AKIN'S PRECISION HOME INSPECTION
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SUMMARY

1: INSPECTION DETAILS

Information

Attendance
Client present, Owner/Client present

Home Type
Attached Garage, Bungalow Style

Occupancy
Occupied - Furnished, The utilities were on at the time of inspection.

2: SITE GRADING

Information

Surface area drainage

back of house

The general site grading of the property was well pitched from the home, with the exception of the rear of the house, where there are built-up flowerbeds and causing some areas to be pitched towards the house. This should be corrected so that no area of soil is pitched towards the foundation of the house.

3: GROUNDS

Information

Driveway and Walkway
Concrete driveway noted.

Gate Material
Aluminum

Driveway and Walkway Condition: Walkway

Exterior Faucet Location
Front of structure., Rear of house

Main Gas Valve
Basement

Exterior Faucet Condition: Appears Functional
Front and rear of house

Exterior faucets, not tested freezing temperatures water shut off.

Fence or Wall Material
Wood

Plumbing Material Type
Copper piping noted., Aquapex piping noted., Cast-iron

Main Gas Valve Condition: In basement

Plumbing: Public sewer to the structure

Sewer line was not inspected.

Plumbing: Waste drain lines in basement

Water Pressure: Public water

Driveway and Walkway Condition: Driveway
Left side of house to garage

Driveway is poured cement in relatively good condition, except for one area where it is cracked and damaged. Recommend contacting licensed Masonary or landscape contractor to assess and repair

Driveway and Walkway Condition: Driveway connection point to Garage

There is a crack in the port cement from the driveway where connected to the garage. Recommend masonry contractor to seal crack to avoid water intrusion.


GFCI: All GFCI that were tested, were functioning at the time of inspection

To the right of the front entrance door and to the right of the kitchen exit door

The GFCI outlets that were tested on the exterior of the house were functioning as they should at the time of inspection.



Grading: **Lot grading and drainage have a significant impact on the building**

Simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

Vegetation Observations: **Vegetation overgrowth**

Rhododendron in front of house should be kept cut back to keep a clear area between the bush and the house. Vegetation that is close to the home can cause moisture to be trapped against the foundation and cause future damage.

Water Pressure: N/a

unable to test water pressure. Outside hose bibs shut off due to freezing temperatures

Limitations

Water Pressure

EXTERIOR HOSE BIB

Exterior hose bib was shut off at time inspection due to freezing temperatures in the exterior. Able to test water pressure.

Recommend licensed plumber to Install freeze Proof hose bib

Observations

3.4.1 Grading

Recommendation

IMPROPER SLOPE TOWARDS FOUNDATION

At the back of the house, there are some raised flowerbeds which are directing water towards the foundation. also, the downspout left rear of house has an extension to a drain plate, but the drain plate is sitting too high on the ground and causing water to run back to the foundation.

Recommendation

Contact a qualified landscaping contractor

3.6.1 Plumbing

Safety Hazard/ Major Defect

WASTE VENT PIPE, ROOF BOOT

The boot for the waist vent pipe on the roof is in bad condition and must be replaced. Also, the waste vent pipe is too short. It should be extended to a 6 inches above the roofline. Recommend licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.

4: EXTERIOR AREAS

Information

Siding

Vinyl siding noted.

Eaves & Facia: **Soffits and fascia**
All

soffits and fascia were in good condition at time of inspection

Eaves & Facia: **Eaves and fascia**
All

Eaves and facia are in relatively good condition at time of inspection

Foundation Condition: **No deficiencies were observed at the visible portions of the exterior foundation**
Exterior

Note very little of the foundation above grade on the outside.

Foundation Type: **Concrete Poured Walls**
Foundation

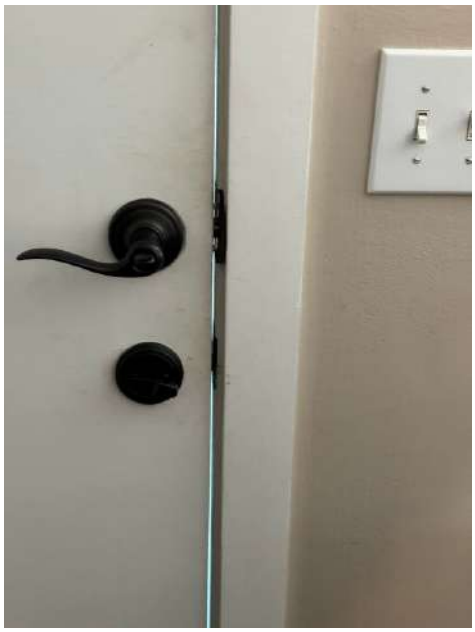
Siding Condition: **No major system or safety concerns noted**

Window Condition: Components appeared in satisfactory condition at time of inspection

Doors: Exterior Doors

front entrance

Front entrance door closes properly, but the weather seal is worn. Recommend replacing weather seal.



Doors: Rear entry door

Back of house off kitchen

Rear entry door is well sealed. Also, storm door has the required door closure attached.

Doors: Front entrance door

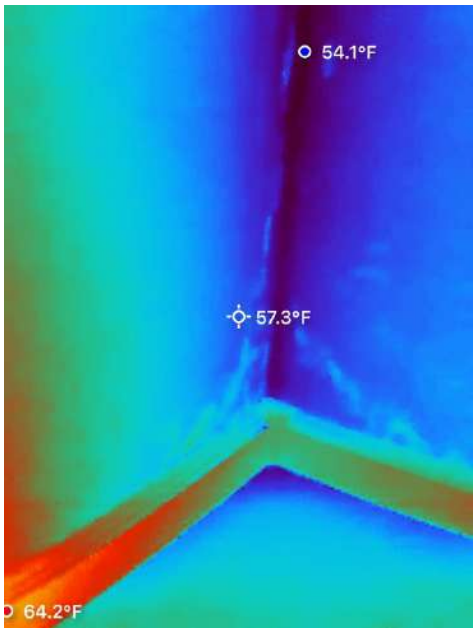
Front entrance door has air gap new weatherstripping should be installed. Also, storm door missing door closure.

Exterior Paint: Wood painted surfaces

All wood painted services on the exterior appeared to be in decent condition at time of inspection. Recommend a yearly monitoring possible repainting and caulking.

Foundation Condition: **There was moisture back wall of basement observed**

Moisture observed in foundation wall of basement back left corner of house. possibly caused by improper termination of downspout at back left corner of house. When checked with moisture meter it had a reading of 30% moisture there is evidence of spalling under the paint. at the time inspection, there was no evidence of an active leak. The grading and roof drainage system in the back corner of the house needs to have some attention. Recommend licensed landscaper and licensed gutter installer to correct issues. Monitor Condition. If condition persist, or gets worse contact foundation contractor for evaluation, impossible sealing of the exterior foundation



Window Condition: **Recently installed energy, efficient, double pane, gas filled windows**

All windows that were inspected operated and functioned as they should

5: ROOFING

Information

House, roof in porch roof one in the same

Roofing is the same as main structure., House, roof in porch roof one in the same

Material

Asphalt shingles noted.

Patio and Porch Roof

House roof extended to porch roof

Roof Type/Style

Hip

Flashing: Flashing

Condition: Material

Asphalt

Inspection Method

Ladder, Roof, Drone

Chimney: **Brick chimney clay lined with new metal chimney cap**
Front of house, Street side




Flashing: **Typical maintenance necessary**

Now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet walls as necessary.

Gutter: Maintenance Tip

Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation.

Vent Caps: Vent Caps

Limitations

General

ROOFING

The roof is an older three tab asphalt roof general life expectancy is 15 to 20 years

We are not professional roofers. Feel free to hire one prior to closing.

We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes.

It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

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Observations

5.3.1 Condition

Recommendation

RECOMMEND ROOFING CONTRACTOR TO EVALUATE

ROOF

Although the roof cover was adequate at the time of inspection and no visible damage or leaks, the roof cover is three tab 15 to 20 year shingles. It is estimated that the roofing shingles are around 15 years old. It would be wise to have this roof evaluated by a licensed roofing professional.

Recommendation

Contact a qualified professional.

5.3.2 Condition

Recommendation

MAINTENANCE TIP

Weather permitting, keep debris cleared from roof valleys to extend life of roof.

Recommendation

Contact a qualified professional.

5.4.1 Gutter

Recommendation

DOWNSPOUT FRONT OF HOUSE RIGHT SIDE

Downspout terminating to underground drainage pipe. Drainage pipe packed with debris.

Recommendation

Contact a qualified gutter contractor

6: GARAGE

Information

Floors
Bare concrete floors noted.

Floor Condition: Flooring

Door Condition: No deficiencies observed

Opener Status: Chain drive opener noted

Door Type
Sectional door noted.

Exterior Door: Attached, Garage
Left of house front

There is no direct entry from the garage to the house

Door's Reverse Status: Automatic garage doors
Left of house semi attached

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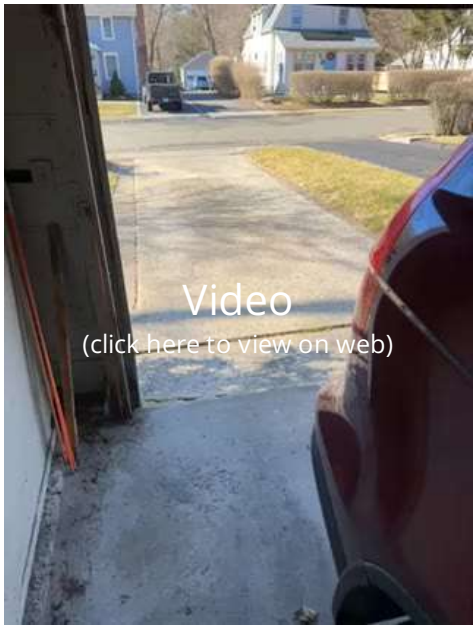
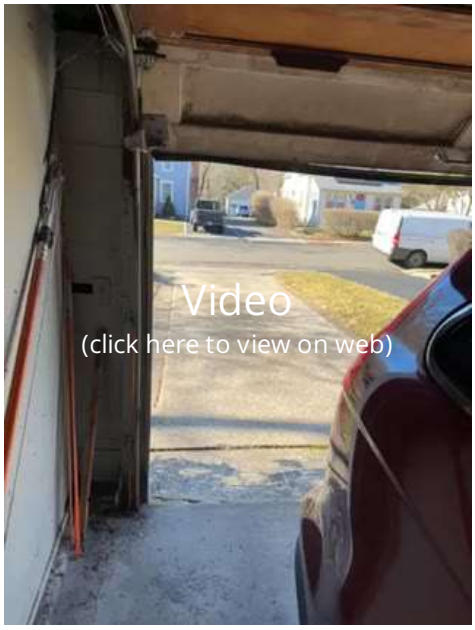




Fire Door: Exterior garage door.

There is no direct entry from the semi-attached garage to the house. Therefore, a fire rated door is not necessary.

Floor Condition: Garage floor

The poured cement floor in the garage was in good condition no cracks in the areas that were observed. There was a vehicle parked in the garage at the time.

GFCI: Electrical outlets and GFI's

There was only one outlet in the garage, and that was occupied by the Automatic garage door opener

Walls: Finished and unfinished walls

Only the left side of the garage wall is finished with a fiber board. The other walls are unfinished.

Rafters & Ceiling: Ceiling joist

The ceiling joist to the rear of the garage appeared to have wood rot relating from moisture intrusion. The ceiling joist also has an electrical line attached to it. Recommend hiring a licensed electrician to remove the line and relocate it. Also, a reputable carpenter to replace the damage ceiling joist

Limitations

Door Parts

GARAGE DOOR WEATHERSTRIPPING

Garage door, weatherstripping, loose and hanging. Recommend replacing weatherstripping, recommend consulting with a licensed Garage door contractor

Walls

SHEET ROCK FIRE STOP

ADJOINING WALL FROM GARAGE TO KITCHEN

During the inspection of the garage, the presence of gaps and spaces where the sheet rock on the house attached side should be filled. This raises several safety concerns for the homeowner. Firstly, these gaps and spaces hinder the effectiveness of the sheet rock as a fire stop. In the event of a fire, the incomplete sheet rock would fail to contain the spread of flames and gases, putting the occupants' safety at risk and potentially leading to more extensive damage to the property.

Moreover, these gaps and spaces can allow toxic and poisonous fumes to enter from garage to the attached house. This is particularly concerning as garages often contain hazardous materials such as gasoline, oil, paint, or cleaning chemicals. The lack of proper sealing in the sheet rock construction compromises the air quality within the home increasing the potential for harmful gases or fumes to infiltrate the living spaces of the home.

Observations

6.3.1 Door's Reverse Status

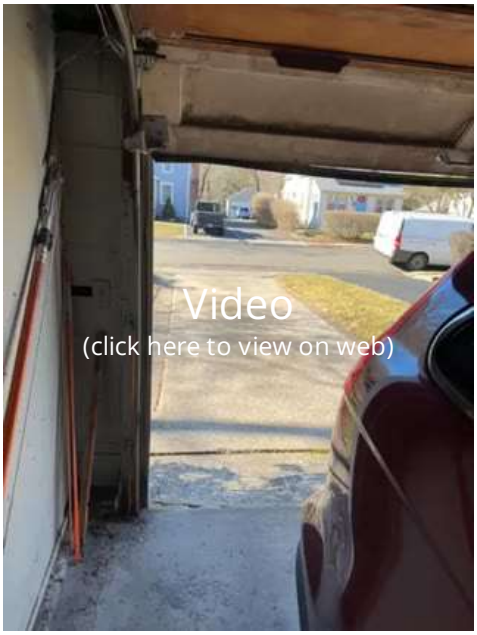
Recommendation

THE DOOR REQUIRES A GREAT DEAL OF RESISTANCE TO TRIGGER THE AUTO

Reverse mechanism. We recommend adjusting the opener for proper reverse tension.

Recommendation

Contact a qualified professional.



6.9.1 Walls

Recommendation

FIRE WALL BETWEEN GARAGE & HOUSE NOT CONTINUOUS

Recommendation

Contact a qualified professional.



6.9.2 Walls

Recommendation

EXTERIOR GARAGE WALL

Observed water moisture on sill plate base of wall

Recommendation

Contact a qualified professional.

6.11.1 Sill plates, and wall studs

Recommendation

SILL PLATES IN WALL STUDS ARE CONTAINING A LARGE AMOUNT OF MOISTURE

LEFT AND BACK WALL

Sill plates and wall studs are containing a large amount of moisture left side of the garage and back wall and some areas are rotting. It appears that the sill plate in the garage on the left side is wicking up, moisture from the gravel walkway to the left of the garage.

Recommend a licensed landscaper, to evaluate and create proper drainage at the walkway.

Recommend a licensed home remodeling contractor to evaluate damage, sill plate, and wall studs.

Gravel walkway pitched towards garage

7: KITCHEN

Information

Ceilings
There are drywall ceilings noted.

Venting
Exterior Vented

Walls
Drywall walls noted.

Windows
Insulated glass noted.

Cabinets: Appeared functional and in satisfactory condition

Dishwasher: Operated
kitchen

Dishwasher functioned as it should at time of inspection

Cook top condition: Gas cook top noted
Kitchen

Functional at time of inspection

Doors: No major system safety or function concerns noted at time of inspection
Back entance near kitchen

Oven & Range: Oven(s) operated when tested

Microwave: Microwave

Plumbing: No leaks under the sink were observed when water is run at time of inspection

Sinks: No leaks under the sink

Wall Condition: Walls

Kitchen walls are sheet rock, and were in in good condition at time of inspection

Spray Wand: The spray wand was operated and was functional

Kitchen sink

Ceiling Condition: Ceiling Condition

kitchen

Kitchen ceiling in good condition, with no staining or previous signs of moisture or water leakage at time of inspection

Counters: Solid Surface counter tops noted

Floor Condition: Floors

All main floors are hard wood excluding the bathroom floor, which is tile

Hard wood flooring throughout with the exception of the tiled bathroom floor

GFCI: GFCI in place and operational

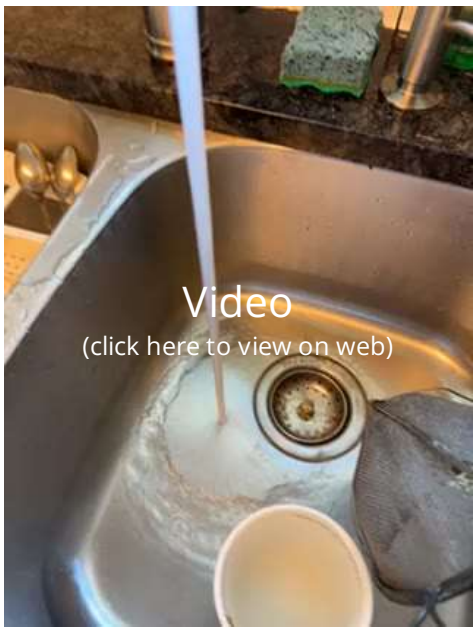
Oven & Range: Oven

Propane gas burners

Plumbing: Stainless steel double sink

Stainless steel double sink in satisfactory condition. Faucet had good functional flow and drainage, hot water held steady at 119°

Sinks: Functional



Vent Condition: Exterior vented

Microwave is connected to vent hood to vent gas range. Vent was working at time of inspection.

Window Condition: Windows tested, were functional and worked as they should at time of inspection

Windows are fairly new energy efficient windows that appear to function as they should at time of inspection

Limitations

General

KITCHEN

KITCHEN

We check some of the appliances only as a courtesty to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances.

If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.

8: BASEMENT/CRAWLSPACE

Information

Access
Interior steps noted

Plumbing
Appears Functional.

Type
Partly finished; full basement noted. 75% basement is finished.

Window Types
Vinyl framed double hung window noted.

Basement Electric: A representative number of electric receptacles were tested and I did not observe any indications of defect during my inspection

Columns: No deficiencies were observed at the visible portions of the structural components of the home
Basement

Support column in basement

Drainage: I did not observe any indications of drainage defect during my inspection

Ductwork: I did not observe any indications of duct defects during my inspection

Finished Floor: I did not observe any indications of flooring defects during my inspection

Framing: I did not observe any indications of framing defects during my inspection

GFCI: I did not observe any indications of GFCI defects during my inspection

Insulation: I did not observe any indications of insulation defects during my inspection

Plumbing Materials: Copper

Plumbing Materials: Cast Iron

Slab Floor: All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process

basement

I did not deserve any cracks or imperfections in the basement slab floor

Walls: No deficiencies were observed at the visible portions of the structural components of the addition

Walls: No leaks were observed at the time of the inspection

Access: Interior stair access to basement

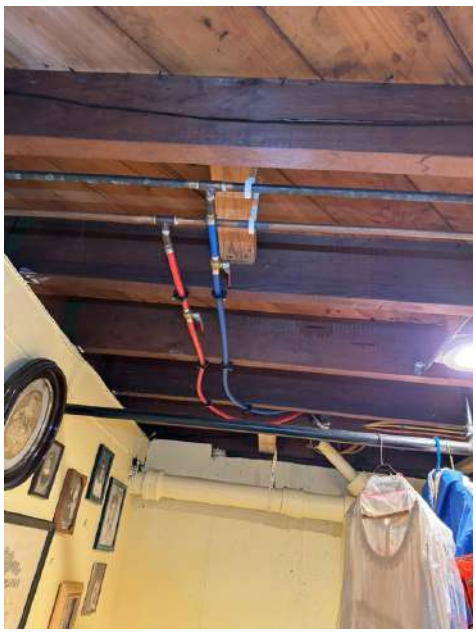
Across from back door of house

No issues found with the basement stairwell at time of inspection, with the exception of stair rail safety.

Basement Electric: IMPROVE

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

Plumbing Materials: Pex



Railings: I did not observe any indications of railing defects during my inspection

basement

The rails running down the stairwell to the basement are graspable and well secured

Stairs: Stairwell deficiency

Kitchen area to basement stairwell

Although there are graspable solid handrails on the basement stairwell there is a deficiency in the amount of open space to the floor of the basement from the stairs. This is particularly dangerous for small children.

Large gaps not safe for small children

Windows: Operated windows appeared functional

Basement

Basement windows are below grade and have exterior window wells. The windows function as they should at the time of inspection. However, maintenance is needed outside in the exterior window wells. There are leaves and debris in the window well. This should be removed and kept clear of objects. Leaves and debris can retain water and therefore there could be water intrusion. Recommend handyman to clear window wells of leaves and debris and have exterior window covers installed. These areas should have regular maintenance.

Observations

8.3.1 Columns

Recommendation

COLUMNS AND BEAMS ARE PARTIALLY FINISHED

Unable to fully inspect.

Recommendation

Contact a qualified professional.

8.14.1 Walls

MOISTURE INTRUSION OBSERVED IN BASEMENT

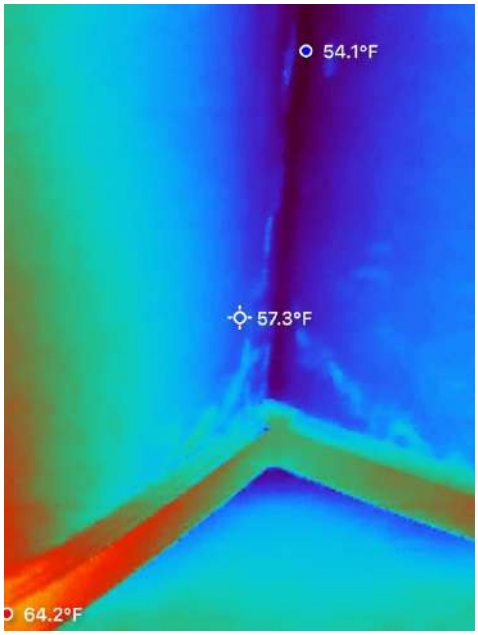
Recommendation

BASEMENT

Basement room left of stairs left corner of room is showing spalling that has been painted over and water staining at top edge of wall. Did not observe any water penetration at time of inspection. Recommend foundation contractor to evaluate moisture intrusion, and possible sealing of exterior foundation.

Recommendation

Contact a foundation contractor.



moisture intrusion stains

9: ELECTRICAL

Information

Amp Rating of Fuses
200 amp

Number of Bad and Missing Fuses
NA

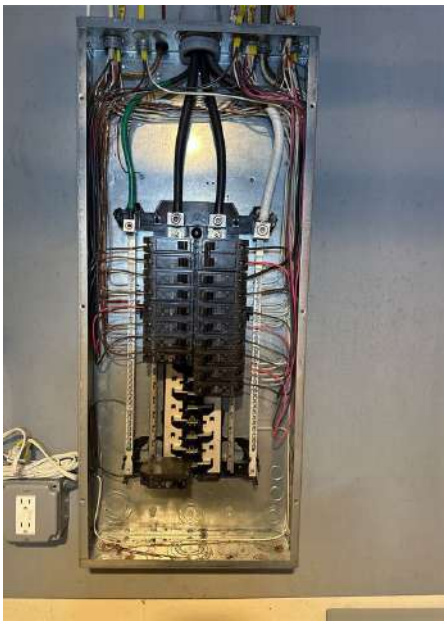
Sub Panel Location
No Sub Panels located.

Wiring Type
Copper non-metallic sheathed cable noted.

Breakers: All of the circuit breakers appeared serviceable at the time of the inspection
Basement right side of boiler room

Breakers in off position: 0

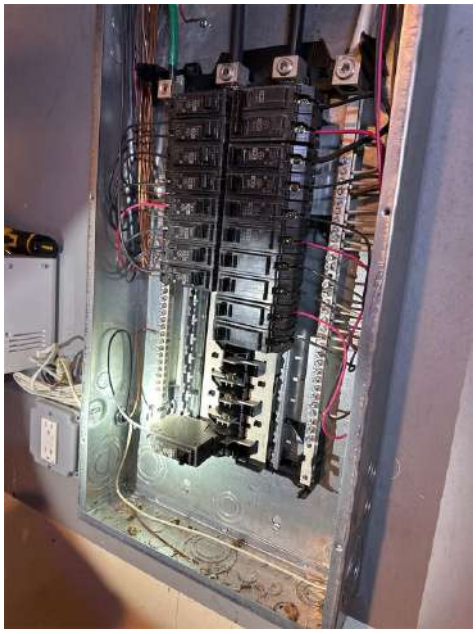
Panel: No major system safety or function concerns noted at time of inspection at main panel box
Basement right of boiler room



Main Panel Location

Basement, bottom of stairs room to the right on the wall

Main Location:



Cable Feeds: **There is an overhead service drop noted**

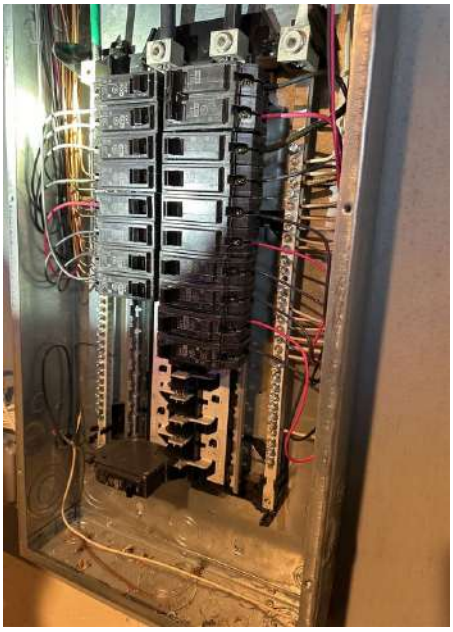
Left side front of house

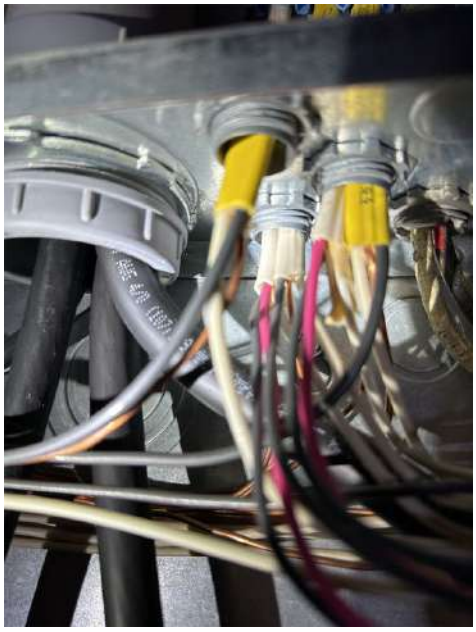
This is a relatively new electric service. The service mast, drip loop and service conductors are all in proper condition. However, the service mast support cable is no longer connected. Recommend a licensed electrician to correct the situation.

Main Amp Breaker: 200 amp

Basement right side of boiler room

4/0 nm aluminum service feed





Limitations

General

ELECTRICAL

We are not electricians. Feel free to hire an electrician prior to closing.

If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches.

Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.

Other

SERVICE LINE MAST

ROOF LEFT SIDE

Anchoring cable for electrical service mast disconnected.

Recommend licensed electrician to reconnect, anchoring cable to service mast

Observations

9.3.1 Cable Feeds

Safety Hazard/ Major Defect

SUPPORT CABLE FOR ELECTRICAL MAST NO LONGER CONNECTED

The service mash shall be of adequate strength or be supported by braces or guidewires to withstand the strain, imposed by the service drop or overhead service conductors.

Recommend licensed electrician to assess and correct the situation

Recommendation

Contact a qualified electrical contractor.

10: HEAT/AC

Information

AC Compressor
None

Heater Locations
Boiler is located in basement

Gas Valves: Fuel shut off in basement at meter

AC Compressor Location
None

Heater Type
Natural gas

Heater Base: The heater base appears to be functional at the time of the inspection

Filter Locations
Not Present

Gas Valves: At meter in basement

Heater Condition: High efficiency, natural gas boiler

Basement right at bottom of stairs

Unable to identify manufactured date. Boiler installed new roughly 4 years ago according to homeowner.

Natural gas water boiler functioned as it should at time of inspection. No defects noted at time of inspection.

Thermostats: Location

main floor left of dining room entrance and basement bottom upstairs

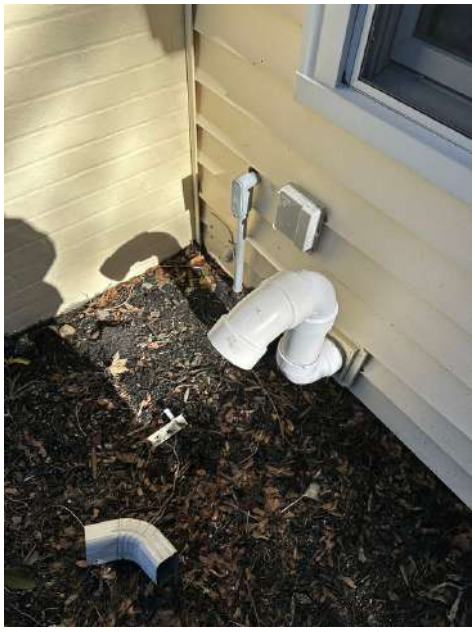
Venting: ****VENTING MATERIALS****

Basement, front of house and front of house exterior

PVC venting pipes

Venting: Plastic

PVC vent noted.



11: WATER HEATER

Information

Heater Locations
The heater is located in the basement.

Type
Gas

Overflow
Copper

Base: **The water heater base is functional at the time of the inspection**
Basement

Plumbing Material Type
Copper

Overflow Condition: **Appears to be in satisfactory condition at the time of the inspection**
Basement right of stairs

-

Plumbing: **I did not observe any indications of supply line defect during my inspection**
Basement

Venting: I did not observe any indications of defect to the water heater venting during my inspection
Basement

Gas Valve: Appears functional
Left of water heater

Gas shut off valve was clean and had no defects at time of inspection

Heater Enclosure: The water heater enclosure is functional at time of the inspection
Basement

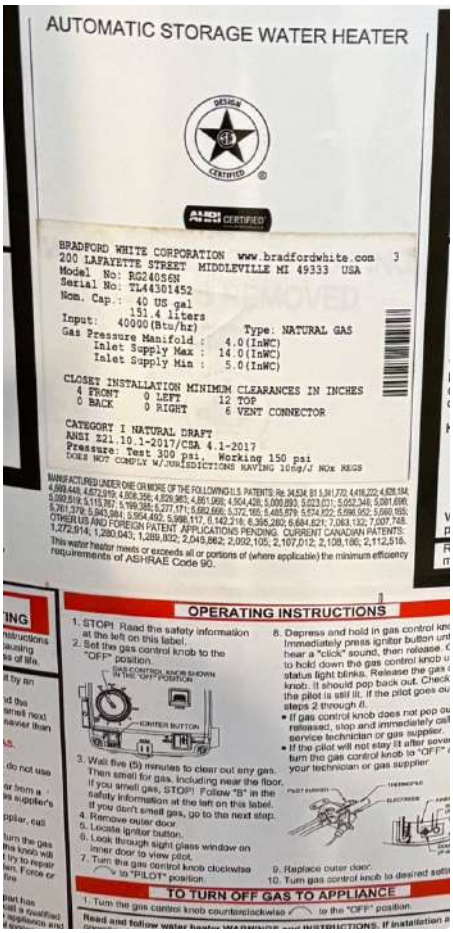
Natural gas, hot hot water heater

Basement right of stairs

This hot water heater was installed new within the past four years. it was functioning as it should, and I saw no signs of defects at the time of inspection

40 gallons

Basement



Combusion: **Water heater, combustion chamber**

Boiler room basement, right of stairs

Water heater functioned as it should and combustion chamber Was viewed as satisfactory at time of inspection

TPRV: **A Temperature Pressure Relief Valve (TPR Valve) present**

basment

This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

12: BATHROOM

Information

Ceilings
There are drywall ceilings noted.

Windows
Vinyl framed double hung window noted.

Doors: **Hollow wood doors**
Main floor bathroom

Floors
Ceramic tile is noted.

Ceiling Condition: **Ceiling**
Bathroom main floor

No defects at time of inspection

Enclosure: **No enclosure, curtain, rod and curtain**

Locations
Main Floor Bathroom, Full bath

Doors: **No major system safety or function concerns noted at time of inspection**
Main floor bathroom

Exhaust Fan: **I did not observe any indications of exhaust fan defect during my inspection**
Main floor bathroom

GFCI: **GFCI in place and operational**

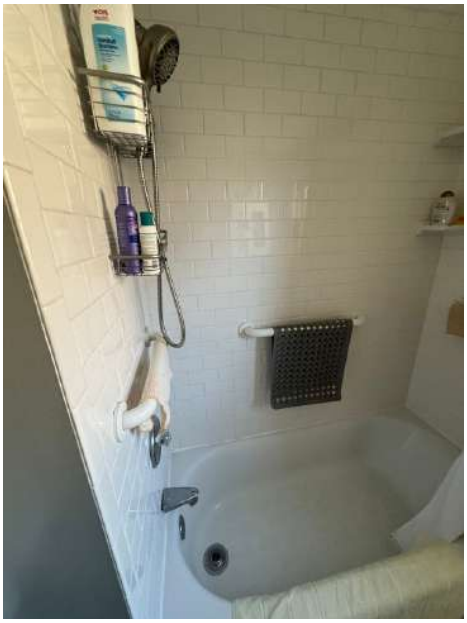
Heating: Cast-iron radiator
Bathroom main floor

Mirrors: I did not observe any indications of defect to the mirrors during my inspection
Bathroom main floor

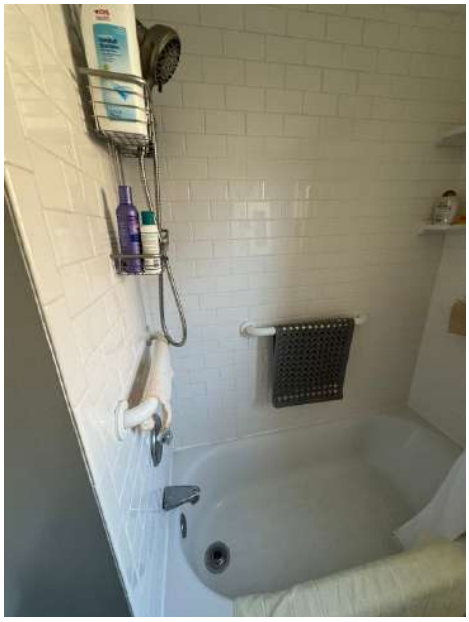
Plumbing: I did not observe any indications of plumbing defect during my inspection
Bathroom main floor

Shower Walls: Ceramic tile noted
Main floor bathroom

Shower tile in good condition at time of inspection



Showers: I did not observe any indications of shower defect during my inspection
bathroom main floor



Sinks: No leaks under sink observed at the time of the inspection
Bathroom main floor

Toilets: 0bserved as functional and in good visual condition

Bathroom main floor

Toilets: Operated when tested

No deficiencies noted.

Toilets: Toilet was tight and secured to the floor not able to test, toilet function water in building shut off at time of inspection

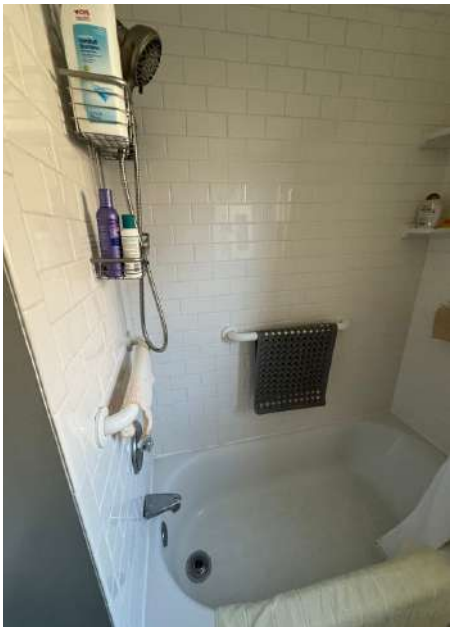
Window Condition: Operated windows appeared functional at time of the inspection

Bathroom main floor

Bath Tubs: Cast-iron porcelain tub

Main floor bathroom

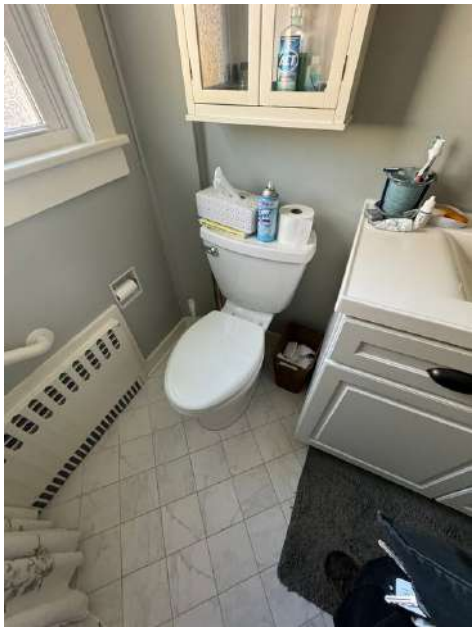
Tub in good condition at time of inspection



Cabinets: I did not observe any indications of cabinetry defects during my inspection

Counters: Plastic laminate tops noted
Main floor bathroom





Floor Condition: I did not observe any indications of flooring defect during my inspection
Main floor bathroom


Observations

12.9.1 GFCI
OUTLETS ARE NOT GFCI PROTECTED

Recommendation

Electrical outlets in this bathroom appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture. This can be achieved by: 1. Replacing the current standard outlets with GFCI outlets 2. Replacing the outlet in this bathroom circuit which is nearest the main electrical service panel with a GFCI outlet. 3. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.

Recommendation

Contact a qualified electrical contractor.

12.9.2 GFCI

Recommendation

NO GFCI OBSERVED IN BATHROOM

MAIN FLOOR

GFCI are required in all bathrooms and wet areas

Recommendation

Contact a qualified electrical contractor.

13: INTERIOR AREAS

Information

Ceilings
There are drywall ceilings noted.

Fireplace Locations
Living Room

Fireplace Materials
Natural gas fireplace insert, Brick

Walls
Drywall walls noted.

Windows
Vinyl framed double hung window noted.

Doors: **Hollow wood doors**

Fireplace: **Natural gas fireplace insert**
Living room

This is a natural gas vented fireplace insert.

Floors

Ceramic tile is noted., Hardwood flooring is noted.


Flooring Condition: Flooring

Hardwood flooring throughout house with the exception of tiled floor bathroom


Smoke Detectors: Operated when tested

Bedrooms and basement

The two bedrooms to the right of the house, front and back and in the basement

Smoke Detectors: MAINTENANCE

all

Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

Laundry area: Laundry area

Bedroom main floor, right of hallway

Stackable, washer and dryer observed in closet. No access to water shut off in the closet area. Recommend contacting a licensed plumber to install washer shut off with easy access in closet to washer. Dryer vent was clear and clean at time of inspection.

Stairs & Handrail: Basement stairwell

Kitchen area to basement

Left side of basement stairwell while descending has a wide open area. This could be dangerous for small children. Recommend contacting license home remodeling company, rectify issue.

Wall Condition: Painted drywall

The interior walls are made up of drywall that has been painted and they were clean at time of inspection

Window Condition: Double hung vinyl windows

Main floor

The windows main floor appeared to be recently replaced. They are all double hung vinyl energy efficient replacement windows. There appeared to be no sign of window, sealant, loss, or fogging between the pains. All of the windows that were tested function as they should at time of inspection.

14: ATTIC

Information

Insulation Depth
Insulation averages about 10-12 inches in depth

Insulation Type
Unfinished fiberglass batts noted.

Access: **Location of access**
dinning room

Closet off dining room ceiling hatch

Duct Work: None observed
Attic

Plumbing: Cast iron waste vent
Attic

Chimney: Exterior chimney
Front of house street side

The chimney is attached to the exterior of the house. It appears to have recent work done on it. The clay liner was in good shape. The cement cap or crown was fairly new and both flues had fairly new rain caps. Installed.

Exhaust Vent: Appeared Functional at the time of the inspection

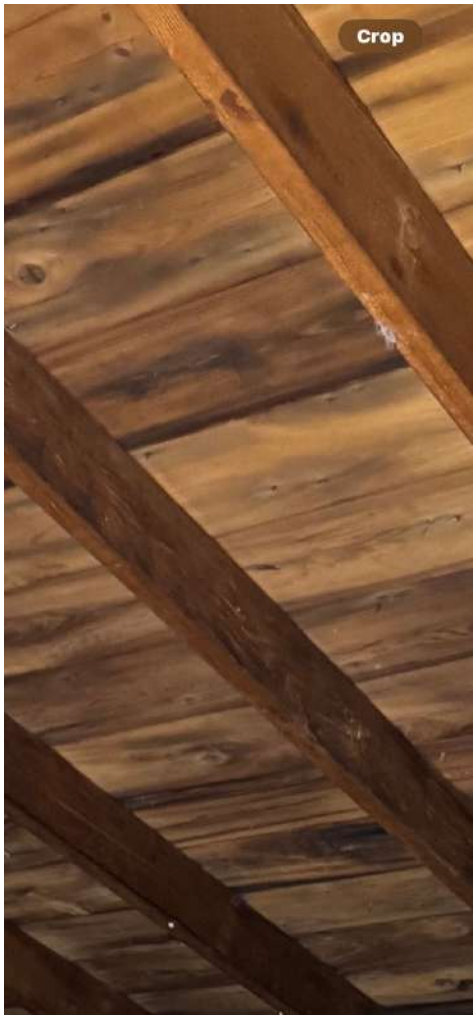
Attic

Insulation Condition: Insulation appears adequate at time of the inspection

Structure: Attic Structure

Interior attic

Add structure appeared sound with no deficiencies observed at time of inspection



Ventilation: **Thermostatically controlled power vent**
Attic back of house

STANDARDS OF PRACTICE

Inspection Details

1.1. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

2. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

Grounds

. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.

8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

Roofing

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

IV. The inspector is not required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

Basement/Crawlspace

I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector shall describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

Electrical

The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.

3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon-monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

Heat/AC

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

Water Heater
. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;

3. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
21. inspect or test for gas or fuel leaks, or indications thereof.

Interior Areas

I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

1. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

III. The inspector shall report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

1. inspect the flue or vent system.
2. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
3. determine the need for a chimney sweep.
4. operate gas fireplace inserts.
5. light pilot flames.
6. determine the appropriateness of any installation.

7. inspect automatic fuel-fed devices.
8. inspect combustion and/or make-up air devices.
9. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
10. ignite or extinguish fires.
11. determine the adequacy of drafts or draft characteristics.
12. move fireplace inserts, stoves or firebox contents.
13. perform a smoke test.
14. dismantle or remove any component.
15. perform a National Fire Protection Association (NFPA)-style inspection.
16. perform a Phase I fireplace and chimney inspection.

Attic

I. The inspector shall inspect:

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

1. the type of insulation observed; and
2. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

1. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.