

Reliable Home Inspection

HOME INSPECTION REPORT



123 Spring Street
Our Town
U.S.A.70123

Reliable Home Inspection

General Information

Dear John Doe,

Thank you for allowing Reliable Home Inspection to be a part of your real estate transaction. I appreciate the opportunity to be of service to you. The following information is provided as a reference:

Inspection Date:	03.05.2009
Time:	03:00 PM
Weather:	Sunny and mild
Inspected by:	Ken Carpenter
Furnished:	Furnished
Structure Style:	Two Family
People on Site At Time of Inspection:	John Doe

The inspection services will be conducted in accordance with the Standards of Practice as set forth by the National Association of Home Inspectors consistent with a visual General Home Inspection of the readily accessible areas, systems and components. The inspection is not a code compliance review nor permit verification. For more information about the scope and limitations of this report, refer to your Inspection Services Agreement, which is part of this report. As a convenience to the reader, the report is divided into sections (e.g. Plumbing System, Structure, Site, etc.) that relate to a particular system or component of the property.

Again, thank you for selecting Reliable Home Inspection for your inspection needs. Please feel free to call us with any questions that you may have with your new home or this inspection report.

Sincerely,
Ken Carpenter
Reliable Home Inspection

Full Inspection Report

Section 1 - Exterior

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|-------------------------|----------------------------|-------------------|
| 1.1 - Site Features | 1.2 - Grading and Drainage | 1.3 - Hardscaping |
| 1.4 - Building Features | | |

Service Needed

- Fascia and Trim 1.4.01 - There is a piece of trim missing from the side of the rear porch overhang. I recommend replacement of the missing trim.



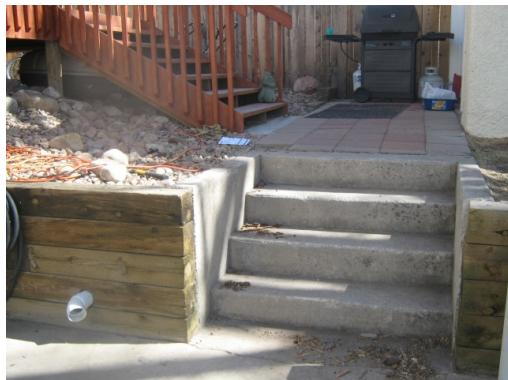
- Eaves and Soffits 1.4.02 - Water stains were noted under the roof overhang at the south side of the master suite section of the residence, which is an indication that the roof has been leaking at the edge flashing (see roof section for other recommendations.) I recommend repair/repainting of the fascia board. There could be additional damage beneath that was not visible during the inspection.



- Screens 1.4.03 - There is a damaged window screen at the north-facing skylight. I recommend repair of the damaged screen.

Safety Concern

Detached Steps 1.1.01 - As a safety precaution, we recommend installing a handrail at the concrete staircase at the rear driveway area of the property.



Maintenance Needed

Driveway

1.3.01 - The concrete rear driveway is functional but has some cracks. These cracks have been repaired in the past. I advise cleaning and refilling/sealing the cracks to preclude water intrusion.



Decks and
Balconies

1.4.04 - The wood deck at the southeast corner of the house needs painting or sealing to help extend its lifespan.



Preventive Measure

Surface Drainage 1.2.01 - The property is served by two area drains. One handles the east side rain water and discharges into the driveway area, and the other drains the driveway area and discharges at the street gutter at the southwest edge of the property. The drains are not functionally tested during the inspection. However, because dirt and/or debris can build up in the pipes, especially over long periods of time, they should be tested to determine whether or not the drain lines and catch basins are functioning satisfactorily. If the driveway drain became clogged and failed to carry water out during a heavy rain, the garage area could flood. The drain pipe should be inspected/monitored regularly.

System Information

Yard Walls	1.1.02 - The railroad tie and concrete yard walls/staircase at the rear driveway area of the property appear to be in satisfactory condition and displayed no evidence of failure
Fencing and Gating	1.1.03 - The wood fencing and gating surrounding the property is in satisfactory condition..
Surface Drainage	1.2.02 - Surface drainage conditions within 8 feet of the residence appeared satisfactory.
Walkways	1.3.02 - The brick walkways at the front and side of the home are in satisfactory condition.
Wall Coverings	1.4.05 - The stucco over masonry exterior wall coverings are in satisfactory condition.
Fascia and Trim	1.4.06 - The wood fascia board and cornice trim appears to be in satisfactory condition.
Doors and Windows	1.4.07 - The metal door and vinyl window exteriors are in satisfactory condition.
Porches and Stoops	1.4.08 - The porch at the front entrance appears functional.

Railings 1.4.09 - The handrailings and guardrailings at the attached rear wood deck and stairs are in satisfactory condition.

Section 2 - Structural

2.1 - Structural Elements 2.2 - Raised Foundation 2.3 - Basements and Cellars

2.4 - Garage Foundation

Service Needed

Moisture and Dampness 2.3.01 - There is dampness along the basement bedroom west wall/floor area. There is a downspout immediately to the exterior of this location whose splash block has been removed. See Roof section for downspout corrective information.

System Information

General Comments 2.1.01 - The structural components are evaluated in compliance with NAHI Standards of Practice. In accordance with these standards, we describe and identify the structural components and look for any significant defects and/or evidence of structural failure that, in the inspector's opinion and from a generalist's standpoint, would warrant further evaluation by a structural engineer.

Wall Structure 2.1.02 - The masonry and framed wall structure components appeared to be in satisfactory condition.

Floor Structure 2.1.03 - The floor structures are conventionally framed with 2x10 wood joists supported by stone foundation walls and sheathed with diagonal wood planking and OSB sheathing .

Ceiling and Roof Structure 2.1.04 - The attic room roof structure is framed with 2x6 wood joists. The master suite roof structure is framed with 2x8 wood joists with a center steel beam.

Foundation Walls 2.2.01 - The visible portions of the stone foundation walls and the cinder block foundation walls appear to be functional.

General Conditions	2.3.02 - The basement area is a complete separate entry one bedroom apartment in satisfactory condition. The utility room (furnace, water, etc.) is accessible through this living space only.
Concrete Slab	2.4.01 - The garage floor slab is in satisfactory condition..

Section 3 - Roof

3.1 - Primary Roof	3.2 - Garage Roof
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Service Needed

Flashings	3.1.01 - The roof flashing at the south edge of the flat roof has a loosened overlap section that is leaking and is probably responsible for the moisture staining at the south soffit board area beneath. I recommend a licensed roofer evaluate the entire flat roof section and perform all required maintenance to preclude water intrusion.
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Protrusions	3.1.02 - There are two vent pipes at the flat roof section that no longer serve a purpose. The vent pipes are poorly sealed and could be leaking, and one of the pipes has the storm collar positioned too high to be effective. I recommend a licensed roofer remove both vent pipe installations and restore and seal the roof to match surrounding conditions.
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Skylights

3.1.03 - There are cracks in the skylight at the south side of the roof. I recommend replacement of the cracked glass by an appropriately qualified specialist.



Roof Drainage

3.1.04 - There is a splashblock beneath the deck that is poorly positioned and the uncontrolled downspout water is causing soil erosion against the garage foundation wall. There is another splashblock on the west side beside the basement bedroom window that has been removed apparently to mow the lawn but was not replaced and the uncontrolled downspout water appears to be the cause of the moisture in the basement. I recommend permanently installed 4' downspout extensions at both locations in order to help divert water away from the foundation.



Maintenance Needed

Roof Drainage

3.1.05 - The roof gutters at the front beneath the trees need to be cleaned to perform properly.

Monitor Regularly

Built-Up Gravel 3.1.06 - Water stains in some areas on the flat roof section are an indication that water has pooled in the past and will continue to pool, and it will be important to keep this roof clean and have it inspected on a regular basis. The flat roofing materials are about 12 -14 years old.



System Information

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|---------------------|---|
| General Comments | 3.1.07 - The residence utilizes two basic types of roof construction, a sloped shingled roof on the main section, and a flat tar/gravel roof on the master suite/garage addition. Flat roofs must be regularly maintained and routinely repaired for damages.
3.1.08 - Our evaluation of the roof coverings is performed in compliance with the NAHI Standards of Practice. We evaluate the roof covering material for excessive wear or damage, but we cannot predict its remaining life expectancy or provide you with a guarantee that it is leak-free. |
| Composition Shingle | 3.1.09 - The composition shingle roofing material on the pitched section appeared to be in satisfactory condition and is about 3 years old. The roof was walked on for the inspection. |



Skylights	3.1.10 - The roof includes four skylights . Skylights are easily cracked and you should monitor them regularly for evidence of leakage.
Roof Drainage	3.1.11 - The coated metal gutters and downspouts appear to be in satisfactory condition. However, without water in the gutters it is virtually impossible to determine whether they are watertight and properly sloped towards the downspouts, so you may wish to have the system water tested for proper function or observe during a rain.
Composition Shingle	3.2.01 - The composition shingle carriage house roofing material appeared to be in satisfactory condition and is about 3 years old. The roof was walked on for the inspection.

Section 4 - Electrical

4.1 - Service	4.2 - Main Panel	4.3 - Sub Panel
4.4 - Wiring	4.5 - Lights and Switches	4.6 - Receptacle Outlets
4.7 - GFCI Protection	4.8 - AFCI Protection	4.9 - Fan Fixtures

System Information

Service Entrance 4.1.01 - The service entrance is overhead.

Service Lines 4.1.02 - The service lines, mast weather head and cleat are in satisfactory condition.

Main Panel 4.2.01 - The residence is served by a 200 amp, 240 volt main panel, located at the east side exterior wall of the residence.



- Main Disconnect 4.2.02 - The 200 amp main disconnect is located inside the main panel.
- Grounding 4.2.03 - The main electrical panel is double-grounded to a driven rod and to a water pipe.
- Circuit Breakers 4.2.04 - There were no visible deficiencies with the circuit breakers in the electrical main or sub panels.
- Sub Panel 4.3.01 - There is a 100 amp, 240 volt sub panel located at the south side of the residence. This panel serves the basement apartment.



- Sub Disconnect 4.3.02 - The 100 amp sub panel disconnect is located inside the main panel.
- Grounding 4.3.03 - The sub panel appears to be properly grounded.
- Wiring Types 4.4.01 - Where visible and accessible, the branch circuit wiring in this residence is primarily vinyl-wrapped NM copper.
- Interior and Exterior 4.5.01 - All tested interior and exterior light fixtures and switches were functioning satisfactorily.
- General Comments 4.6.01 - All tested receptacle outlets were functioning satisfactorily.
- GFCI Receptacle Outlets 4.7.01 - The GFCI protected receptacle outlets responded properly when tested.
- Fans 4.9.01 - All tested fan fixtures responded to normal user controls.

Inspection Limitations

Inspection Limitations 4.8.01 - The AFCI breakers that were tested responded properly to the manufacturers test buttons.

Section 5 - Plumbing

5.1 - Water Supply System	5.2 - Drainage and Venting System	5.3 - Plumbing Fixtures
5.4 - Water Heater	5.5 - Gas Supply System	

Service Needed

Sinks 5.3.01 - The master bathroom sinks are adjoined and the caulk joint between them is beginning to fail. I recommend recaulking the joint.

Tub-Showers 5.3.02 - The water faucet valve handle is loose at the hall bathroom tub-shower and needs service.
5.3.03 - Caulking is needed along the base of the tub-shower in the basement bathroom to help prevent possible water damage .



System Information

Pressure Regulator 5.1.01 - A water pressure regulator was in place on the main water line. Internal water pressure was 65 psi at the time of the inspection, which is acceptable.

Water Main Shut Off 5.1.02 - The water main service meter and shut off valve is located in the utility/boiler room.



Supply Pipes and 5.1.03 - The potable water pipes, where visible, are PEX Connectors plastic, and appear to be in satisfactory condition.

Hose Bibs 5.1.04 - The front and rear hose bibs are functional.

Functional Flow 5.1.05 - The water flow at the plumbing fixtures appeared adequate.

Water Main 5.1.06 - Where exposed to view, the water main entering the home is 3/4 inch copper. The supply line enters at the west side of the house and continues to the utility room water meter where it then changes to PEX plastic.

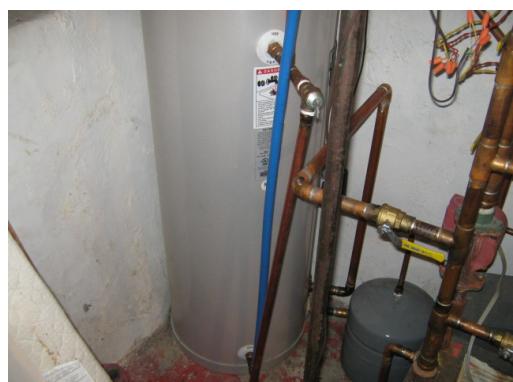
Drain and Vent Pipes 5.2.01 - The drainage and vent piping is ABS plastic used above grade and schedule 40 used below grade.
5.2.02 - The fixture drain and vent pipes within the home were functional at the time of the inspection.

Sinks 5.3.04 - The laundry, kitchen and bathroom sinks and related components are all in functional condition.

Toilets 5.3.05 - The 3 toilets in the home are all functional.

Stall Showers 5.3.06 - The stall shower and related components in the master bath are functional.

Water Heater 5.4.01 - There is a 2 year old, 45 gallon, indirect, sidearm water heater located in the utility room.



Meter and Main 5.5.01 - The gas meter appeared to be in satisfactory condition, and is located at the west side of the residence.

- Gas Shut-Off 5.5.02 - The gas shut-off valve is located at the gas main.
- Lines and Valves 5.5.03 - Where visible, the gas supply system appears to be in satisfactory condition.

Section 6 - Heating

6.1 - Hydronic Radiant Heat

Maintenance Needed

- Heating System 6.1.01 - The boiler does not appear to have been serviced recently. I recommend a thorough cleaning/servicing of the boiler system.

System Information

- Heating System 6.1.02 - The installed 14 -16 year old hydronic radiant heating system uses a 225,000 BTU Teledyne-Laars gas boiler to heat water and an electric pump to circulate it through PEX tubing under the floor to radiators on walls beneath windows. There are 4 separate heating zones with a priority domestic hot water zone. The boiler is located in the basement utility room.



6.1.03 - The hydronic radiant heating system responded satisfactorily to normal user controls.

- Pressure Relief Valve 6.1.04 - The pressure relief valve appears to be in satisfactory condition.
- Radiators and Convector 6.1.05 - All 18 of the convectors throughout the house are missing their left and right end caps. The installed portion of the convectors appear to be in satisfactory condition.

Expansion Tank 6.1.06 - The expansion tank appears to be in satisfactory condition.

Section 7 - Fireplace

7.1 - Gas Appliance

System Information

Fireplace 7.1.01 - The living room fireplace and chimney system is a single-story, direct vented gas appliance, manufactured by HEAT N GLO, and is designed for use with gas only.



Section 8 - Interior

8.1 - Floors	8.2 - Windows	8.3 - Doors
8.4 - Stairs and Landings	8.5 - Built-In Appliances	8.6 - Laundry Provisions
8.7 - Smoke Detectors	8.8 - Carbon Monoxide Detectors	

Service Needed

Tile Coverings	8.1.01 - There is missing grout at the hall bath floor behind the entry door. I recommend installation of grout at the unfinished areas.
Hardware	8.2.01 - The center window in the dining room and the center window in the living room has defective latching hardware that will need to be repaired or replaced.
Main Entry	8.3.01 - The laundry room entry door is rubbing the jamb. I recommend a qualified tradesman correct the door fit.

Laundry Sink 8.6.01 - The main level laundry sink is draining slowly. I recommend correction by a qualified tradesman.

Safety Concern

Treads and Risers 8.4.01 - The riser height of the basement staircase is not uniform and therefore represents a potential trip or fall hazard. The rise is the measured height from one step to the next, and the difference in rise from one step to the next should not exceed three-eighths of an inch. I recommend correction by a contractor.



Placement 8.8.01 - No carbon monoxide detectors were found within the dwelling. I recommend the installation of detectors at all manufacturer recommended locations.

Maintenance Needed

Dryer Venting 8.6.02 - Both dryer vent end caps are becoming clogged with lint. It is important that the dryer vent screen (lint trap) be kept in place and clean, because lint that bypasses the trap and enters the duct can block the duct, presenting a fire hazard. The duct should be periodically cleaned and checked for blockage.



System Information

Floor Coverings 8.1.02 - The slate floor coverings and the carpet floor coverings appear to be in satisfactory condition.

Wood Coverings 8.1.03 - The wood flooring is in satisfactory condition.

Stairs 8.4.02 - The spiral stair system leading to the attic bedroomappeared to be in satisfactory condition.



Dishwasher 8.5.01 - The Frigidaire dishwasher responded to normal user controls and progresses through all of its cycles in the 'normal' mode.

Garbage Disposal 8.5.02 - The garbage disposal responded to normal user controls.

Gas Range 8.5.03 - The Frigidaire gas range responded to normal user controls.

Vent Hood 8.5.04 - The built-in vent hood responded to normal user controls.

Exhaust 8.5.05 - The kitchen exhaust fan is functional and vents to the exterior..

Microwave 8.5.06 - The built-in Frigidaire microwave oven responded to normal user controls.

Washer Water Supply 8.6.03 - The washer water supply valves were free of leakage but were not turned or tested.

Dryer Venting 8.6.04 - Dryer exhaust provisions were satisfactory at both the main level and basement laundry service.

Placement	8.7.01 - There are hardwired smoke detectors in the sleeping room hallways. 8.7.02 - There are hardwired smoke detectors in all of the sleeping rooms.
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Inspection Limitations

Testing	8.7.03 - In accordance with home inspection industry standards, we do not test smoke detectors. However, they are an important safety feature that must not be overlooked, and it is important to make sure that there are functional detectors installed at all required locations prior to occupying the premises.
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Section 9 - Garage

9.1 - Interior	9.2 - Vehicle Doors
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Safety Concern

Fire Door	9.1.01 - The entry door from the garage into the house appears to be fire rated but is not self-closing as needed to maintain the necessary firewall separation between the garage and living quarters. This condition poses a potential fire safety hazard and needs to be corrected with the installation of self closing hinges.
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System Information

Windows	9.1.02 - All tested garage windows were found to be functional at the time of the inspection.
Vehicle Doors	9.2.01 - The two roll up garage vehicle doors functioned satisfactorily when tested manually. Automatic openers are not present.

Inspection Limitations

Garage

9.1.03 - Our inspection of the garage interior includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors. However, we do not move stored items or vehicles, empty closets or cabinets, and we do not comment on cosmetic deficiencies. Also, we do not report the absence of wall or ceiling coverings unless required for fire protection.

Section 10 - General

10.1 - Property Comments

System Information

Room Addition

10.1.01 - The master suite/garage is an addition built in 1959 and the attic bedroom was converted in 2007 along with a major remodel of the entire residence.



Section 11 - Attic

11.1 - Attic

System Information

Insulation

11.1.01 - The roofs in the main section and in the master section are insulated with approximately 6 inches of polyurethane foam insulation, which provides an R-38 thermal value. The laundry area is insulated with R-38 fiberglass batts.

