosion, dust, flaking or cracks.

The hot and cold water supply pipe material is copper, plastic PVC, plastic PEX and galvanized iron and the water temperature produced at the faucets was sufficiently hot. The drain piping system appears to be constructed primarily with cast iron and PVC piping materials. The water heater appeared to function serviceably, and there was no *visible* evidence of current leakage except as noted in the inspection summary report.

11. HEATING (HVAC) SYSTEM INSPECTION:

The heating and cooling systems commonly referred to, as the “HVAC” system (*heating, ventilating and air conditioning*) is comprised of two central heating and cooling system(s). The inspection of the heating and cooling system is limited to a determination of *generally* serviceable operation, as of the date of the inspection. This inspection is not a determination of the remaining service life expected from the system components or of compliance to Governmental Building Codes or Regulations. Temperatures were approximately 80 degrees at the time of the inspection.

SYSTEM #1: Front

Heating is provided by a gas fired “Consolidated” (1995) “forced air” horizontal furnace with an input capacity of 60,000 BTU. The inspector observed that the fan and the thermostat both *appear* to operate serviceably and that the ductwork is supported and insulated.

The gas-fired furnace *appears* to be vented adequately and the gas piping is black iron with flexible gas piping connections. There is a gas shut-off valve near the furnace and the thermocouple and pilot light *appear* to be serviceable.

SYSTEM #2: Rear

Heating is provided by a gas fired “forced air” horizontal furnace with an unknown input capacity. The heater was inaccessible due to attic framing and HVAC ducts. The inspector observed that the fan and the thermostat both *appear* to operate serviceably and that the ductwork is supported and insulated.

12. AIR CONDITIONING (HVAC) SYSTEM INSPECTION:

SYSTEM #1: Front

Cooling is provided by an electrical split system “York” *unknown age* air conditioner with an approximate capacity of 36,000 BTU, which is equivalent to 3 TONS. The “Allsytyle” (*unknown age*) evaporator coils have a capacity of 3 TONS. Conditions permitting, the inspection of the system included a determination of acceptable electrical current drawn by the compressor, and a temperature drop across the evaporator coils to determine acceptable refrigerant levels.

The exterior Compressor/Condenser unit was mounted on a flat stable surface with an electrical disconnect within reach. It was *generally* clean and level and operating smoothly and quietly.

The interior evaporator coils were *generally* clean and had a condensate drain pan with a float shut-off control. During the unit’s operation, it was observed that the refrigerant level was *apparently* serviceable. It appears that the cooling system is operating serviceably.

SYSTEM #2: Rear

Cooling is provided by an electrical split system “York” *2004* air conditioner with an approximate capacity of 48,000 BTU, which is equivalent to 4 TONS. The evaporator coils were inaccessible due to attic framing and HVAC duct installation. Conditions permitting, the inspection of the system included a determination of acceptable electrical current drawn by the compressor, and a temperature drop across the evaporator coils to determine acceptable refrigerant levels.

The exterior Compressor/Condenser unit was mounted on a flat stable surface with an electrical disconnect within reach. It was *generally* clean and level and operating smoothly and quietly. During the unit’s operation, it was observed that the refrigerant level was *apparently* serviceable. It appears that the cooling system is operating serviceably.

It is recommended that the Heating and Cooling Systems be professionally serviced and cleaned annually to provide more efficient operations and to help extend the service life of the components. The “*cloth duct tape*” often used in the attic to seal the duct, plenum and transition connections will deteriorate over time, and create inefficient air leakage into the system. Clean filters are necessary for efficient operation and should be changed at least monthly.

- The Cooling System components should be serviced and the components cleaned and checked for air and refrigerant leakage and the system properly charged with refrigerant and oil prior to the *cooling season*.
- Prior to the *heating season* the Heating System should be serviced and the components cleaned and checked for air leakage, with any rust removed from the heat exchanger (*gas fired systems*) and the burners, and the unit checked for defects in the heat exchanger.

13. INTERIOR INSPECTION:

The interior rooms inspected were the:

- living and dining areas
- den
- kitchen
- 3 bedrooms
- 3 bathrooms
- foyer, hallways, storage and laundry rooms
- apartment
- pool house

Visually inspected in these rooms were the composition and condition of the ceilings and walls (*typically gypsum dry-wall*) and flooring together with the operation of exterior doors and a *representative (random)* number of the windows. The presence of HVAC registers and a switched, overhead light was observed in each room and the location, grounding and polarity of a *representative (random)* number of accessible electrical receptacles was evaluated, as was the operation of ceiling fans. In addition to the items listed above, in the kitchen and baths the cabinets, countertops and the water flow (*hot and cold water*) were inspected. The electrical receptacles within 6' of water services were inspected for **GFCI** devices and the plumbing was inspected for any *visible and apparent* water leakage evidence. In the bathrooms, the inspection included heaters, exhaust fans and ventilation, as well as the operation of installed plumbing fixtures. The presence of smoke detectors was not observed.

Please be aware that the use of “lead based” paint was permitted for homes built until about 1978. Testing for and the detection of the presence of “lead based” paint is beyond the scope of this home inspection. Should the possible presence of “lead based” paint be of concern for your family, and the age of your home falls within this time period, professional testing facilities are available which can confirm the presence of “lead based” paint.

In the kitchen, the operation and serviceability of the built-in appliances and equipment was evaluated, and with the exception of those items specifically listed in the *inspection report summary*, the items inspected were considered to be *generally* operating serviceably at the time of this inspection:

- **Jenn Air** Cooktop
- **Jenn Air** Oven
- **Jenn Air** Exhaust fan and light
- **Kitchen Aid** Dishwasher
- **ISE** Disposal
- **Sub-Zero** Refrigerator

The inspection of each fireplace and chimney disclosed a fireplace constructed of masonry with a damper. Some nominal cracking in the brick is a normal occurrence, and is not considered to be a significant fire hazard unless noted in the *Inspection Summaries*.

The stairways on the exterior of this building are surfaced with wood and the steps are *generally* uniformly spaced without *substantial* dimensional variances. The nose should be (*by current code requirements*) a maximum of 1”, the tread width a minimum of 10” (*with the nose*), and the riser height a maximum of 8 ¼”. This stairway *generally* meets these requirements. There is a handrail with the top of the handrail located between 30” to 36” above the treads.

14. REPORT OF THE BUILDING’S GENERAL CONDITION:

Based entirely upon the *readily accessible, visible and apparent* aspects of this inspection, this building is considered to have been originally constructed in a manner which *generally* conformed to the *minimum* construction material and skill standards ordinarily practiced by reputable contractors in this locality, at the time it was built. The *readily accessible, visible and apparent* observations indicate that this building is *generally* in serviceable condition, commiserate with the age of the building, and that

the depreciation that has been allowed, and the degree of care and maintenance exhibited are below normal, for the age of this building.

15. INSPECTION SUMMARY REPORT:

During the course of this home inspection the below listed components and items were determined, in the opinion of the Inspector, to be un-serviceable or un-satisfactory. Should any *significant* deficiencies in the “components” or “mechanical systems” be reported, it is recommended that reputable and licensed contractors be engaged to provide repair proposals for properly operating “components” or “mechanical systems”.

A. Deficiencies and Defects of Component Materials: There were no *visually or readily apparent or significant* component deficiencies or material defects observed, except:

Wood deterioration, due either to “*wood destroying insects*” or “*moisture damage*”, was observed at the following locations:

- On the exterior stairway and wooden handrail of the roof walkway, the rails and lattice panels are deteriorated in random areas.
- The garage door trim is deteriorated.
- On the rear exterior storage room, the siding and trim are deteriorated.
- There are multiple locations where the lap siding on the left side elevation wall near the wall offset is deteriorated.
- The siding near the left side porch is deteriorated.
- The siding at the bottom of the left side wall is deteriorated.
- The bottom of the front door is deteriorated.
- The siding, trim and wall features below the dining room window are deteriorated.
- The bottom of the front porch siding is deteriorated.
- The bottom of the right elevation wall siding is deteriorated.
- The structural beams of the rear porch are deteriorated in three locations.
- The fascia at the rear elevation of the pool house is deteriorated.
- The subfloor beneath the kitchen floor is deteriorated.
- Wooden framing material is in contact with the driveway sidewalk near the garage.

- There are rust stains at nail locations of the exterior lap siding on the left elevation walls. It appears that the wrong type of nail was used to secure the siding.
- There is plant growth on the front left roof covering (shingles). There are tree limbs in contact with the roof. The valley flashing does not properly extend past the fascia on the left side of the house. The asphaltic roof surface condition is considered to be poor; the shingles are curled, cracked and brittle. *The roof appears to be at the end of its useful life.*
- There appears to be water intrusion through the walls and doors into the garage. There is no weather-tight gasket at the bottom of the garage door; evidence of water intrusion was evident near the door, as well.
- There is a roof leak over the rear storage room and evidence of water intrusion into the room.
- Due to the multiple roof breaks and attic configuration, poor attic ventilation is present.
- There is water damage to the baseboards of the right side master bedroom near the doors.
- In the rear master bedroom, there is a pronounced floor deflection. The conditions associated with this circumstance are unknown as the crawl space in this region was inaccessible.
- There are sloping floors throughout the house.
- The rafters supporting the rear porch roof are undersized creating deflection in the structural members.
- The front den fireplace is open without capability of closure; the unit is in need of repair prior to use.

B. Inoperable Systems or Equipment: Mechanical equipment and systems inspected were observed to be in *generally* serviceable operating condition, except:

Electrical System: *(from the operation of a representative number of accessible components)*

For client's information: *The original electrical service provided in this residence was an "un-grounded" 2 wire system, which has been updated by the utility company to a three wire grounded service. There is a combination of the original wiring and updated-grounded wiring in evidence. There are the original 2 prong receptacles, which are not grounded, and there are 3 pronged receptacles in the 2-wire system, and some of these 3 pronged receptacles are not grounded. This is a normal condition in homes of this*

vintage and is in general conformity with the prevailing codes. “Tube and knob” wiring evidence was observed in the attic.

- Electrical receptacles do not appear to be operational in the sunroom.
- There is an open electrical junction box near the light of the pool house.
- In the pool service panel, the capacity of the panel is questionable due to the amount of service loads imposed. The condition should be evaluated by a licensed electrical engineer. The pool panel cabinet is rusted.
- In the main service panel, there is an improperly terminated service wire; there are rusted breaker/wire connections; there is a missing fastener for the interior dead panel cover.
- The secondary service panel is inaccessible for inspection due to restrictions by the air conditioning condenser unit. The cover panel is loose.
- There are open electrical junction boxes at the right side wall near the rear porch, rear storage wall, the attic, and beneath the house.

Plumbing System:

- In the utility room, the waste plumbing vent does not properly extend over the roof, as required.
- In the pool house, the sink drain line is not properly vented.
- In the front master bathroom, the toilet is loose. There is corrosion of the tile and wall of the shower.
- There is a water leak on the right elevation, hose bib.
- There is a sewer drain leak beneath the hall bathroom.

Appliances:

- The service water piping at the water heater in the pool house is not properly installed.
- There is rust on the service piping and gas vent of the front water heater.

C. Items in need of “Eventual” Maintenance: There were no *visually apparent or significant* “eventual” maintenance requirements observed, except:

- The exterior siding is cracked and split on the rear elevation wall of the apartment.
- There are cracked windowpanes on the left side of the house.

- There are damp soil conditions in the crawl space beneath the house. Consideration of the installation of a plastic sheet material is recommended to restrict moisture release from the soil.
- The ground slopes beneath the house around the front of the building.
- Vines, shrubs and trees are in contact with the exterior façade. Where practical, remove the vegetation a nominal 2 feet to allow moisture to dry along the perimeter of the house.
- The walls of the house appear to be conducive to water retention due to the environment and physical construction. Where practical, we recommend that you develop a water management plan to mitigate water damage.
- Due to the age and condition of the plumbing materials in the crawl space, we recommend that a pressure test be performed on the gas and water lines and a hydrostatic pressure test be performed on the sewer line to verify integrity of the lines.
- The exterior paint condition is poor and becoming un-serviceable.
- The exterior caulk is generally poor, dry and brittle.

D. Other Observations:

- There are water stains on the ceiling of the pool house.
- The building water supply valve is located on the front lawn.
- The gas service valve is located on the right side of the building.
- There is a ceiling patch in the rear master bathroom.
- Aluminum paint was observed on the attic framing near the rear fireplace; this condition is typical in applications after a fire.

E. Items observed and considered to be NORMAL in the aging process of this home:

- The wooden columns were observed to have normal material drying cracks.
- The roof surface was observed to have some normal unevenness.
- The attic insulation is settled.

F. Moisture Intrusion: The client(s) are referred to the body of the report section pertaining to “Inspection for Potential Moisture Intrusion” in Section 5, Exterior Inspection. Items such as eave deterioration, ceiling and wall stains, and fungi odors or growth are representative of water entry into the building and may require further intrusive investigations.

G. Components that were NOT inspected: *(See limitations and exclusions)*

- Sub-surface components; sprinklers, fountains, yard lighting, drainage systems, detached structures, decks or patios and intercom, security, or audio systems were **NOT** inspected.
- In-accessible areas **NOT** inspected include; interior cavities of walls, areas obscured by stored or personal belongs (*ie: attics, closets and storage areas*), and areas with accessibility limitations such as the exterior edges of attics.
- The apartment and associated bathroom were not inspected due to restrictions by personal items.
- The left side of the garage, pool house and exterior storage due to inaccessibility from fencing materials.
- The rear HVAC equipment in the attic due to attic framing and ducts.
- The swimming pool was part of this agreement.
- Regions of the crawl space shown on the attached sketch due to restrictions by framing, lattice, and low ground clearances.

These suggestions are offered to benefit the clients; they have no reflection on the condition of the inspected building.

I. Informational Suggestions:

- Check the lot survey to verify the F.I.R.M. Flood Plain designation. (F.I.R.M, Federal Insurance Rating Map)
- Professional, independent wood destroying insect and organism inspection and certificate should be provided by the seller.

II. Convenience Suggestions:

- The buyer should replace the smoke (and carbon monoxide) detector batteries upon occupancy, and semi-annually thereafter. (Regular daylight saving time changes are good times.)
- The buyer should replace the central HVAC filters, upon occupancy, and at least monthly thereafter.

III. Safety Suggestions:

- For safety, it is suggested that buyer have GFCI (Grounded Fault Circuit Interrupter) devices be installed at all locations within 6 feet of all interior water service locations and on all receptacles in bathrooms and on an exterior receptacle. (This is the current Electrical code requirement)
- Any tripping hazards should be eliminated.
- If the furnace is a gas (or propane) fired system, a deteriorated heat exchanger can emit harmful carbon monoxide gases. It is therefore suggested that the gas fired furnace and heat exchanger be completely inspected and tested on an annual basis, prior to the heating season. For safety, it is suggested that the buyer install a Carbon Monoxide Detector, a device similar to a smoke detector, with a moderate cost.

END OF HOME INSPECTION REPORT

If you should have any questions regarding this report, please contact our office.

Best regards,

Home Inspector Signature

Home Inspector Name

LHI No. 54321