

# 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

# Inspection Summary Report

**This Summary page is not the entire report. Please read the Full Inspection Report before making any buying decisions.**

## Service Needed

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.

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.

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

8.3.01 - The laundry room entry door is rubbing the jamb. I recommend a qualified tradesman correct the door fit.

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.

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

8.2.01 - The center window in the diining room and the center window in the living room has defective latching hardware that will need to be repaired or replaced.

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

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 .

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.

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.

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.

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.

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.

### **Safety Concern**

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

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.

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

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.

### **Preventive Measure**

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.