



# Inspection Report

Milwaukee WI 53228



PREPARED FOR:

Sample

INSPECTION DATE:

December 18, 2019

PREPARED BY:

Rick Francis

## 4 Site Building Inspections LLC

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*4SITE IS 2020*



Wednesday, December 18, 2019



Sample,

Thanks very much for choosing 4Site Building Inspections LLC to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of Wisconsin. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing 4Site Building Inspections to perform your home inspection.

Sincerely,

Rick Francis

On behalf of

4 Site Building Inspections LLC

Summary

Site Data

Roofing

Exterior

Structure

Electrical

Heating

Cooling

Insulation

Plumbing

Interior

Reference

# Summary

## Introduction

This Overview lists some of the significant report items that may need attention in the short term. This must not be considered as the complete report. Please read the entire report and the appropriate text included in the hyperlinks.

## Sloped roofing\General

The roofing system lacks a proper starter strip and some shingles are over exposed. I suggest that a roofer evaluate this system to make repairs as needed.

**Location:** Various

**Task:** Repair

## Sloped roof flashings\General

The Flashing around the mechanical chimney was loose and was recently caulked but there was active water drips and staining below that chimney. I suggest that a roofer or flashing specialist evaluate this flashing for a proper repair.

**Location:** East

**Task:** Repair

The installation of the flashing is incomplete and should be repaired to avoid leaks.

**Location:** Various

**Task:** Repair

## Roof drainage\Gutters and Downspouts

Damaged gutters should be repaired or replaced as necessary to avoid spilling roof runoff around the building a potential source of water entry or water damage.

**Location:** Rear

**Task:** Repair

The gutters do not have a proper flashing to keep water from wicking under the shingles. A gutter contractor should evaluate and make needed repairs.

**Location:** Rear

**Task:** Repair

## Walls\General

The damaged siding should be replaced to avoid water damage.

**Location:** Various

**Task:** Repair

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Structure

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Plumbing

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Reference

The installation of the transition flashing (kick out flashing) is incomplete and should be repaired to avoid leaks. This area may be caulked with an exterior sealant in the interim until a full repair can be made. Kick out flashing should be installed between different sidings to allow water to kick-out from behind the siding. This detail will allow water to drain outside of the siding system and not leak into wall cavities.

**Location:** Various

**Task:** Repair

#### **Walls\Soffits (underside of eaves) and fascia (front edge of eaves)**

The proximity of the tree could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the tree.

**Location:** Various

**Task:** Repair

The fascia (the wooden board to which the gutter is typically fastened) shows evidence of substantial rot. Repair or replacement is needed.

**Location:** Various

**Task:** Repair

#### **Windows and doors\General**

Localized evidence of rot was visible at the window sills. Repairs should be undertaken when painting.

**Location:** Various

**Task:** Repair

There is no kick out flashing above the windows. There should always be a flashing above a window or a door to allow water that gets behind the siding above the door or windows to egress to the outside of the siding. This flashing was missing.

**Location:** Various

**Task:** Repair

#### **Porches, decks, stairs, patios and balconies\General**

The support posts for the deck/porch cover are rotted. They should be replaced to avoid further damage to the structure.

**Location:** Front

**Task:** Repair

#### **Landscaping\Lot grading**

The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

**Location:** Various

**Task:** Repair

Summary

Site Data

Roofing

Exterior

Structure

Electrical

Heating

Cooling

Insulation

Plumbing

Interior

Reference

**Foundations\General**

Prior repair have been made to this foundation and there is signs of movement. The buyer should check with the seller for any warranties that apply. If there are no warranties a Structural Engineer should be consulted.

**Location:** Basement**Task:** Repair**Walls\Masonry veneer walls**

Pronounced exterior wall cracks were observed. This implies that structural movement of the building has occurred. While the rate of movement cannot be predicted during a one-time inspection it is likely that repairs are needed. A structural engineer or a repair specialist who is familiar with residential building failures should be consulted to further evaluate this condition and the remedies available. Recommend a qualified contractor tuck point as needed.

**Location:** Various**Task:** Repair**Service box, grounding and panel\Service box**

The service meter box is loose and lacks a proper base. An electrician should evaluate.

**Location:** Rear**Task:** Repair**Attic/roof\Insulation**

The attic access hatch and any penetrations should be air sealed to prevent warm air from the house from entering the attic. Warm air from the house can condense into water vapor after entering a cold attic.

**Location:** Second Floor**Task:** Repair

There is evidence of vermin activity. Tunneling was noted in the insulation. A pest control specialist should be consulted in this regard.

**Location:** Various**Task:** Repair**Supply plumbing\Water supply piping in building**

A supply valve handle is corroded. This is evidence of prior leaking-a plumber should evaluate.

**Location:** Basement**Task:** Repair**Water heater\General**

The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

**Location:** Basement**Task:** Monitor

Summary

Site Data

Roofing

Exterior

Structure

Electrical

Heating

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Insulation

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Reference

The water heater venting system shows evidence of exhaust spillage. This is a serious condition that could be a health threat to the occupants of the home. This condition should be addressed promptly.

**Location:** Basement

**Task:** Safety Concern Repair

#### Fixtures and faucets\Faucet

The half bathroom sink faucet sprays water at the user depending on water pressure. I plumber should evaluate for repair.

**Location:** First floor Bathroom

**Task:** Repair

#### Stairs\General

Loose stairway handrails should be better secured.

**Location:** First Floor Walkway

**Task:** Safety Concern Repair

#### Conclusion

Most houses are designed to last a very long time, but many of the components are consumable. Roofs, heating systems, air conditioning systems and water heaters, for example, wear out and are replaced from time to time. A home with older systems does not mean a poor quality house.

Many elements like kitchens, bathrooms, flooring, siding, and windows are most often changed for lifestyle and decorating reasons. These discretionary home improvements are typically planned projects.

Unplanned repairs or replacements are never welcome, but are part of the 'joy of home ownership'. We encourage you to set up maintenance programs to protect your investment, reduce costs, improve comfort and efficiency, and extend life expectancy.

#### A WORD ABOUT WATER

Uncontrolled water is the enemy of homes. It not only damages the replaceable components, it also attacks the permanent elements of a home including wood and steel structural members, siding, trim, windows, doors, walls, floors, and ceilings. Water also promotes mold growth.

Water sources include rain, snow, surface water, ground water; leaks from plumbing and heating systems and condensation. Again, preventative maintenance is the key to protecting your investment and avoiding water damage. This includes keeping gutters and downspouts clear and leak free and discharging water well away from the building. Lot grading should slope slightly down away from the home to direct surface water away from the home.

Annual maintenance programs on roofs, gutters, heating and cooling systems help minimize water damage.

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## ASBESTOS, MOLD AND OTHER ENVIRONMENTAL ISSUES

Environmental issues are outside the scope of a home inspection. Inspectors do not identify or evaluate issues such as asbestos, mould and indoor air quality. Many building materials contain asbestos, and moisture problems may result in visible or concealed mould. An Environmental Consultant can assist with these types of issues.

NOTE: BALLPARK COSTS AND TIME FRAMES Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting or decision-making. Quotes from specialists should be obtained. The word 'Minor' describes any cost up to roughly \$1,000.

END OF OVERVIEW



# Site Data

## Description

### General

This is an average quality home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, the improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home. We suggest that you contact the municipality for information on permits associated with the property.

### Weather

Partly cloudy

There was snow on the ground.

### Approximate temperature

6°

### Attendees

Buyer

Buyer's Agent

### Occupancy

The home was vacant during the inspection.

### Area

The house faces North for the purposes of the report.

## Roofing

## Description

### General

Every roofing system has several vulnerable areas. Annual inspections and ongoing maintenance will be critical to the performance of the roofing system.

The configuration of the roofing system is susceptible to ice damming and related leaks. The potential for ice dams varies with the severity of the winter and depending on insulation and ventilation under the roof. Severe ice dams can result in leaks, typically near the eaves. Solutions include better attic insulation and ventilation, eave protection below the roof coverings, or as a stop-gap measure, the installation of heating cables on the roof.

### The home is considered to face

North

### Sloped roofing material

[Asphalt shingles](#)

### Sloped roof flashing material

Metal

## Recommendations and Observations

### Sloped roofing\General

1. The roofing is in fair condition but has been installed using poor workmanship and some shingles are over exposed.

**Location:** Various

**Task:** Monitor



2. The roofing system lacks a proper starter strip and some shingles are over exposed. I suggest that a roofer evaluate this system to make repairs as needed.

**Location:** Various

**Task:** Repair



### Sloped roof flashings\General

3. The Flashing around the mechanical chimney was loose and was recently caulked but there was active water drips and staining below that chimney. I suggest that a roofer or flashing specialist evaluate this flashing for a proper repair. The roof wall siding clearance is also improper and there is staining below this area.

**Location:** East

**Task:** Repair



4. The Chimney flashing that has been installed is Apron style. This style of flashing is prone to leaking. It is recommended that Counter flashing over Step flashing be installed if leaks develop or when the roof is re-shingled.

**Location:** East

**Task:** Repair

5. The roof vents on this building are called pan vents. These vents are prone to blowing snow, bird and wasp nests. These vents should be inspected yearly.

**Location:** Various



**Task:** Monitor

6. The installation of the flashing is incomplete and should be repaired to avoid leaks.

**Location:** Various

**Task:** Repair



## Limitations

### General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

### Roof inspection limited/prevented by

A chimney was not entirely visible during the inspection of the roofing system

Snow/ice/frost

### Inspection performed

A representative sample of exterior components was inspected rather than every occurrence of components.

By walking on roof

With binoculars from the ground

# Exterior

## Description

### General

The exterior of the home has been badly neglected. Major repairs will be necessary to bring it up to acceptable standards.

The homeowner is responsible for maintaining proper drainage around the building. Grading is an on-going maintenance item. This means keeping the gutters clean and properly pitched, downspouts extended 5-7 ft. from the building, underground downspouts clean and proper grading pitched away the foundation of the building approximately 1 per ft. for at least 10 ft. or to the lot line. Failure to do this maintenance can lead to water penetration, mold and eventual major foundation repair.

### Gutter & downspout material

[Aluminum](#)

### Downspout discharge

[Below grade](#)

[Above grade](#)

### Lot slope

[Flat](#)

### Soffit (underside of eaves) and fascia (front edge of eaves)

[Wood](#)

### Wall surfaces and trim

[Metal siding](#)

[Brick](#)

[Wood](#)

### Driveway

Concrete

### Walkway

Concrete

### Porch

Concrete

### Garage

Garage Door Opener installed

Attached

## Recommendations and Observations

### Roof drainage\Gutters and Downspouts

7. The gutters require cleaning to avoid spilling roof runoff around the building a potential source of water entry or water damage.

**Location:** Various

**Task:** Repair



8. Damaged gutters should be repaired or replaced as necessary to avoid spilling roof runoff around the building a potential source of water entry or water damage.

**Location:** Rear

**Task:** Repair



9. The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

**Location:** Various

**Task:** Repair

10. The downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least five (5) feet from the building. Foundation leakage adjacent to a downspout is an indication of a problem below grade.

**Location:** Garage

**Task:** Monitor

11. Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.

**Location:** Various

**Task:** Repair

12. The gutters do not have a proper flashing to keep water from wicking under the shingles. A gutter contractor should evaluate and make needed repairs.

**Location:** Rear

**Task:** Repair

### **Walls\General**

13. Utility penetrations need to be sealed and caulked to prevent moisture and vermin entry. Steel wool and caulk work well to prevent mice from entering the building.

**Location:** Rear

**Task:** Repair

14. The loose siding should be re-secured to avoid wind-damage or water damage.

**Location:** Various

**Task:** Repair

15. The damaged siding should be replaced to avoid water damage.

**Location:** Various

**Task:** Repair



16. The installation of the transition flashing (kick out flashing) is incomplete and should be repaired to avoid leaks. This area may be caulked with an exterior sealant in the interim until a full repair can be made. Kick out flashing should be installed between different sidings to allow water to kick-out from behind the siding. This detail will allow water to drain outside of the siding system and not leak into wall cavities.

**Location:** Various

**Task:** Repair

## Walls\Soffits (underside of eaves) and fascia (front edge of eaves)

17. The proximity of the tree could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the tree.

**Location:** Various

**Task:** Repair



18. Tree branches should be trimmed away from the house.

**Location:** Various

**Task:** Repair

19. The fascia (the wooden board to which the gutter is typically fastened) shows evidence of substantial rot. Repair or replacement is needed.

**Location:** Various

**Task:** Repair



20. Damage to the eave is suspected to be the result of vermin activity. Repairs are needed. Depending on the nature of the vermin activity, consulting an animal control specialist may be desirable.

**Location:** Various

**Task:** Repair

## Windows and doors\General

21. The windows require caulking.

**Location:** Various

**Task:** Repair

22. The old windows are in need of glazing (putty) improvements.

**Location:** Various

**Task:** Repair

23. Localized evidence of rot was visible at the window sills. Repairs should be undertaken when painting.

**Location:** Various

**Task:** Repair



24. There is no kick out flashing above the windows. There should always be a flashing above a window or a door to allow water that gets behind the siding above the door or windows to egress to the outside of the siding. This flashing was missing.

**Location:** Various

**Task:** Repair

## Porches, decks, stairs, patios and balconies\General

25. The step rise at the front porch is too high and may be a trip hazard.

**Location:** Front

**Task:** Repair



26. The support posts for the deck/porch cover are rotted. They should be replaced to avoid further damage to the structure.

**Location:** Front

**Task:** Repair



### Landscaping/Lot grading

27. The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

**Location:** Various

**Task:** Repair



28. The walkway appears to slope towards the house. This condition can cause water entry in the building. It is difficult to improve this situation without re-grading the walkway adjacent to the foundation.

**Location:** Various

**Task:** Repair

### Landscaping\Walkway

29. The walkway presents a trip hazard. This condition should be altered for improved safety.

**Location:** Front

**Task:** Repair



### Garage\General

30. The wood overhead garage door shows signs of deterioration/minor rot. Maintenance is needed.

**Location:** Garage

**Task:** Repair



31. Garage door openers should have electric eyes positioned between 4 and 6 above the concrete floor.

**Location:** Garage

**Task:** Safety Concern Repair

32. The garage floor slab has some cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8 high could present a trip hazard.

**Location:** Garage

**Task:** Monitor

33. Proper fire separation between the garage and house proper is recommended. All drywall openings/seams should be sealed.

**Location:** Garage

**Task:** Safety Concern Repair

34. The door between the garage and the interior of the house should be rated to resist fire as per local codes.

**Location:** Garage

**Task:** Repair

## Limitations

### General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

### Inspection limited/prevented by

Storage in garage

Poor access under steps, deck, porch

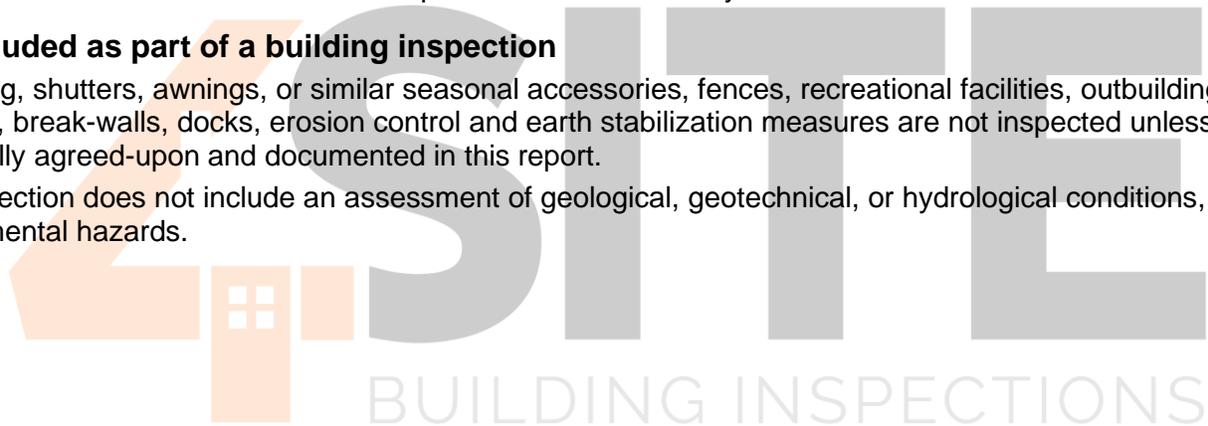
### Inspection limited by

Poor weather conditions restricted the inspection of the exterior systems.

### Not included as part of a building inspection

Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.



# Structure

## Description

### General

The construction of the house is of average quality with typical liberties taken with good building practice and with the quality of materials employed. The inspection did not disclose significant deficiencies in the structure.

### Configuration

[Basement](#)

### Foundation material

[Masonry block](#)

### Floor construction

Metal Column

[Joists](#)

### Exterior wall construction

Not visible

### Roof and ceiling framing

Rafters/ceiling joists

### Location of access to under-floor area

Basement



## Recommendations and Observations

### Foundations\General

35. Minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

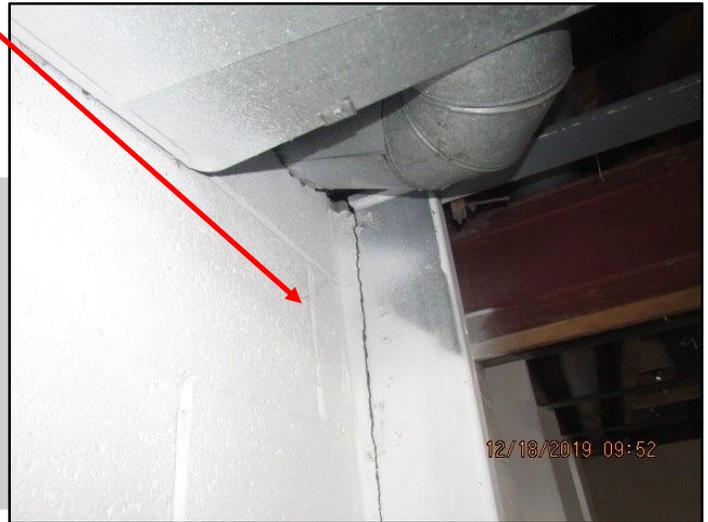
**Location:** Garage

**Task:** Monitor

36. Prior repair have been made to this foundation and there is signs of movement. The buyer should check with the seller for any warranties that apply. If there are no warranties a Structural Engineer should be consulted.

**Location:** Basement

**Task:** Repair



### Floors\Joists

37. Floor joists are cracked. Cracked joists are repaired by replacement, sister joists along side, or additional support. Where one or very few damaged joists are found, this work is not high priority and can be combined with other structural or carpentry repairs at the property.

**Location:** Rear Basement

**Task:** Repair

BUILDING INSPECTIONS

## Walls\Masonry veneer walls

38. Pronounced exterior wall cracks were observed. This implies that structural movement of the building has occurred. While the rate of movement cannot be predicted during a one-time inspection it is likely that repairs are needed. A structural engineer or a repair specialist who is familiar with residential building failures should be consulted to further evaluate this condition and the remedies available. Recommend a qualified contractor tuck point as needed.

**Location:** Various

**Task:** Repair



## Roof framing\Rafters/trusses

39. The garage rafters should not be used for excessive storage or walking.

**Location:** Garage

**Task:** Improve



40. To resist wind damage to the roof system wind ties (Hurricane ties) are needed in the garage. These ties are a horizontal attachment from the rafter or truss to the top plate of the wall system. They will prevent the roof system from lifting off of the wall plates.

**Location:** Garage

**Task:** Improve

## Limitations

### General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

### Inspection limited/prevented by

Only a representative portion of visible structural components were visually inspected.

Ceiling, wall and floor coverings

Storage

### Attic/roof space

Inspected from access hatch

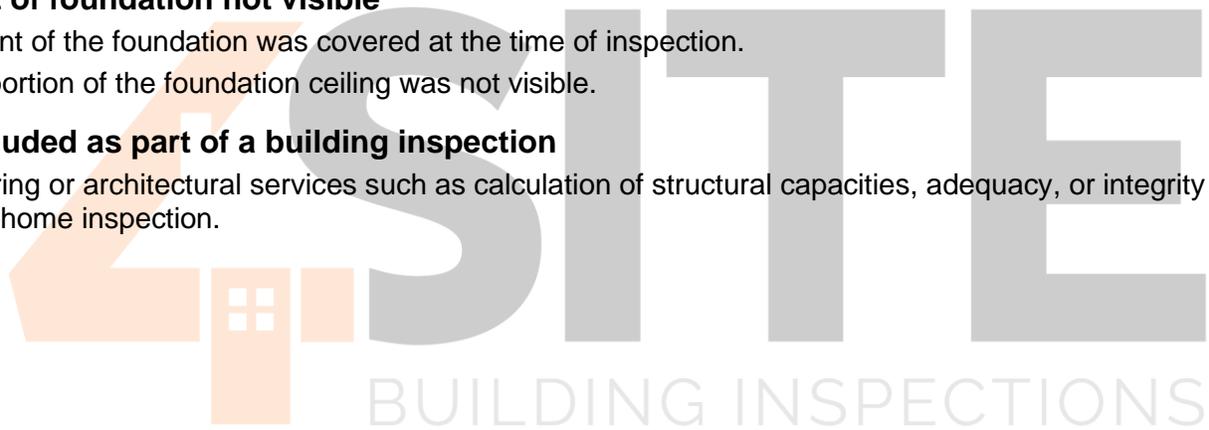
### Percent of foundation not visible

20 percent of the foundation was covered at the time of inspection.

A large portion of the foundation ceiling was not visible.

### Not included as part of a building inspection

Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.



# Electrical

## Description

### General

Inspection of the electrical system did not reveal the need for major improvement.

### Service size

[100 Amps \(240 Volts\)](#)

### Main disconnect/service box type and location

[Breakers - basement](#)

### System grounding material and type

[Not visible](#)

### Distribution panel rating

[100 Amps](#)

### Distribution wire (conductor) material and type

[Copper - non-metallic sheathed](#)

[Copper - metallic sheathed](#)

### Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI)

[GFCI - bathroom](#)

[GFCI - kitchen](#)

### Smoke alarms (detectors)

[Present](#)

### Carbon monoxide (CO) alarms (detectors)

Present

## Recommendations and Observations

### Service box, grounding and panel\Service box

41. The service meter box is loose and lacks a proper base. An electrician should evaluate.

**Location:** Rear

**Task:** Repair



### Service box, grounding and panelDistribution panel

42. The main distribution panel shows evidence of rusting, suggesting the presence of moisture. This area should be monitored. If rusting continues, or if moisture is evident in the vicinity of the panel, an electrician should be consulted.

**Location:** Basement

**Task:** Improve



### **Distribution system\Smoke alarms (detectors)**

43. The installation of smoke detectors in each bedroom and outside sleeping areas is recommended.

**Location:** Various

**Task:** Improve

## Limitations

### **General**

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

### **Inspection limited/prevented by**

Ground wire could not be visually confirmed

Electrical components concealed behind finished surfaces are not inspected. Only a representative sampling of outlets and light fixtures were tested.

### **Not included as part of a building inspection**

Cable, internet, phone lines are not inspected



# Heating

## Description

### General

The heating system is in generally good condition.

### System type

[Furnace](#)

### Fuel/energy source

[Gas](#)

### Furnace manufacturer

Goodman

### Heat distribution

[Ducts and registers](#)

### Approximate capacity

120,000 BTU/hr

### Efficiency

[Mid-efficiency](#)

### Combustion air source

Interior of building

### Approximate age

[1 year](#)

### Main fuel shut off at

Meter

### Fireplace/stove

[Wood-burning fireplace](#)

### Chimney/vent

[Masonry](#)

### Chimney liner

[Clay](#)

### Location of the thermostat for the heating system

Living Room



## Recommendations and Observations

### Furnace\General

44. Duct cleaning is recommended every 3-5 years. There was no evidence of recent cleaning.

**Location:** Various Basement

**Task:** Improve

45. The furnace was tested and functioned properly at the inspection. A temperature rise test was performed and the temperature rise was within the normal range. A temperature rise test is the temperature difference between the supply air and the return temp at the plenum.

**Location:** Basement

**Task:** Monitor



### Chimney and vent\Metal chimney or vent

46. The pointing appears to be amateur and could be problematic in the future. I suggest that a mason evaluate for repair.

**Location:** East

**Task:** Repair



## Fireplace\General

47. The fireplace chimney should be inspected and cleaned prior to operation

**Location:** Family Room

**Task:** Repair

48. The rear wall of the fireplace firebox is cracked and should be monitored safety.

**Location:** Family Room

**Task:** Monitor



49. The fireplace damper requires repair.

**Location:** Family Room

**Task:** Repair

50. The hearth outside the fireplace is not large enough to reduce the risk of fire, should hot embers manage to escape from the fireplace. This situation should be altered for improved safety.

**Location:** Family Room

**Task:** Improve



## Limitations

### General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

### Inspection prevented/limited by

Interiors of flues or chimneys which are not readily accessible are not inspected.

### Fireplace/wood stove

The inspection does not involve igniting or extinguishing fires nor the determination of draft.

The interiors of flues or chimneys are not inspected.

Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.

Fireplace inserts, stoves, or firebox contents are not moved.

## Cooling & Heat Pump

### Description

#### General

This is a relatively new system that should have years of useful life remaining. Regular maintenance will, of course, be necessary.

#### Air conditioning type

Central

#### Manufacturer

Goodman

#### Cooling capacity

3 Tons

#### Compressor approximate age

1 year

#### Refrigerant type

R-410A

#### Location of the thermostat for the cooling system

Living Room

## Recommendations and Observations

### Air conditioning\General

51. This is a relatively new system that should have years of useful life remaining. Regular maintenance will, of course, be necessary.

**Location:** Rear

**Task:** Monitor



52. Duct cleaning is recommended.

**Location:** Various

**Task:** Improve

## Limitations

### General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

### Inspection limited/prevented by

The air conditioning system could not be tested as the overnight outdoor temperature was at or below 60 degrees F.

# Insulation and Ventilation

## Description

### General

As is typical of homes of this age and construction, insulation levels are relatively modest.

Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

### Attic/roof insulation material

[Glass fiber](#)

### Attic/roof insulation amount/value

[R-24](#)

### Attic/roof air/vapor barrier

[Not visible](#)

### Attic/roof ventilation

[Roof and soffit vents](#)

[Ridge vent](#)

### Wall insulation amount/value

Not visible

### Floor above basement/crawlspace insulation amount/value

[None found](#)

## Recommendations and Observations

### Attic/roof\Insulation

53. Insulation improvements may be cost effective, depending on the anticipated term of ownership.

**Location:** Throughout

**Task:** Improve



54. The attic access hatch and any penetrations should be air sealed to prevent warm air from the house from entering the attic. Warm air from the house can condense into water vapor after entering a cold attic.

**Location:** Second Floor

**Task:** Repair



55. Insulation should be provided on exhaust vent pipes.

**Location:** First Floor Second Floor

**Task:** Repair



56. There is evidence of vermin activity. Tunneling was noted in the insulation. A pest control specialist should be consulted in this regard.

**Location:** Various

**Task:** Repair

### **Ventilation\General**

57. The ridge vent has been installed improperly. It has been installed with a high roof vents, this will overcome the low ventilation and in its present condition will not ventilate the attic very well. This should be improved immediately.

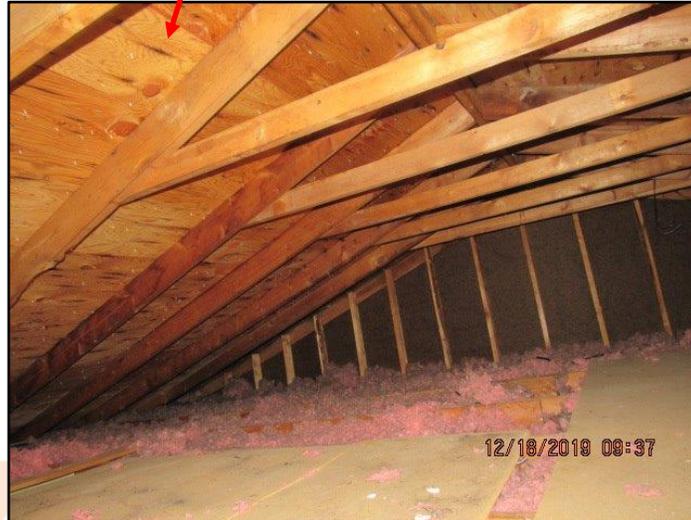
**Location:** Attic

**Task:** Improve

58. Evidence of condensation was observed. This condition is usually the result of insufficient ventilation or air from the living space entering the attic.

**Location:** Attic

**Task:** Improve



## Limitations

### General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

### Attic inspection performed

Side attic viewed with camera from hatch.

The attic was viewed from the access hatch only.

### Not included as part of a building inspection

Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.

# Plumbing

## Description

### General

Plumbing repairs are needed. I suggest that a licensed plumber evaluate any needed repairs.

### Water supply source

Public

### Service piping into building

[Copper](#)

### Supply piping in building

[Copper](#)

### Main water shut off valve at the

Front of the basement

### Water heater location

Basement

### Water heater fuel/energy source

[Gas](#)

### Water heater manufacturer

Richmond

### Water heater tank capacity

[40 gallons](#)

### Water heater approximate age

12 years

### Waste and vent piping in building

[Plastic](#)

[Cast iron](#)

### Main fuel shut off valve at the

West

Exterior

## Recommendations and Observations

### Supply plumbing\Water supply piping in building

59. Corrosion on the exterior of the supply piping was observed.

**Location:** Basement

**Task:** Repair

60. Copper supply piping that passes through concrete reacts with the lime in concrete and the copper will corrode. This should be monitored for leaks and budget for replacement this can be expensive.

**Location:** Basement

**Task:** Improve

61. A supply valve handle is corroded. This is evidence of prior leaking-a plumber should evaluate.

**Location:** Basement

**Task:** Repair



#### **Water heater\General**

62. The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

**Location:** Basement

**Task:** Monitor



63. It is recommended that when this water heater needs replacement a high efficient power vent water heater be installed. These water heaters are 30% more efficient than standard water heaters and there is less of a chance of CO poisoning.

**Location:** Basement

**Task:** Improve

64. The Temperature and Pressure Relief (TPR) Valve for the water heater should have discharge piping that will terminate not less than 2 inches or more than 6 inches above the floor.

**Location:** Basement

**Task:** Repair

65. The cover is missing from the water heater burner chamber. This should be replaced for reason of safety and efficient combustion.

**Location:** Basement

**Task:** Repair

66. The water heater venting system shows evidence of exhaust spillage. This is a serious condition that could be a health threat to the occupants of the home. This condition should be addressed promptly.

**Location:** Basement

**Task:** Safety Concern Repair



### **Waste plumbing\Drain piping - performance**

67. The installation of the waste piping is not workmanlike and connections are poor. A plumber should evaluate and make needed repairs.

**Location:** Various

**Task:** Repair

68. The installation of the waste piping is not workmanlike. Flex waste piping is not a proper plumbing component. A plumbing contractor should evaluate.

**Location:** Various

**Task:** Repair



69. The waste piping should be better supported.

**Location:** Basement

**Task:** Improve

70. The presence of sufficient venting for the waste piping is suspect. The air vents are clogged above the roof with debris. These should be cleaned out.

**Location:** Roof

**Task:** Improve



#### **Fixtures and faucets\Faucet**

71. The half bathroom sink faucet sprays water at the user depending on water pressure. I plumber should evaluate for repair.

**Location:** First floor Bathroom

**Task:** Repair

#### **Fixtures and faucets\Basin, sink and laundry tub**

72. The sink is loose recommend securing to the floor as needed.

**Location:** Basement Laundry Area

**Task:** Repair



**Fixtures and faucets\Bathtub**

73. Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced.

**Location:** Second Floor

**Task:** Repair

**Fixtures and faucets\Shower stall**

74. This style of tub or shower surround have a history of leaking at the seam. It is recommended that the caulk be kept in good repair to prevent water from damaging the wall.

**Location:** First and second Floor bathroom

**Task:** Repair



**Fixtures and faucets\Toilet**

75. The floor below the toilet shows evidence of water damage. This could be a prior leak that has been fixed or an intermittent leak that needs repair.

**Location:** Second Floor

**Task:** Monitor possible Repair

## Limitations

### **General**

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

### **Fixtures not tested/not in service**

outside hose bibs turned off

### **Items excluded from a building inspection**

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected

Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.

Appliance connections are out of the scope of this inspection

An inspection of the sewage system is outside the scope of this inspection.

The water conditioning system was not part of the inspection.



# Interior

## Description

### General

Overall, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

### Major floor finishes

[Carpet](#)

[Laminate](#)

Vinyl

Tile

### Major wall and ceiling finishes

[Plaster/drywall](#)

[Paneling](#)

### Windows

[Single/double hung](#)

### Glazing

[Single](#)

### Exterior doors - type/material

Hinged

[Sliding glass](#)

[Solid wood](#)

### Laundry facilities

Laundry tub

Hot/cold water supply

Vented to outside

120-Volt outlet

240-Volt outlet

Gas piping

### Kitchen ventilation

Recirculating type

### Bathroom ventilation

Exhaust fan

## Recommendations and Observations

### Walls and Ceilings\General

76. An apparent water staining/damage was noted. The area was dry at the time of the inspection, we are unable to determine if the stain is still active. Recommend consulting with the current owners for additional information prior to closing. If the leak is still active, we recommend repair/replace as needed to remedy the leak.

**Location:** Southeast Second Floor Bedroom

**Task:** Monitor



77. Evidence of patching was detected.

**Location:** Various

**Task:** Monitor

78. Typical drywall flaws were observed.

**Location:** Various

**Task:** Improve

### Floors\General

79. The installation of the trim is incomplete.

**Location:** Various

**Task:** Improve

80. The installation of the vinyl flooring is not ideal. Multiple layers can be problematic.

**Location:** First Floor

**Task:** Monitor

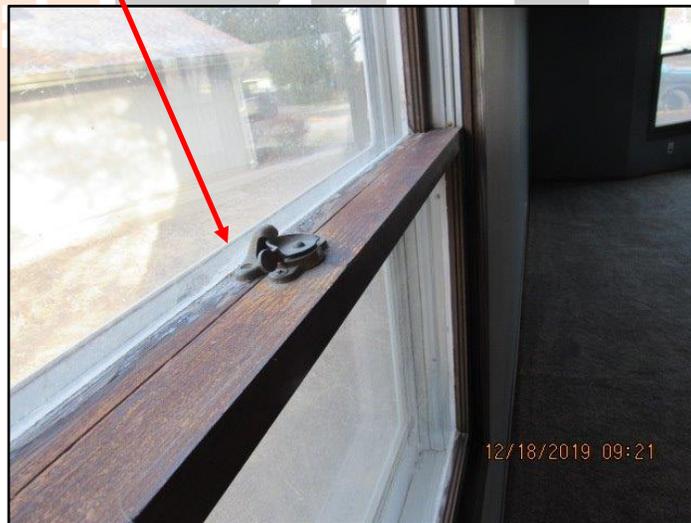


### Windows\General

81. The windows are in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements, glass and putty repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration.

**Location:** Various

**Task:** Repair



82. The windows show evidence of condensation. This is not a Major Concern. Controlling indoor humidity levels and/or improving window efficiency (if needed) would help to control this condition.

**Location:** Various

**Task:** Improve

83. Damaged screens were noted on windows.

**Location:** Various

**Task:** Repair



#### **Doors\General**

84. Sliding glass door exterior trim is damaged and needs maintenance. The screen is also missing.

**Location:** Family Room

**Task:** Repair

85. Doors should be trimmed or adjusted as necessary to work properly.

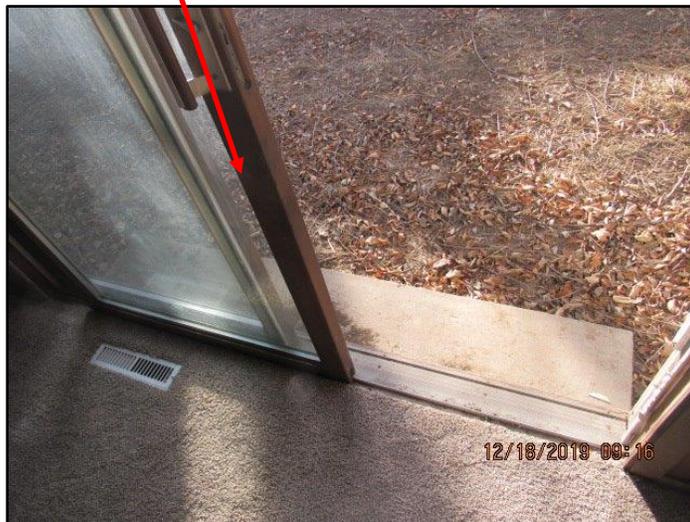
**Location:** Various

**Task:** Improve

86. The sliding glass door is old. While replacement does not represent a high priority, it may be a logical long term goal. The function and efficiency of a new door would be a substantial improvement.

**Location:** Family Room

**Task:** Improve



## Stairs\General

87. Loose stairway handrails should be better secured.

**Location:** First Floor Walkway

**Task:** Safety Concern Repair



## Basement\Leakage

88. The basement shows evidence of moisture penetration. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.
89. It is very common for shrinkage and/or settling cracks to develop in foundation walls. It is also common for these cracks to leak. If leakage is experienced, improve lot drainage adjacent to the crack. If leakage persists, various methods of crack repair are available. These include interior patching with an epoxy resin or hydraulic cement and exterior repairs after excavation. The exterior repair, although more expensive, is more often successful in eliminating leakage.
90. Basement leakage problems can sometimes develop as a result of damaged, congested or ineffective perimeter foundation drainage tiles (often referred to as weeping tiles). It is impossible to predict the condition of drainage tiles during a visual inspection of the basement.

91. Proper performance of the sump pump is critical to preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage can result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a backup pump, or a battery power supply in the event of a power interruption. Please refer to the Plumbing section, where there may be more information on the sump pump. (Note: It is usually not possible to verify the discharge location of the sump pump line during an inspection.)

### **Appliances\Dryer**

92. I recommend that the entire clothes dryer venting system be cleaned of the accumulated lint on a regular basis. Dryer vent lint build-up is known to be a FIRE HAZARD. If flexible venting exists, replacing the flexible venting is recommended as cleaning this is virtually impossible. Use only properly sized and installed metal venting material as the commonly installed plastic venting materials are not fire proof.

### **Potentially hazardous materials\General**

93. Carbon monoxide detectors are always needed on each floor within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.).
94. Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
95. Lead-based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
96. There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

## Limitations

### **General**

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

### **Inspection limited/prevented by**

Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Recent renovations and/or interior painting concealed historical evidence.

### **No access to**

Portions of the foundation walls were concealed from view.

Underlying components were not visible i.e.-Sheathing, Studs, Wall Cavities, Insulation, MOLD

### **Basement leakage**

Cannot predict how often or how badly basement will leak

Storage in basement limited inspection



# Reference Library

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report. Click on any link to read about that system.

 [ROOFING, FLASHINGS AND CHIMNEYS](#)

 [PLUMBING](#)

 [EXTERIOR](#)

 [INTERIOR](#)

 [STRUCTURE](#)

 [APPLIANCES](#)

 [ELECTRICAL](#)

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