

A Smart Inspection Report

Client: Abby B. Normall
Address: 9610 Sample; St. Louis, MO 63123



Date: August 9th, 2009

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INSPECTION LIMITATIONS

This report is intended only as a general guide to help you, the client, make an informed decision about the home, and is not intended to reflect the value of the premises, nor make any representation as an advisor of purchase.

The report expresses the professional opinions of the inspector, based upon their non-invasive impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, nor to imply that every component was inspected, nor that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed.

All components and conditions, which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde insulation (UFFI); lead paint; asbestos; toxic and/or flammable materials nor other environmental hazards (such as: underground fuel storage tanks and mold; pest infestation; internal; and underground drainage and/or plumbing).

Also excluded are: any systems which are shut down or otherwise secured, sprinkler systems, water wells (water quality and quantity), intercoms, security systems, heat sensors, and cosmetics.

Any general comments about these systems and conditions are informational only and do not represent an inspection. The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes and/or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, nor their component parts. This report does not constitute any express nor implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GENERAL INFORMATION

Weather: Clear

House Occupied? Yes

Temperature: 89 degrees

Estimated Age: 14 years (built in 1995)

Soil conditions: Dry

Inspector(s): Jeremy Paschedag

Facing Direction: South-West

Areas of Concern

Action Needed

SITE (Grading/Driveway/Walkways/Porch/Deck/Patio)

Grading/Drainage: Down spout not connected to drainage pipe. Without this connection the runoff water might seep down the foundation resulting in penetration into the garage.

Grading/Drainage: The foam insulation between the ground and the foundation needs to be sealed to help prevent water from seeping between the insulation and the foundation (as this could result in water penetrating the foundation walls and into the home).

Driveway: The retaining wall has a crack that spans the width of the wall. And where the retaining wall butts up to the garage wall, there is separation. If these issues continue to progress, the wall (or part of it) might collapse.

On the other side of this retaining wall the ground level and the top of the wall is only about a foot in difference. This wall should have a railing installed to prevent someone from accidentally falling over it, resulting in accidental personal injury.

Porch: One side of one section of the railing is no longer attached to the post. In the current condition, this could result in accidental injury.

Porch: The steps to the front porch from the walkway are not level and are separating from the porch. As a result visitors may slip and become injured. Unable to determine if this is the result of poor craftsmanship or settling.

STRUCTURAL (Foundation/Laundry)

Foundation: The foam insulation between the ground and the foundation needs to be sealed to help prevent water from seeping between the insulation and the foundation (as this could result in water penetrating the foundation walls and into the home).

Laundry: On the wall with the electrical panel and the washing machine and dryer there are two sets of cracks from the top of the foundation wall to the floor. These cracks are parallel to each other about 11 feet apart. Please seek the advice of a structural engineer.

EXTERIOR (Siding/Garage/Spigot/Roof/Attic)

Garage Entrance Door: The lower, right side door jamb has started to rot. The paint has started peeling off the trim. These need to be addressed to eliminate further deterioration.

Garage Electric Outlets: The outlets near the door leading into the house as well as the outlets near the door leading to the driveway are all not GFCI protected. All outlets in the garage should be GFCI protected. This type of safety device helps to protect against an electrical shock hazard.

However the outlets near the sink are protected by a GFCI breaker in the electrical panel (located in the laundry room).

The electrical wires to the outlets located near the door leading into the house should be enclosed in conduit.

Garage Bathroom Walls: The concrete wall behind the well water pump and the shower is covered with what looks like mildew (or possibly mold). I would contact someone from either the Center for Disease Control (CDC) or the Environmental Protection Agency (EPA) as soon as possible for further consultation.

Spigot: (located at the rear of the house, to the left of the kitchen window) the spigot was not installed properly. There should not be an opening between the spigot and the siding. Water could penetrate at this area causing damage.

INTERIOR (Bedrooms/Bathrooms/Living Areas/Kitchen)

Master Bedroom Exterior Door: The exterior, right side, door jamb has begun to rot. The paint on the trim is peeling off. These need to be fixed to prevent further damage.

Full Bathroom #1 Switches/Outlets: The outlet near the window is not GFCI protected. All outlets in bathrooms must be GFCI protected. This type of safety device helps to protect against an electrical shock hazard.

Full Bathroom #1 Water Flow/Drainage: When the fixture is on, water accumulates on the sink at the fixtures. This needs to be fixed to prevent water damage. Under the sink, it does not appear to be leaking as of when this inspection was performed. Consult with a licensed plumber for further advice.

Stair Lights: There are no lights installed for the stairway. For stairways, there should be a backlit, three way switch located at each end of the stairs. Please consult an electrician for further advice.

PLUMBING

Well Water Pump Plumbing: The plumbing going to and from the well water pump, as well as the well water pump, are dripping condensation. The condensate does not have a catch pan that to collect the water that is pooling under the plumbing.

Condensation can also be found on the well water tank and tubing. The plywood under the well water tank, has begun rotting. In addition, the control device is missing a cover, thus exposing the wires. This can cause harm to someone who might touch them.

Recommendations

SITE (Grading/Driveway/Walkways/Porch/Deck/Patio)

Grading/Drainage: The gutter drainage lines are either missing a screen or the screen is not attached. The screens prevent rodents from nesting or expiring in the lines, thus causing possible backflows and/or unpleasant odors.

Grading/Drainage: The drain cover is not fastened to anything. As a result, the cover can shift leaving an open hole.

The gutter drainage line is missing a screen. The screen prevents rodents from nesting or expiring in the lines, thus causing possible backflows and/or unpleasant odors.

Walkway: On the walkway between the walkway and the garage, there is a steep drop-off that should have a railing to prevent accidental personal injury.

Porch: The spindles on the front porch railing are spaced more than 4 inches apart. Building standards say that they should be spaced not more than 4 inches apart.

Deck: One of the posts is rotting. If this continues, the post may not be able to maintain a strong connection to the railing resulting in serious personal injury.

Part of the top railing is missing from the railing in the cut out on the left side.

All of the railing on the deck needs to be re-stained. Typically this should be done every 2-3 years.

Patio: The patio should have a railing installed to prevent someone from accidentally falling off the patio, resulting in accidental injury. Railing should be installed when the differences in height are more than 3 feet.

EXTERIOR (Siding/Garage/Spigot/Roof/Attic)

Garage Bathroom Ceiling: The ceiling has unapproved, bare (neither painted nor primed) drywall. Bathrooms should be constructed of proper materials suitable for areas that contain moisture.

Roof Condition: On the front of the garage roof where it is adjacent to the side of the house there is a bulge. This could result in leakage and damage.

INTERIOR (Bedrooms/Bathrooms/Living Areas/Kitchen)

Kitchen Counters: The counter to the left of the stove is not completely attached to the cabinets. This could lead to the counter becoming completely detached and causing personal injury.

The counter to the right of the stove is not attached to the cabinet. This could lead to the counter falling off the cabinet, causing personal injury.

Entrance Door: The door from the garage to the house on the kitchen side of the door, the trim is missing.

Stair Railing: The railing at the top and bottom of the stairs is open ended (the end is not attached to the wall). Having open ended handrails can be a tripping hazard. For example your purse, gym bag, or winter coat pocket could get caught on the end of the rail and cause you to trip (resulting in personal injury).

Suggestions

EXTERIOR (Siding/Garage/Spigot/Roof/Attic)

Garage Interior: There is exposed insulation that should have a covering.

INTERIOR (Bedrooms/Bathrooms/Living Areas/Kitchen)

Windows: (location: ALL bedroom windows on the second floor) the window jamb has about ½ inch gap in both lower corners. Fixing these so the jambs come all the way down to the sills might help in air loss.

Bedroom #2 Closet Door: The left side sliding mirror door has a crack that is about two feet in length. I would suggest replacing the door to eliminate any slivers of glass that might accumulate on the carpet near the door from normal use.

Toilet: (location: both bathrooms on the second floor) caulk around the base of the toilet where it rests on the floor. This will help prevent moisture from showers/baths and mopping from getting underneath the toilet and causing mold and/or rot.

Life Expectancy

Main Water Heater (52 gallon): Manufactured date of 1997 (age ~ 12 years) the average life of an electric water heater is 12-14 years

Garage Bathroom Water Heater (43 gallon): Manufactured date of September 1995 (age ~ 14 years) the average life of an electric water heater is 12-14 years

Air Conditioning Compressor: Manufactured date of January 1987 (age ~ 22 years) the average life of an air conditioning compressor is 11-15 years

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SITE (Grading/Driveway/Walkways/Porch/Deck/Patio)

Grading/Drainage Acceptable - the overall property is graded adequately to prevent surface water runoff from pooling near the foundation, except for the following.

Action Needed: Down spout not connected to drainage pipe. Without this connection the runoff water might seep down the foundation resulting in penetration into the garage.



Action Needed: The foam insulation between the ground and the foundation needs to be sealed to help prevent water from seeping between the insulation and the foundation (as this could result in water penetrating the foundation walls and into the home).



Recommendation: The gutter drainage lines are either missing a screen or the screen is not attached. The screens prevent rodents from nesting or expiring in the lines, thus causing possible backflows and/or unpleasant odors.



Recommendation: The drain cover is not fastened to anything. As a result the cover can shift leaving an open hole.

The gutter drainage line is missing a screen. The screen prevents rodents from nesting or expiring in the lines, thus causing possible backflows and/or unpleasant odors.



Driveway

Driveway Materials: Concrete and loose gravel

Driveway Condition:

Recommendation: The retaining wall has a crack that spans the width of the wall. And where the retaining wall butts up to the garage wall, there is separation. If these issues continue to progress, the wall (or part of it) might collapse.

On the other side of this retaining wall the ground level and the top of the wall is only about a foot in difference. This wall should have a railing installed to prevent someone from accidentally falling over it, resulting in accidental personal injury.



Walkway

Walkway Materials: Concrete

Walkway Condition: The condition of the walkway itself is good. See below for a safety issue.

Recommendation: On the walkway between the walkway and the garage, there is a steep drop-off that should have a railing to prevent accidental personal injury.



Porch

Porch Material: Composite

Porch Condition:

Action Needed: One side of one section of the railing is no longer attached to the post. In the current condition, this could cause accidental injury.



Action Needed: The steps to the front porch from the walkway are not level and are separating from the porch. As a result in visitors may slip and become injured. Unable to determine if this is the result of poor craftsmanship or settling.



Recommendation: The spindles on the front porch railing are spaced more than 4 inches apart. Building standards say that they should be spaced not more than 4 inches apart.



Deck

Deck Materials: Composite boards

Deck Condition:

Recommendation: One of the posts is rotting. If this continues, the post may not be able to maintain a strong connection to the railing resulting in serious personal injury.



In the second picture, the top railing is missing from the railing in the cut out on the left side.

All of the railing on the deck needs to be re-stained. Typically this should be done every 2-3 years.

Patio

Patio Materials: Concrete and landscaping blocks

Patio Condition:

Recommendation: The patio should have a railing installed to prevent someone from accidentally falling off the patio, resulting in accidental injury. Railing should be installed when the differences in height are more than 3 feet.



STRUCTURAL (Foundation/Laundry)

Foundation

Foundation Material: Concrete

Condition of Exposed Foundation:

Action Needed: The foam insulation between the ground and the foundation needs to be sealed to help prevent water from seeping between the insulation and the foundation (as this could result in water penetrating the foundation walls and into the home).



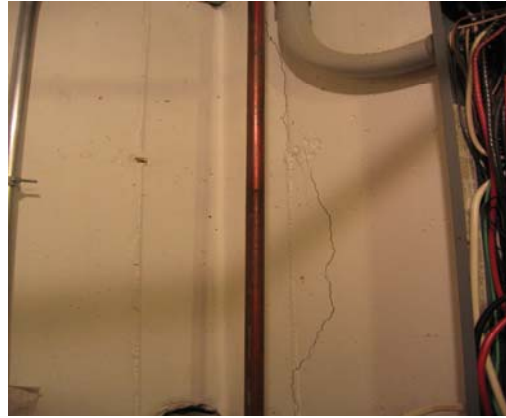
LAUNDRY

Location: First room on the left from the garage entrance

Ceiling: Acceptable - the ceiling is in acceptable condition; the surfaces are exposed floor joists

Walls & Floor:

Action Needed: On the wall with the electrical panel and the washing machine and dryer there are two sets of cracks from the top of the foundation wall to the floor. And picture 1b shows that the crack has continued to the floor. These cracks are parallel to each other about 11 feet apart. Please seek the advice of a structural engineer.



1a



1b



2a



2b

Switches & Outlets: Acceptable - the switches and outlets tested in this room are in acceptable condition; the lights are activated by motion, once you enter the laundry room, the lights turn on

Washing Machine & Clothes Dryer: A washing machine and electric dryer are installed; testing of these appliances is not included as a part of this inspection

Additional Information: Tubing for radiant floor heating is installed, but not connected to anything (see picture 2b above)

EXTERIOR (Siding/Garage/Spigot/Roof/Attic)

Siding/Windows/Doors/Trim

Siding Material: Vinyl

Siding Condition: Siding material is in acceptable condition.

Fascia, Soffit and Trim

Type: Vinyl fascia, soffit, and trim

Condition: Acceptable - the fascia, soffit and trim sections are in acceptable condition and tightly attached based on a representative number of checked areas

Exterior Door: Acceptable - the entry door is acceptable

Window Type: Double Hung

Window Condition: Acceptable - the windows are in acceptable condition

Storm/Screen Units: Acceptable – the screens on the windows and two sliding doors are in acceptable condition.

Garage

Garage Type: Attached, huge, oversized two car with two overhead doors

Condition: Acceptable - the overhead doors are in acceptable condition

Electric Door Opener: Acceptable – one of the two has an overhead electric door opener that is functioning properly

Safety Reverse Mechanism: Acceptable - there is a light beam safety sensor reversing system installed for the electric door opener, which functions properly

Entrance Door:

Action Needed: The lower, right side door jamb has started to rot. The paint has started peeling off the trim. These need to be addressed to eliminate further deterioration.



Electric Switches: Acceptable - the electrical switches in the garage appear to be in acceptable condition

Electric Outlets:

Action Needed: The outlets near the door leading into the house as well as the outlets near the door leading to the driveway are all not GFCI protected. All outlets in the garage should be GFCI protected. This type of safety device helps to protect against an electrical shock hazard.

However the outlets near the sink are protected by a GFCI breaker in the electrical panel (located in the laundry room).

Action Needed: The electrical wires leading to the outlets (2) located near the door leading into the house should be enclosed in conduit.



Garage Interior:

Suggestion: There is exposed insulation that should have a covering.



Garage Bathroom:

Entry Door: Acceptable - the entry door is acceptable

Ceiling:

Recommendation: The ceiling has unapproved, bare (neither painted nor primed) drywall. Bathrooms should be constructed of proper materials suitable for areas that contain moisture.



Walls:

Action Needed: The concrete wall behind the well water pump and the shower is covered with what looks like mildew (or possibly mold). I would contact someone from either the Center for Disease Control (CDC) or the Environmental Protection Agency (EPA) as soon as possible for further consultation.



Floor: Acceptable - the bathroom flooring is in acceptable condition; the surface covering is linoleum

Ventilation Fan: **Action Needed:** Bathrooms should be equipped with either a ventilation fan or a window. This bathroom does not have either. Consult with a building contractor for further advice.

Light Fixtures: Acceptable - the light fixture is functional

Switches & Outlets: Acceptable - the switches and outlets tested are in acceptable condition; the outlets and switches are protected by a Ground Fault Circuit Interrupter (GFCI) breaker in the electrical panel (located in the laundry room), this type of safety device helps to protect against an electrical shock hazard

Water Flow/Drainage:

Action Needed: The tub drain appears to have a leak. This needs to be fixed to eliminate water from causing rot to the wood sub floor underneath the tub.

It appears that a rodent has been in this area. This is based on the droppings found. I did not notice any other signs of rodents.



Sink: Acceptable - the sink is in functional condition with no signs of leakage

Toilet: Acceptable - the toilet is functional with no signs of leakage from the tank nor at the base

Bathtub/Shower Fixtures: Acceptable - the bathtub fixtures and drain stopper are in acceptable condition

Bathtub/Shower Walls: Acceptable - the bathtub/shower tile walls are in acceptable condition with no loose tiles noted; re-caulking at floor/wall joints is part of normal maintenance to guard against water leakage behind the tub

Additional Information: This bathroom contains a water heater dedicated to this bathroom and the garage sink. This bathroom also contains the well water pump and the water softener for the entire home. The well water pump and the water softener were not inspected. For more information, see the section on PLUMBING below.

Spigot

Location: Rear of the house, to the left of the kitchen window

Action Needed: The was not installed properly. There should not be a opening between the spigot and the siding. Water could penetrate at this area causing damage.



Roofing Surfaces

Roof Style: Side gabled

Roof Covering: Asphalt shingles

Means of Roof Inspection: The roof inspection was performed by walking

Roof Condition: Acceptable - the roof covering material is in acceptable condition consistent with its age, the only found deficiency is:

Recommendation: On the front of the garage roof where it is adjacent to the side of the house there is a bulge. This could result in leakage and damage.



Estimated Life Expectancy: The roof covering material appears to have a remaining life expectancy of about 4-7 years, assuming proper maintenance is completed as needed

Number of Layers: The roof covering on the main structure appears to be the first/only layer.

Flashing:

Action Needed: The dormer on the left side (when facing the house) is missing flashing (picture on the left). The picture on the right shows flashing. There are four areas where the roof of the dormer meets the roof. It is only the left side of the left dormer that does not have the flashing. The good news is that currently it does not appear water has penetrated the roof (by observations in the attic). Without proper flashing, water may penetrate the roof and into the attic causing damage.



Attic

Access Location: Master bedroom bathroom

Method of Inspection: The attic was inspected by walking

Attic Insulation Type: blown-in – fiberglass

Condition of Attic Insulation: Acceptable – R rating of about 51

Attic Ventilation:

Action Needed: The ventilation from the bathrooms vent to the attic instead of through the roof. Dark, warm, moist places are not a good combination as they tend to promote mold/mildew.



Roof Framing: Acceptable - the roof framing is in acceptable condition

Roof Sheathing: Acceptable - the roof sheathing is in acceptable condition. The sheathing is 4 foot by 8 foot sheets of ½ inch plywood.

INTERIOR (Bedrooms/Bathrooms/Living Areas/Kitchen)

BEDROOMS

Master Bedroom

Location: Main floor, opposite side of the house from the garage

Entry Door: Acceptable - the entry door is in functional/acceptable condition

Closet: Acceptable - the closet doors are functional and the interior is acceptable, where accessible

Walls & Ceiling: Acceptable - the walls and ceiling are in acceptable condition; the surfaces are painted

Baseboards & Trim: Acceptable – the baseboards and trim are in acceptable condition

Exterior Door:

Action Needed: The exterior, right side, door jamb has begun to rot. The paint on the trim is peeling off. These need to be fixed to prevent further damage.



Switches & Outlets: Acceptable – the outlets and switches are in acceptable condition; there are two switches - one is for the light, the other is for the ceiling fan

Floor: Acceptable - the visible floor areas are in acceptable condition. The floor covering

material is carpet.

Bedroom #1

Location: Top of the stairs, first on the right, in the front of the house

Entry Door: Acceptable - the entry door is in functional/acceptable condition.

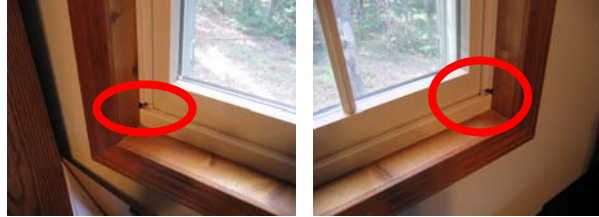
Closet: Acceptable - the closet doors are functional and the interior is acceptable, where accessible

Walls & Ceiling: Acceptable - the walls and ceiling are in acceptable condition; the surfaces are painted

Baseboards & Trim: Acceptable – the baseboards and trim are in acceptable condition

Windows:

Suggestion: The window jamb has about ½ inch gap in both lower corners. Fixing these so the jambs come all the way down to the sills might help in air loss.



Switches & Outlets: Acceptable – the outlets and switches are in acceptable condition; there are two switches - one is for the light, the other is for the ceiling fan

Floor: Acceptable - the visible floor areas are in acceptable condition; the floor covering material is carpet

Smoke Detector: Action Needed – the smoke detector did not tested successfully by pressing the Test button; it might work with a new battery, if not, you may want to have the smoke detector replaced (as it is recommended that they be replaced after 10 years of use)

Bedroom #2

Location: Top of the stairs, second on the right, in the middle of the house (an attic hatch is located in this bedroom)

Entry Door: Acceptable - the entry door is in functional/acceptable condition.

Closet:

Suggestion: The left side sliding mirror door has a crack that is about two feet in length. I would suggest replacing the door to eliminate any slivers of glass that might accumulate on the carpet near the door from normal use.

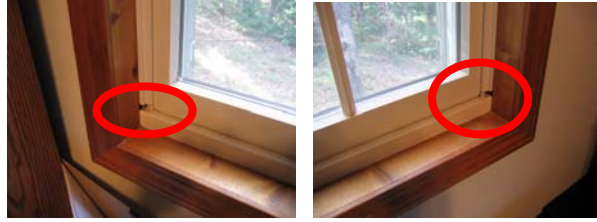


Walls & Ceiling: Acceptable - the walls and ceiling are in acceptable condition; the surfaces are painted

Baseboards & Trim: Acceptable – the baseboards and trim are in acceptable condition

Windows:

Suggestion: The window jamb has about ½ inch gap in both lower corners. Fixing these so the jambs come all the way down to the sills might help in air loss.



Switches & Outlets: Acceptable – the outlets and switches are in acceptable condition; there are two switches - one is for the light, the other is for the ceiling fan

Floor: Acceptable - the visible floor areas are in acceptable condition; the floor covering material is carpet

Smoke Detector: Acceptable – the smoke detector tested successfully by pressing the Test button

Bedroom #3

Location: Top of the stairs, third on the right, in the rear of the house

Entry Door: Acceptable - the entry door is in functional/acceptable condition.

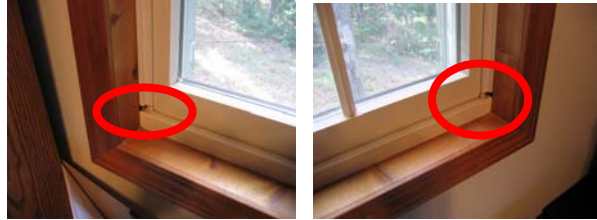
Closet: Acceptable - the closet doors are functional and the interior is acceptable, where accessible

Walls & Ceiling: Acceptable - the walls and ceiling are in acceptable condition; the surfaces are painted

Baseboards & Trim: Acceptable – the baseboards and trim are in acceptable condition

Windows:

Suggestion: The window jamb has about ½ inch gap in both lower corners. Fixing these so the jambs come all the way down to the sills might help in air loss.



Switches & Outlets: Acceptable – the outlets and switches are in acceptable condition; there are two switches - one is for the light, the other is for the ceiling fan

Floor: Acceptable - the visible floor areas are in acceptable condition; the floor covering material is carpet

Smoke Detector: **Action Needed** – the smoke detector did not tested successfully by pressing the Test button; it might work with a new battery, if not, you may want to have the smoke detector replaced (as it is recommended that they be replaced after 10 years of use)

Bedroom #4

Location: Top of the stairs, second room on the right, in the rear of the house

Entry Door: Acceptable - the entry door is in functional/acceptable condition.

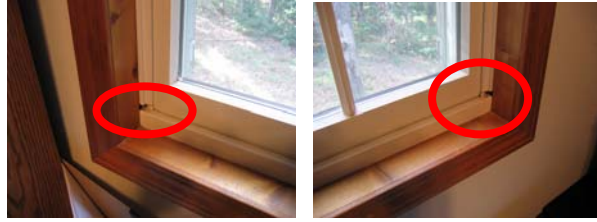
Closet: Acceptable - the closet doors are functional and the interior is acceptable, where accessible

Walls & Ceiling: Acceptable - the walls and ceiling are in acceptable condition; the surfaces are painted

Baseboards & Trim: Acceptable – the baseboards and trim are in acceptable condition

Windows:

Suggestion: The window jamb has about ½ inch gap in both lower corners. Fixing these so the jambs come all the way down to the sills might help in air loss.



Switches & Outlets: Acceptable – the outlets and switches are in acceptable condition; there are two switches - one is for the light, the other is for the ceiling fan

Floor: Acceptable - the visible floor areas are in acceptable condition; the floor covering material is carpet

Smoke Detector: Acceptable – the smoke detector tested successfully by pressing the Test button

BATHROOMS

Full Bathroom #1

Location: Top of the stairs on the left, front of the house

Entry Door: Acceptable - the entry door is acceptable

Walls & Ceiling: Acceptable - the walls and ceiling are in acceptable condition; the surfaces are painted

Floor: Acceptable - the bathroom flooring is in acceptable condition; the surface covering is linoleum

Ventilation Fan: Acceptable - the exhaust fan is functional

Light Fixtures: Acceptable - the light fixtures are functional

Switches/Outlets: **Action Needed:** The outlet near the window is not GFCI protected. All outlets in bathrooms must be GFCI protected. This type of safety device helps to protect against an electrical shock hazard.

Water Flow/Drainage: **Action Needed:** When the fixture is on, water accumulates on the sink at the fixtures. This needs to be fixed to prevent water damage. Under the sink, it does not appear to be leaking as of when this inspection was performed. Consult with a licensed plumber for further advice.

Sinks: Acceptable - the sink is in functional condition with no sign of leakage.

Toilet:

Suggestion: I suggest that you caulk around the base of the toilet where it rests on the floor. This will help prevent moisture showers/baths and mopping from getting underneath the toilet and causing mold and/or rot.



Bathtub/Shower Fixtures: Acceptable - the bathtub fixtures and drain stopper are in acceptable condition

Bathtub/Shower Walls: Acceptable - the bathtub/shower tile walls are in acceptable condition with no loose tiles noted; re-caulking at floor/wall joints is part of normal maintenance

to guard against water leakage behind the tub

Full Bathroom #2

Location: Top of the stairs on the left, rear of the house in the bedroom

Entry Door: Acceptable - the entry door is acceptable

Walls & Ceiling: Acceptable - the walls and ceiling are in acceptable condition; the surfaces are painted

Floor: Acceptable - the bathroom flooring is in acceptable condition; the surface covering is linoleum

Ventilation Fan: Acceptable - the exhaust fan is functional

Light Fixtures: Acceptable - the light fixtures are functional

Switches & Outlets: Acceptable - the switches and outlets tested are in acceptable condition; the Ground Fault Circuit Interrupter (GFCI) device is functional, this type of safety device helps to protect against an electrical shock hazard

Water Flow/Drainage: Acceptable - water flow and drainage at the bathroom fixtures is functional

Sinks: Acceptable - the sink is in functional condition with no signs of leakage

Toilet:

Suggestion: I suggest that you caulk around the base of the toilet where it rests on the floor. This will help prevent moisture showers/baths and mopping from getting underneath the toilet and causing mold and/or rot.



Bathtub/Shower Fixtures: Acceptable - the bathtub fixtures and drain stopper are in acceptable condition

Bathtub/Shower Walls: Acceptable - the bathtub/shower tile walls are in acceptable condition with no loose tiles noted; re-caulking at floor/wall joints is part of normal maintenance to guard against water leakage behind the tub

Master Bathroom

Location: Master bedroom (an attic hatch is located in this bathroom)

Entry Door: Acceptable - the entry door is in acceptable condition

Walls & Ceiling: Acceptable - the walls and ceiling are in acceptable condition; the surfaces are painted

Floor: Acceptable - the bathroom flooring is in acceptable condition; the surface covering is linoleum

Ventilation Fan: Acceptable - the exhaust fan is functional

Light Fixtures: Acceptable - the light fixtures are functional

Switches & Outlets: Acceptable - the switches and outlets tested are in acceptable condition; the Ground Fault Circuit Interrupter (GFCI) device is functional, this type of safety device helps to protect against an electrical shock hazard

Water Flow/Drainage: Acceptable - water flow and drainage at the bathroom fixtures is functional

Sinks: Acceptable - the sink is in functional condition with no signs of leakage

Toilet: Acceptable - the toilet is functional with no signs of leakage from the tank nor at the base

Tub Fixtures: Acceptable - the bathtub fixtures and drain stopper are in acceptable condition

Tub Walls: Acceptable - the tub walls are in acceptable condition; re-caulking at floor/wall joints is part of normal maintenance to guard against water leakage behind the tub

LIVING AREAS

Living Room

Location: Main floor

Walls & Ceiling: Acceptable - the walls and ceiling are in acceptable condition; surfaces are painted

Baseboards: Acceptable – the baseboards are in acceptable condition

Switches & Outlets: Acceptable - the switches and outlets tested in this room are in acceptable condition.

Floor: Acceptable - the visible floor areas are in acceptable condition, the floor covering material is carpet

Family Room

Location: Second floor

Walls & Ceiling: Acceptable - the walls and ceiling are in acceptable condition; surfaces are painted

Baseboards & Trim: Acceptable – the baseboards and trim are in acceptable condition

Exterior Door & Screen Door: Acceptable – the door and screen door from the family room to the deck are in acceptable condition

Switches & Outlets: Acceptable - the switches and outlets tested in this room are in acceptable condition.

Floor: Acceptable - the visible floor areas are in acceptable condition; the floor covering material is carpet

Smoke Detector/Alarm: Acceptable – the smoke detector tested successfully by pressing the Test button; there is also a hardwired alarm system located in this room (the alarm system was not tested in this inspection)

Dining Room

Location: Main floor, adjacent to the kitchen and the living room

Walls & Ceiling: Acceptable - the walls and ceiling are in acceptable condition; the surfaces are painted

Baseboards & Trim: Acceptable – the baseboards and trim are in acceptable condition

Switches & Outlets: Acceptable - the switches and outlets tested in this room are in acceptable condition

Floor: Acceptable - the visible floor areas are in acceptable condition; the floor covering material is carpet

Kitchen

Walls & Ceiling: Acceptable - the walls and ceiling are in acceptable condition

Floor: Acceptable - the visible floor areas are in acceptable condition; the floor covering material is vinyl

Switches & Outlets: **Action Needed:** The outlet to the left of the sink and the three outlets to the right of the sink are not GFCI protected, and these should not all be on the same circuit.

All outlets in kitchens must be GFCI protected, and not more than three per circuit. This type of safety device helps to protect against an electrical shock hazard.

Sink, Faucet and Drain Lines: Acceptable - the sink, faucet and drain lines are acceptable with no sign of leakage; water flow at the sink is acceptable

Food Waste Disposal: Acceptable - the disposer unit is functional with no leakage observed.

Exhaust Fan: Acceptable - the exhaust fan, as part of the wall mounted microwave unit, is functional

Counters:

Recommendation: The counter to the left of the stove is not completely attached to the cabinets. This could lead to the counter becoming completely detached and causing personal injury.



The counter to the right of the stove is not attached to the cabinet. This could lead to the counter falling off the cabinet, causing personal injury.

Entrance Door:

Recommendation: The door from the garage to the house on the kitchen side of the door, the trim is missing.



Stairs

Location: From the main floor to the second floor

Lights: Action Needed: There are no lights installed for the stairway. For stairways, there should be a backlit, three way switch located at each end of the stairs. Please consult an electrician for further advice.

Railing:

Recommendation: The railing at the top and bottom of the stairs is open ended (the end is not attached to the wall). Having open ended handrails can be a tripping hazard. For example your purse, gym bag, or winter coat pocket could get caught on the end of the rail and cause you to trip.(resulting in personal injury).



HVAC (Heating/Air Conditioning/Ventilation)

Heating

Manufacturer: Label not found

Manufacture Date: Label not found

Fuel: Electric

Type: Forced air

Electric Disconnect: In the main electrical panel (within 10 feet of furnace)

Thermostat: Electric

Filter: Disposable, every 1-3 months; this system requires two filters per change (they are inserted back to back)

Notes: 1.) I operated the furnace to verify that it operated using the thermostat controls. 2.) There was not enough time during the inspection to operate the timing features of the thermostat. 3.) I recommend that you have the furnace serviced annually.

Air Conditioning

Compressor Manufacturer: Carrier

Compressor Manufacture Date: January 1987

Compressor Location: On the left side of the house

Electric Disconnect: In sight

Evaporator Manufacture Date: Not found

Refrigerant Lines: Serviceable

Notes: 1.) I operated the furnace to verify that it operated using the thermostat controls. 2.) There was not enough time during the inspection to operate the timing features of the thermostat. 3.) I recommend that you have the air conditioning system serviced annually.

Ventilation

Supply Vents: Acceptable – the supply vents are acceptable and had air flow

Return Vents: Acceptable – the return vents are acceptable and had air flow

PLUMBING

Water Heater #1

Location: Laundry room

Water Heater Type: Electric

Manufacture Date: August 1997

Water Heater Condition: Acceptable - there is no sign of leakage at the base of the water heater

Size/Capacity: 52 gallons

Exhaust Pipe Condition: Acceptable - the exhaust vent is functional with no indication of improper drafting

Water Piping Condition: Acceptable – incoming cold water and outgoing hot water piping attached to the water heater is acceptable and shows no signs of leakage

Safety Relief Valve: Acceptable – the relief valve is present and appears to be installed correctly; however it was not tested

Water Heater #2

Location: Garage bathroom

Water Heater Type: Electric

Manufacture Date: September 1995

Water Heater Condition: Acceptable - there is no sign of leakage at the base of the water heater

Size/Capacity: 43 gallons

Exhaust Pipe Condition: Acceptable - the exhaust vent is functional with no indication of improper drafting

Water Piping Condition: Acceptable – incoming cold water and outgoing hot water piping attached to the water heater is acceptable and shows no signs of leakage

Safety Relief Valve: Acceptable – the relief valve is present and appears to be installed correctly; however it was not tested

Water Supply

Water Source: Well water

Water Supply Service Pipe: Copper

Visible Water Supply Piping: Copper

Water Flow: Adequate - the water flow is adequate when multiple fixtures are operated

Drain/Waste/Vent

Sewage Disposal Type: The waste lines appear to discharge into a public sewer system

Drain/Waste Line Materials: PVC plastic

Drain/Waste Piping Condition: Acceptable - the drain/waste piping is acceptable with no signs of leakage in the visible areas

Functional Drainage: Adequate - functional drainage is verified at multiple fixtures throughout the house was adequate at the time of the inspection

Well Water Pump

Plumbing:

Action Needed: The plumbing going to and from the well water pump, as well as the well water pump, are dripping condensation. The condensate does not have a catch pan that to collect the water that is pooling under the plumbing.

The lower picture also shows condensation on the tank and tubing. As you can also see, the plywood under the well water pump, has begun rotting (red arrow). In addition, the control device is missing a cover, thus exposing the wires (yellow arrow). This can cause harm to someone who might



touch them.



ELECTRICAL

Main Panel

Location: Laundry room

Manufacturer:

Overall Service Capacity: 200 amp

Main Disconnect Location: main panel

Branch Wiring: Copper, non-metallic sheathed cable

Notes: I opened the service panel to observe service and branch conductors, their circuit breakers, and the bonding equipment

Sub Panel

Location: Laundry room

Manufacturer:

Overall Service Capacity: 100 amp

Main Disconnect Location: main service panel

Branch Wiring: Copper, non-metallic sheathed cable

Generator Panel

Location: Laundry room

Manufacturer: Briggs and Stratton

Overall Service Capacity: 60 amp

Main Disconnect Location: main service panel

Branch Wiring: Copper, non-metallic sheathed cable

Outlets, Switches & Fixtures

Outlets, Switches, & Fixtures: Acceptable – the outlets, switches, and fixtures are acceptable; I tested all accessible receptacle outlets for proper polarity and ground, and that GFCI devices are installed where required

Ground Fault Circuit Interrupter Devices: Acceptable - the Ground Fault Circuit Interrupter (GFCI) devices tested are in acceptable condition. **Please Note** - Ground Fault Circuit Interrupter (GFCI) devices provide accidental shock protection in potentially wet/damp locations. GFCI protection (outlet or circuit breaker type) is required in new construction at the following locations: bathroom outlets, all kitchen counter outlets, exterior outlets, garage wall outlets, unfinished basement outlets (sump pump outlet excepted), crawlspaces, and outlets in a laundry room with a sink (appliance outlets excepted).

APPLIANCES (Stove/Refrigerator/Dishwasher/Microwave)

Stove: Acceptable - the electric stove top and oven are functional; any self clean features were not operated.

Refrigerator: Acceptable – the refrigerator appears to be operating correctly; the freezer had ice and the refrigerated compartment was cool.

Dishwasher: Acceptable – the dishwasher appears to function properly

Microwave: Acceptable - the microwave is acceptable, not all functionality was tested

Washing Machine & Clothes Dryer: A washing machine and electric clothes dryer are installed; however the testing of these appliances are not included as a part of the inspection