

Property Inspection Report



44444 Anywhere Avenue
Springfield, VA 22152

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

F	Functional	Performing in the manner intended at the time of the inspection within reason.
M	Marginal	Performing, but with significantly reduced performance or signs indicating imminent failure or unacceptable effect on other components of the building. Repair or replacement in the near future is needed or advisable.
NF	Non-Functional	Not performing in the manner intended. In the case of structural elements, structural defects visibly observed, or high probability of substantial structural problems occurring. In the case of mechanical or electrical devices or equipment, apparatus not operating, or high probability of failure or of causing substantial problems. The item needs repair or replacement.
NI	Not Inspected	Item unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

General Information

PROPERTY INFORMATION

Property Address: 55555 Anywhere Street
City: Springfield State: VA Zip: 22152
Contact Name: Agent
Phone: 555-555-5555 Email

CLIENT INFORMATION

Client Name: Buyer
Client Address: 44444 Anywhere Avenue
City: Arlington State: VA Zip: 22207
Phone: Fax:
E-Mail:

INSPECTION COMPANY

Inspector Name Vimal Kapoor
Company Name The Building Inspector of America
Address: 14 Executive Park Court
City: Germantown State: MD Zip: 20874
Phone: 301-916-0300 Fax:
E-Mail: Info@gethomeinspector.com
File Number: WO # 11111
Amount Received: \$

CONDITIONS

Others Present: Property Occupied: Vacant
Estimated Age: 42 years old Entrance Faces: South
Inspection Date: 11/05/2010
Start Time: 9:30 AM End Time: 1:30 PM
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature: 54 degrees
Weather: Sunny Soil Conditions Damp
Space Below Grade: Finished basement.
Building Type: Single family Garage Attached
Sewage Disposal: City How Verified:
Water Source: City How Verified:

Roof

F = Functional, M = Marginal, NF = Non-Functional, NI = Not Inspected

F M NF NI

Roof Surface

1. Method of Inspection: On roof

2. Material: Asphalt shingle - The roof shingles are worn and losing their granular surface.

The roof shingles on the rear shady side of the roof have a thick covering of green moss growing on the shingles.

The roof shingles are near the end of their useful service life, plan and budget for roof shingle replacement in the next 2 to 3 years.

Consider installing ridge vent and a larger roof mounted attic fan when replacing the roof shingles.



3. Type: Gable

4. Approximate Age: 16 to 18 years old

5. Flashing: Aluminum

6. Skylights: Insulated glass

7. Plumbing Vents: Replace all plumbing vent pipe flashing when the roof shingles are replaced.



8. Gutters: Aluminum - The main upper roof gutters have gutter guards but the front porch, garage and screened porch gutters are full of leaves.

Roof (Continued)

9. Downspouts: Aluminum, Galvanized - The lower roof gutters have some older galvanized downspouts that will need to be painted or replaced.

The front porch downspout needs to be extended to prevent roof water from draining into voids in the ground by the side of the front porch.

Extend front left downspout from the main roof at least 6 feet away from the house foundation.



Chimney

10. Chimney:
11. Flue/Flue Cap:
12. Chimney Flashing:

Grounds

NOTE: Exterior or detached features of the property that are not included in this agreed to inspection: Subsurface soil conditions; wells; outdoor antennas; retaining walls; utility lines and sewage systems; swimming pools (in or above ground), swimming pool accessories; hot tubs and spas; underground lawn sprinkler systems; pest infestation; underground oil storage tanks; electromagnetic radiation; lead paint; asbestos or other exterior environmental contaminants; exterior lighting systems and electric lines; sump pumps and discharge lines; drywells; landscaping and trees; grading and surface drainage; fences; and all detached buildings on the property.

F = Functional, M = Marginal, NF = Non-Functional, NI = Not Inspected

- F M NF NI
1. Driveway:
2. Walks: Stepping stones - The stepping stone walkway and the steps to the front porch are unevenly spaced and a trip hazard.
Recommend a wider, permanent walk way and steps all the same height to the porch.

Grounds (Continued)

3. Steps, Stoops: Replace the front steps to the entry porch, the steps should all be the same height.



4. Porch: Rear screened porch - Recommend sealing the floor of the screen porch.
5. Deck: Pressure Treated wood - The rear deck stairs to the back yard have a loose stair tread near the ground level, this is a trip hazard.

Recommend cleaning the wood decking boards and sealing or staining the all wood surfaces.



6. Grading: Negative slope, Flat drainage around house foundation - The ground around the foundation has settled in many areas resulting in a flat or negative slope back towards the house foundation, which allows the ground to become saturated with water or even pool water too close to the foundation walls.

Protect the basement from leaking and flooding by creating positive slope away from the house for at least 8 to 10 feet at all sides of the foundation. The minimum ground slope should be 1/2 inch of slope for every foot away from the foundation, so the yard 10 feet away from the house should be at least 5 inches lower than the ground at the foundation.

Fill in any voids in the ground around the front porch concrete slab.

Remove all ivy and soil on the side of the garage so that it is at least 4 to 6 inches below the wood framing in the side wall of the garage.

A basement window well may need to be install on the right side of the house to raise the grade enough to create positive slope away from the foundation.



Exterior

NOTE: Windows and storm windows are examined visually for adequacy of weather protection and fuel conservation. They are not inspected for ease of operation.

F = Functional, M = Marginal, NF = Non-Functional, NI = Not Inspected

F M NF NI

Exterior Surface

1. Type: Brick veneer, Vinyl siding

2. Trim-Fascias, Soffits, Rakes: Painted wood trim

3. Exterior Doors: **The front door is a solid wood door with glass that is non insulated. Recommend installing an insulated door with insulated glass.**

The door to the garage from the family room is the original door to the car port which has glass panels. When the car port was closed in to create a garage the door should have been change to a solid fire rated door with out glass.

Recommend installing a solid fire rated door, with self closing hinges, to the garage.

4. Windows: **Some of the windows have been replaced with vinyl double hung windows.**

The remaining older wood windows need to have the window putty repaired and the window frames and trim painted.

Recommend replacing all remaining wood windows with new replacement windows as soon as practical.

5. Storm Windows:

6. Basement Windows: **The basement windows need window putty repair and painting.**

7. Exterior Lighting, Outlets:

8. Hose Bibs: **The front hose bib shut off valve located above the main water shut off valve, is leaking, repairs are necessary.**



9. Gas Meter: **Paint the pipes by the rear gas meter to prevent further corrosion of the pipes.**



10. Main Gas Valve:

Garage/Carport

F = Functional, M = Marginal, NF = Non-Functional, NI = Not Inspected

F M NF NI

Garage _____

1. Type of Structure: Attached Car Spaces: ONE CAR

2. Garage Doors: The over head garage door is manually operated.

Adjust the door locking mechanism so the garage interior can be secured.



3. Door Opener: Not present.

4. Exterior Surface:

5. Roof: See main roof note on roof shingles.

6. Roof Structure:

7. Service Doors: Install a fire rated (no glass) entry door, with door closures, between the garage and the family room.

8. Walls, Ceiling:

9. Floor, Foundation: Poured concrete slab. The garage concrete slab is sloped away from the house.

The slab could be leveled by pouring new concrete over top of the existing slab, but the side entry door would have to be raised up the thickness of the new concrete, special attention would be needed to meet the existing drive surface, and the steps into the family room might need to be modified.

10. Electrical: 110 VAC GFCI

Attic

NOTE: Where walls, floor structures, roof structures, and load bearing partitions are finished on both sides, and no means exist to inspect behind these finished, they will be rated on the opinion of the inspector. These will carry the Not Inspected rating. It should be noted that the determination of the presence of insulation in the exterior walls is by means of very limited availability of access to the interior of the exterior wall structure. Although the presence warrants a satisfactory rating, there is no assurance that the insulation is of adequate thickness, that it is present in all spaces, and that the material is of any standard quality. No inferences are made as to the R factor of said insulation.

F = Functional, M = Marginal, NF = Non-Functional, NI = Not Inspected

F M NF NI

Attic _____

1. Method of Inspection: In the attic

2. Roof Framing: Two roof trusses have been modified to install an attic pull down stair in the upstairs hallway.

Recommend reinforcing the the two roof trusses where the support members were remove to make head room for the attic stairs.

Roof trusses are engineered structural members, and they are not designed for attic storage loads.

Attic (Continued)

Roof Framing: (continued)



3. Sheathing:
 4. Ventilation: Gable vents only. Recommend installing ridge vents and an attic fan to increase attic ventilation.

5. Insulation: The attic insulation is only 3.5 inches thick.

Today, new houses have 12 to 14 inches of insulation.

Recommend removing the attic floor plywood and adding 10 to 12 inches of blown in fiber glass insulation.

Insulate and weather strip the attic stairs.

Insulate the top of the exposed bath room exhaust fans to prevent condensation during the winter.



6. Insulation Depth: Add more attic insulation.
 7. Vapor Barrier:
 8. Attic Fan:
 9. Bathroom Fan Venting:
 10. Evidence of Water Penetration: Yes No

Bedroom

NOTE: Ratings of interior surfaces are based on the serviceability of the surfaces inspected. No subjective judgements are made concerning cosmetic or aesthetic approvals or disapprovals.

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F M NF NI

Master, Front left, Rear left, Rear right, Bedroom

1. Walls, Ceiling, Floor: Painted Drywall, Hardwood floors. **Install shoe moulding or quarter round moulding between the base board trim and the oak floors.**
2. Doors, Windows: Hollow wood doors - **The bedroom door knobs did not operate or lock smoothly, consider changing all of the bedroom door knobs.**
3. Electrical: **Have a licensed electrician check the outlet in the front left bedroom between the door and the closet door, an electrical tester shows that it has an open ground condition.**
4. HVAC Source:
5. Smoke Detector: Not Present. **Recommend adding smoke detectors to all bedrooms or sleeping areas.**



Bathroom

NOTE: Ratings of interior surfaces are based on the serviceability of the surfaces inspected. No subjective judgements are made concerning cosmetic or aesthetic approvals or disapprovals.

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F M NF NI

Master Bathroom

1. Electrical: GFI outlet present.
2. Sink, Basin, Cabinet:
3. Shower, Surround:
4. Toilets: **Adjust the water refill valve in the toilet tank.**
5. HVAC Source:
6. Ventilation:

Hall Bathroom

7. Electrical: GFI outlet present.
8. Sink, Basin, Cabinet: **Secure the loose sink faucet.**



Bathroom (Continued)

9. Tub, Surround: **Caulk the joint between the tub spout and the wall tile, and the faucet trim and the wall tile.**



10. Toilets: **Adjust the water refill valve in the toilet tank.**
 11. HVAC Source:
 12. Ventilation:

Powder room Bathroom

13. Electrical:
 14. Sink, Basin, Cabinet:
 15. Toilets: **Adjust the water refill valve in the toilet tank.**
 16. HVAC Source:
 17. Ventilation:

Basement powder room Bathroom

18. Electrical: **The GFI breaker for the basement bathroom outlet continues to trip if reset.**

Have a licensed electrician repair the basement bath room outlet and the GFI breaker in the electric panel.



19. Sink, Basin, Cabinet:
 20. Toilets: **Adjust the water refill valve in the toilet tank.**
 21. HVAC Source:
 22. Ventilation:

Living Space

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F M NF NI

Living, Dining, Family, Foyer Living Space _____

1. Walls, Ceiling, Floor: Painted Drywall, Hardwood floors.
2. Doors, Windows: Wood double hung
3. Electrical:
4. HVAC Source:

Fireplace/Wood Stove

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F M NF NI

Family Room Fireplace _____

1. Fireplace Construction: Brick
2. Type: Wood burning
3. Smoke Chamber:
4. Flue: The fire place chimney should be cleaned before using.
5. Damper:
6. Hearth:

Kitchen

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F M NF NI

Kitchen _____

1. Range, Stove, Oven: electric cook top with single wall oven - The rear right electric burner has a chip in the glass cook top
2. Ventilator: Recirculating fan, not vented to the exterior. The hood fan motor has a long delayed start.



Kitchen (Continued)

3. Garbage Disposal: Install a wire connector or clamp on the disposal electric supply wire.



4. Dishwasher: Secure the dishwasher to the counter top with the anchor straps provided at the top of the dishwasher.



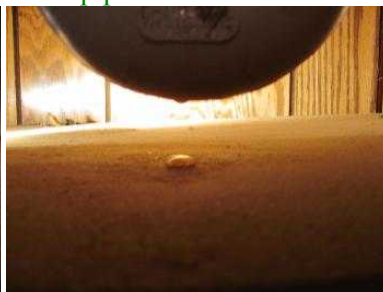
5. Refrigerator: 1995

6. Microwave:

7. Kitchen Sink: The kitchen sink faucet is leaking at the spout and the handle.



8. Bar Sink: Repair the leaking sink drain pipe below the basement bar sink.



9. Electrical: Recommend GFCI outlets be installed in the kitchen.

10. Cabinets, Counters: Secure the kitchen sink door front next to the dishwasher.



11. Pantry:

12. HVAC Source:

Electrical

NOTE: Electricity is inspected for fire and shock hazard only. Any comments regarding insufficient plugs, lights, switches, or other devices is solely the opinion of the inspector and is not based on any measure of standards. The buyer should determine as to the adequacy of these devices.

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F M NF NI

1. Service Size Amps: 150 Volts: 110-240 VAC
2. Service: Copper
3. 120 VAC Branch Circuits: Copper Wire
4. 240 VAC Branch Circuits: Stranded aluminum wire
5. Aluminum Wiring: Not present
6. Conductor Type: Non-metallic sheathed cable
7. Ground: Plumbing ground only - **Recommend installing a grounding rod (grounding electrode) and ground wire.**
8. Smoke Detectors: Battery operated - **Recommend adding smoke detectors to all bedrooms or sleeping areas.**

Recommend installing new smoke detectors on each living level.

Check smoke detector batteries at move in.

Basement Electric Panel

9. Manufacturer: Cutler-Hammer



10. Maximum Capacity: 150 AMPS
11. Main Breaker Size: No single main breaker exists
12. Breakers:



13. GFCI: **The GFI breaker will not stay on when reset and an electrical tester is used at the basement bathroom outlet.**
14. Is the panel bonded? Yes No

Basement Sub Panel Electric Panel

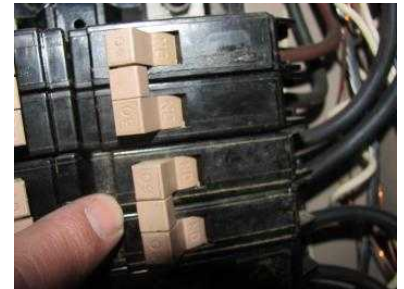
Electrical (Continued)

15. Manufacturer: Cutler-Hammer



16. Maximum Capacity: 125 Amps

17. Main Breaker Size: 60 Amps



18. Breakers:

19. Is the panel bonded? Yes No

Heating System

NOTE: Heat exchangers on hot air systems are not generally visible and as such are excluded from this report.

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F M NF NI

Basement utility room Heating System

1. Type of Heating System: Gas Furnace

2. Heating System Operation:

3. Manufacturer: Carrier

4. Type: Forced air Capacity:

5. Area Served: Whole building Approximate Age: 1997

6. Fuel Type: Natural gas

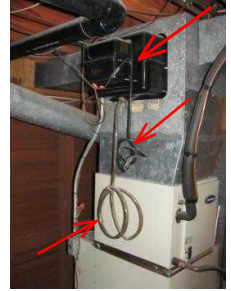
7. Blower Fan, Filter: **Install a track for the furnace filter and a sliding cover that can be quickly removed to change the filter, presently about 10 to 12 screws have to be removed from the cover and the filter fits loosely in the return duct.**



8. Distribution:

Heating System (Continued)

9. Humidifier: The humidifier is disconnected and non functional.



10. Thermostat:
 11. Combustion Chamber:
 12. Vent Systems, Flues and Chimneys:
 13. Gas Burner:

14. Tank Location: NONE
 15. Suspected Asbestos: No

Air Conditioning

NOTE: No assurance can be given that ductwork used for air conditioning that is not visible, is insulated. Warm, moist air hitting cold metal ducts can cause condensation and possible staining on interior surfaces. Air conditioners will not be started when they have been idle after the cooling season, and the supply of electricity to the compressor unit has been turned off.

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F M NF NI

Basement AC System

1. A/C System Operation: To avoid possible compressor damage due to outside temperature below 60 degrees, the air conditioning unit was not tested.
2. Condensate Removal:
3. Exterior Unit: Remove the ivy, sticks ,leaves, and other debris from around the bottom of the exterior compressor unit.

The air conditioning compressor is near the end of it's designed service life.

Plan and budget to replace the air conditioning compressor.



4. Manufacturer: Carrier
 5. Area Served: Whole building Approximate Age: 1993
 6. Fuel Type: 220-240 VAC
 7. Type: Central A/C
 8. Refrigerant Lines:
 9. Electrical Disconnect:

Plumbing

F = Functional, M = Marginal, NF = Non-Functional, NI = Not Inspected

- | | F | M | NF | NI | |
|----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Service Line: Copper |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Main Water Shutoff: Repair the leak at the main water shut off valve. |



- | | | | | | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|------------------------------|
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water Lines: Copper |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drain Pipes: PVC, ABS |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Service Caps: |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vent Pipes: PVC, ABS |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gas Service Lines: Cast iron |

Basement Water Heater

- | | | | | | |
|----|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| 8. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water Heater Operation: Functional at time of inspection - The water heater has corrosion and rust stains behind the gas burner cover. The water heater was not leaking at this time of the inspection. |
|----|--------------------------|-------------------------------------|--------------------------|--------------------------|--|

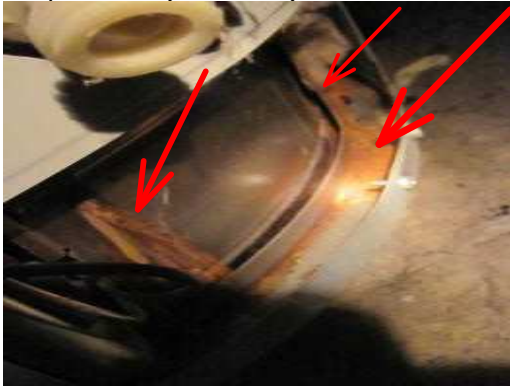
The temperature, pressure relief valve on the side of the heater is tight against the gas pipe, which may restrict the valves ability to release pressure from the heater if necessary.

The heater is 13 years old, and given the corrosion already present, you should budget and plan for the replacement of the water heater.



Plumbing (Continued)

Water Heater Operation: (continued)



- 9. Manufacturer: Bradford-White
- 10. Type: Natural gas Capacity: 50 Gal.
- 11. Approximate Age: NOVEMBER, 1997 Area Served: Whole building
- 12. Flue Pipe:
- 13. TPRV and Drain Tube:



Structure

NOTE: Due to the constant state of physical change and weather conditions, it is not possible to ascertain the degree of any future water penetration. Buyer uncertainty should be resolved prior to the purchase of this property.

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- | | F | M | NF | NI | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|------------------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structure Type: Wood frame |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: Concrete Block |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Beams: Steel I-Beam |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Joists, Trusses: 2x10 |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Piers, Posts: Steel posts |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor, Slab: Poured concrete slab. |

Structure (Continued)

7. Stairs, Handrails: **Secure the loose hand rail in the foyer.**



8. Subfloor: Plywood
9. Were any areas of the property obstructed or inaccessible?
Obstructions may include, but are not limited to, wall covering, fixed ceilings, floor coverings, furniture or stored articles.
 Yes No

Basement

NOTE: Due to the constant state of physical change and weather conditions, it is not possible to ascertain the degree of any future water penetration. Buyer uncertainty should be resolved prior to the purchase of this property.

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F M NF NI

Basement

1. Approximate Height: 7.5 feet
2. Ceiling:
3. Walls:
4. Floor:
5. Floor Drain:
6. Doors:
7. Windows: **Basement windows need putty and paint on the exterior.**
8. Electrical: **Recommend installing an GFI outlet next to the basement bar sink.**



9. Smoke Detector: located at the top of the basement stairs ,on the wall
10. Insulation: **Insulation is not visible in the finished area of the basement.**

The unfinished area of the basement does not have any insulation on the foundation walls or at the band board between the floor joist ends.

Recommend installing insulation to improve comfort and energy efficiency in the basement.

11. Basement Stairs, Railings:
12. Were any areas of the property obstructed or inaccessible?
Obstructions may include, but are not limited to, wall covering, fixed ceilings, floor coverings, furniture or stored articles.
 Yes No

Laundry Room/Area

NOTE: Ratings of interior surfaces are based on the serviceability of the surfaces inspected. No subjective judgements are made concerning cosmetic or aesthetic approvals or disapprovals.

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F M NF NI

Laundry Room/Area

1. Electrical:
2. Laundry Tub:



3. Clothes Washer:
4. Clothes Dryer:
5. Dryer Vent: Recommend installing a metal flexible dryer vent pipe to replace the plastic dryer vent.



Marginal Summary

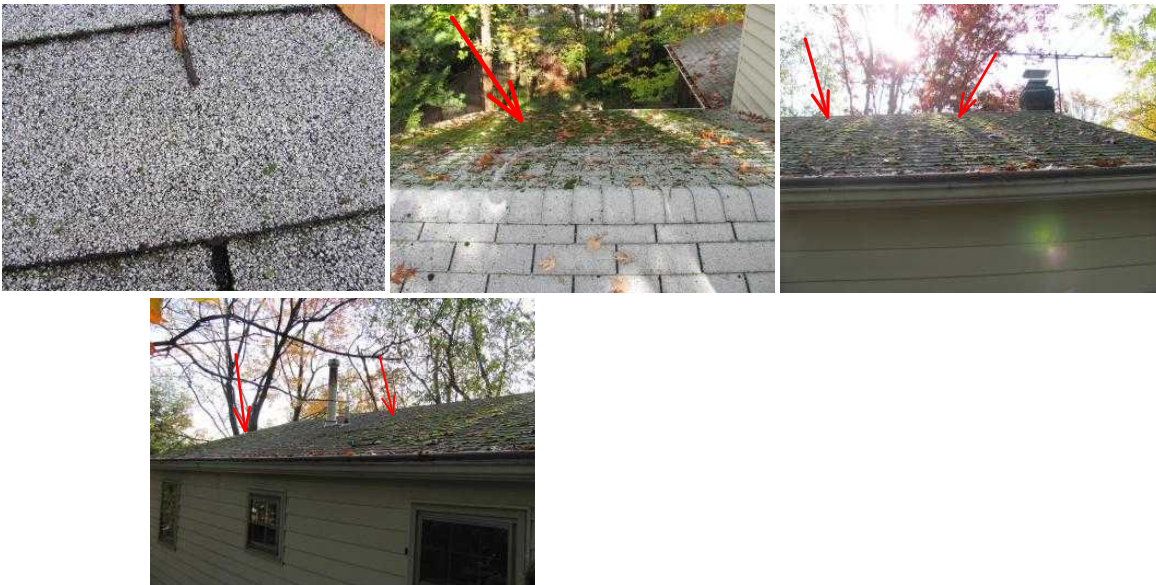
Roof

1. Roof Surface Material: Asphalt shingle - The roof shingles are worn and losing their granular surface.

The roof shingles on the rear shady side of the roof have a thick covering of green moss growing on the shingles.

The roof shingles are near the end of their useful service life, plan and budget for roof shingle replacement in the next 2 to 3 years.

Consider installing ridge vent and a larger roof mounted attic fan when replacing the roof shingles.



2. Plumbing Vents: Replace all plumbing vent pipe flashing when the roof shingles are replaced.



3. Gutters: Aluminum - The main upper roof gutters have gutter guards but the front porch, garage and screened porch gutters are full of leaves.

4. Downspouts: Aluminum, Galvanized - The lower roof gutters have some older galvanized downspouts that will need to be painted or replaced.

The front porch downspout needs to be extended to prevent roof water from draining into voids in the ground by the side of the front porch.

Extend front left downspout from the main roof at least 6 feet away from the house foundation.

Roof (Continued)

Downspouts: (continued)



Grounds

5. Walks: Stepping stones - The stepping stone walkway and the steps to the front porch are unevenly spaced and a trip hazard.
Recommend a wider, permanent walk way and steps all the same height to the porch.
6. Steps, Stoops: Replace the front steps to the entry porch, the steps should all be the same height.



7. Deck: Pressure Treated wood - The rear deck stairs to the back yard have a loose stair tread near the ground level, this is a trip hazard.

Recommend cleaning the wood decking boards and sealing or staining the all wood surfaces.



8. Grading: Negative slope, Flat drainage around house foundation - The ground around the foundation has settled in many areas resulting in a flat or negative slope back towards the house foundation, which allows the ground to become saturated with water or even pool water too close to the foundation walls.

Protect the basement from leaking and flooding by creating positive slope away from the house for at least 8 to 10 feet at all sides of the foundation. The minimum ground slope should be 1/2 inch of slope for every foot away from the foundation, so the yard 10 feet away from the house should be at least 5 inches lower than the ground at the foundation.

Marginal Summary (Continued)

Grading: (continued)

Fill in any voids in the ground around the front porch concrete slab.

Remove all ivy and soil on the side of the garage so that it is at least 4 to 6 inches below the wood framing in the side wall of the garage.

A basement window well may need to be install on the right side of the house to raise the grade enough to create positive slope away from the foundation.



Exterior

9. **Exterior Doors:** The front door is a solid wood door with glass that is non insulated.
Recommend installing an insulated door with insulated glass.

The door to the garage from the family room is the original door to the car port which has glass panels.
When the car port was closed in to create a garage the door should have been change to a solid fire rated door with out glass.

Recommend installing a solid fire rated door, with self closing hinges, to the garage.

10. **Windows:** Some of the windows have been replaced with vinyl double hung windows.

The remaining older wood windows need to have the window putty repaired and the window frames and trim painted.

Recommend replacing all remaining wood windows with new replacement windows as soon as practical.

11. **Basement Windows:** The basement windows need window putty repair and painting.

12. **Hose Bibs:** The front hose bib shut off valve located above the main water shut off valve, is leaking, repairs are necessary.



Marginal Summary (Continued)

13. Gas Meter: Paint the pipes by the rear gas meter to prevent further corrosion of the pipes.



Garage/Carport

14. Garage Garage Doors: The over head garage door is manually operated.
Adjust the door locking mechanism so the garage interior can be secured.



15. Garage Roof: See main roof note on roof shingles.
16. Garage Service Doors: Install a fire rated (no glass) entry door, with door closures, between the garage and the family room.
17. Garage Floor, Foundation: Poured concrete slab. The garage concrete slab is sloped away from the house.

The slab could be leveled by pouring new concrete over top of the existing slab, but the side entry door would have to be raised up the thickness of the new concrete, special attention would be needed to meet the existing drive surface, and the steps into the family room might need to be modified.

Attic

18. Attic Roof Framing: Two roof trusses have been modified to install an attic pull down stair in the upstairs hallway.

Recommend reinforcing the the two roof trusses where the support members were remove to make head room for the attic stairs.

Roof trusses are engineered structural members, and they are not designed for attic storage loads.



19. Attic Ventilation: Gable vents only. Recommend installing ridge vents and an attic fan to increase attic ventilation.

Marginal Summary (Continued)

20. Attic Insulation: The attic insulation is only 3.5 inches thick.

Today, new houses have 12 to 14 inches of insulation.

Recommend removing the attic floor plywood and adding 10 to 12 inches of blown in fiber glass insulation.

Insulate and weather strip the attic stairs.

Insulate the top of the exposed bath room exhaust fans to prevent condensation during the winter.



21. Attic Insulation Depth: Add more attic insulation.

Bedroom

22. Master, Front left, Rear left, Rear right, Bedroom Doors, Windows: Hollow wood doors - The bedroom door knobs did not operate or lock smoothly, consider changing all of the bedroom door knobs.

23. Master, Front left, Rear left, Rear right, Bedroom Electrical: Have a licensed electrician check the outlet in the front left bedroom between the door and the closet door, an electrical tester shows that it has an open ground condition.



Bathroom

24. Master Bathroom Toilets: Adjust the water refill valve in the toilet tank.

25. Hall Bathroom Sink, Basin, Cabinet: Secure the loose sink faucet.



Marginal Summary (Continued)

26. Hall Bathroom Tub, Surround: Caulk the joint between the tub spout and the wall tile, and the faucet trim and the wall tile.



27. Hall Bathroom Toilets: Adjust the water refill valve in the toilet tank.
28. Powder room Bathroom Toilets: Adjust the water refill valve in the toilet tank.
29. Basement powder room Bathroom Electrical: The GFI breaker for the basement bathroom outlet continues to trip if reset.

Have a licensed electrician repair the basement bath room outlet and the GFI breaker in the electric panel.



30. Basement powder room Bathroom Toilets: Adjust the water refill valve in the toilet tank.
Fireplace/Wood Stove

31. Family Room Fireplace Flue: The fire place chimney should be cleaned before using.
Kitchen

32. Kitchen Range, Stove, Oven: electric cook top with single wall oven - The rear right electric burner has a chip in the glass cook top
33. Kitchen Ventilator: Recirculating fan, not vented to the exterior. The hood fan motor has a long delayed start.



34. Kitchen Garbage Disposal: Install a wire connector or clamp on the disposal electric supply wire.



Marginal Summary (Continued)

35. Kitchen Dishwasher: Secure the dishwasher to the counter top with the anchor straps provided at the top of the dishwasher.



36. Kitchen Kitchen Sink: The kitchen sink faucet is leaking at the spout and the handle.



37. Kitchen Bar Sink: Repair the leaking sink drain pipe below the basement bar sink.



38. Kitchen Cabinets, Counters: Secure the kitchen sink door front next to the dishwasher.



Electrical

39. Smoke Detectors: Battery operated - Recommend adding smoke detectors to all bedrooms or sleeping areas.

Recommend installing new smoke detectors on each living level.

Check smoke detector batteries at move in.

40. Basement Electric Panel GFCI: The GFI breaker will not stay on when reset and an electrical tester is used at the basement bathroom outlet.

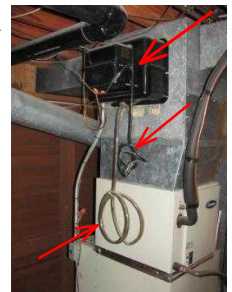
Marginal Summary (Continued)

Heating System

41. Basement utility room Heating System Blower Fan, Filter: **Install a track for the furnace filter and a sliding cover that can be quickly removed to change the filter, presently about 10 to 12 screws have to be removed from the cover and the filter fits loosely in the return duct.**



42. Basement utility room Heating System Humidifier: **The humidifier is disconnected and non functional.**



Air Conditioning

43. Basement AC System Exterior Unit: **Remove the ivy, sticks ,leaves, and other debris from around the bottom of the exterior compressor unit.**

The air conditioning compressor is near the end of it's designed service life.

Plan and budget to replace the air conditioning compressor.



Plumbing

44. Main Water Shutoff: **Repair the leak at the main water shut off valve.**



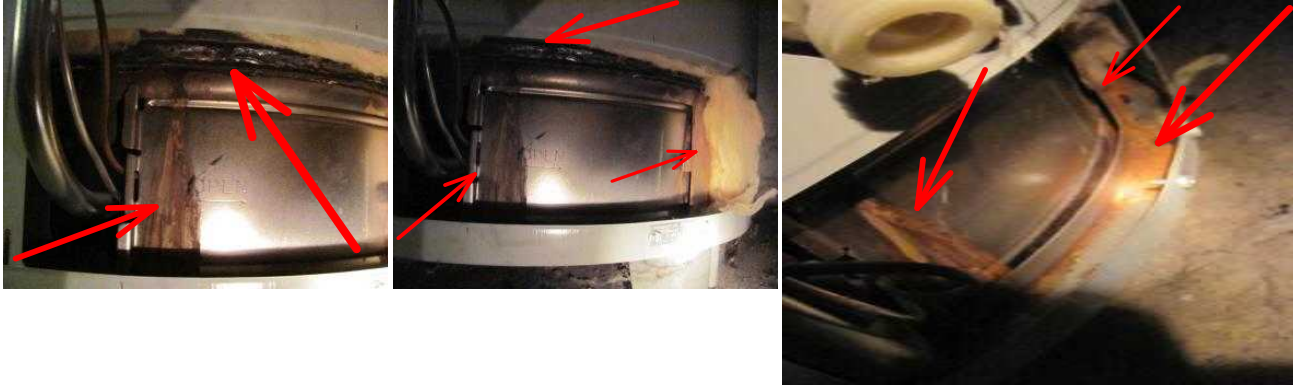
45. Basement Water Heater Water Heater Operation: **Functional at time of inspection - The water heater has corrosion and rust stains behind the gas burner cover. The water heater was not leaking at this time of the inspection.**

The temperature, pressure relief valve on the side of the heater is tight against the gas pipe, which may restrict the valves ability to release pressure from the heater if necessary.

The heater is 13 years old, and given the corrosion already present, you should budget and plan for the replacement of the water heater.

Marginal Summary (Continued)

Water Heater Operation: (continued)



46. Basement Water Heater TPRV and Drain Tube:



Structure

47. Stairs, Handrails: **Secure the loose hand rail in the foyer.**



Basement

48. Basement Windows: **Basement windows need putty and paint on the exterior.**

49. Basement Electrical: **Recommend installing an GFI outlet next to the basement bar sink.**



Marginal Summary (Continued)

50. Basement Insulation: Insulation is not visible in the finished area of the basement.

The unfinished area of the basement does not have any insulation on the foundation walls or at the band board between the floor joist ends.

Recommend installing insulation to improve comfort and energy efficiency in the basement.

Laundry Room/Area

51. Laundry Room/Area Dryer Vent: Recommend installing a metal flexible dryer vent pipe to replace the plastic dryer vent.

