



VETERAN INSPECTIONS & SERVICES

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RESIDENTIAL INSPECTION

1234 Main St.
Jenison Michigan 49428

Buyer Name
11/08/2018 9:00AM



Inspector

Michael Moores

InterNACHI Certified Home Inspector

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michael@veteraninspection.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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-  9.3.8 Roofing - Skylights, Chimneys and Roof Penetrations: Missing Flashing
-  9.4.1 Roofing - Roof Drainage Systems: Gutter Extension(s) Needed

1: INSPECTION DETAILS

Information

Occupancy

Vacant, Utilities On

In Attendance

Client, Client's Agent

Weather Conditions

Sunny, Cool

Temperature (Approximate)

Below 65F

2: STRUCTURAL COMPONENTS

		IN	NI	NP	O
2.1	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				
2.2	Walls (Structural)				X
2.3	Columns or Piers				X
2.4	Floors (Structural)				X
2.5	Ceilings (Structural)	X			
2.6	Roof Structure and Attic				X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Basement Type(s)

Unfinished basement

Column/Pier Type(s)

Steel jackpost(s), Main Girder,
Wood Columns

Foundation Type

Masonry block

Method Used To Observe

Crawlspace

From entry

Floor Structure

2 X 8

Wall Structure

2 X 4 Wood, Concealed by wall coverings

Ceiling Structure

Concealed by ceiling coverings,
Concealed By Insulation, Not Visible

Attic Access

Attic access

Method used to observe attic

Walked

The exterior attic access was screwed shut and not accessible.



Roof Structure

2 X 4 Rafters

Rodents & Insects
Unknown Droppings



Observations

2.1.1 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Recommendation

INTERIOR CRUMBLING/SPALLING

Some interior foundation walls are crumbling/spalling due to moisture intrusion. Some possible fixes are ensuring proper gutter drainage as well as ensuring landscaping near the home is sloped in such a way as to direct water away from the foundation will help prevent excessive water from penetrating into the bricks/blocks. The placement of one or more dehumidifiers to assist in removing moisture in the air is also recommended.

If the concrete continues to deteriorate further evaluation and/or repair by a foundation specialist is recommended.

Recommendation

Recommend monitoring.



2.2.1 Walls (Structural)

 Recommendation

EXTERIOR SETTLING CRACK(S)

Settling cracks on the foundation exterior are present. Most settling cracks are common and do not pose a concern with the structural integrity of the foundation. However, cracks in the foundation wall can lead to leaks. Sealing and monitoring these areas is recommended.

Recommendation

Recommended DIY Project



Rear

2.2.2 Walls (Structural)

 Recommendation

CRACKS/GAPS AT INTERIOR FOUNDATION

Settling cracks and/or gaps were observed on the interior foundation wall of the home. Proper sealing and monitoring is recommended to prevent future cracking and water intrusion into the basement/crawlspace. If cracking or gaps worsen, further evaluation by a foundation specialist is advised.

Recommendation

Recommended DIY Project



2.2.3 Walls (Structural)

 Recommendation

FOUNDATION WALL-CRUMBLING/SPALLING

The foundation wall is crumbling/spalling in this area which is most likely caused by excessive moisture. Ensuring proper gutter drainage as well as ensuring landscaping near the home is sloped in such a way as to direct water away from the foundation will help prevent excessive water from penetrating into the bricks/blocks. Patching this area should be performed.

If this area continues to degrade, further evaluation and/or repair by a foundation specialist is recommended.

Recommendation

Recommend monitoring.



Left Side



Right Side

2.3.1 Columns or Piers

Recommendation

ADJUSTABLE JACKPOSTS PRESENT

Split-pinned or telescopic jack post(s) /column(s) are being utilized in a permanent use application. All split type jack posts or telescopic posts/columns are designed for temporary use only. I recommend the improperly used split-pinned or telescopic adjustable post(s) /column(s) being utilized as permanent supports, be replaced with proper cement filled lally columns or approved adjustable solid steel columns designed for permanent use.

Additionally it should be ensured that the new columns have appropriately sized footings under each column.

Recommendation

Contact a qualified professional.



2.3.2 Columns or Piers

Recommendation

DAMAGED FOUNDATION BLOCK

One or more foundation blocks are damaged and are in need of repair by a licensed foundation specialist.

Recommendation

Contact a foundation contractor.



Crawlspace

2.3.3 Columns or Piers

 Recommendation

COLUMNS-POSITIVE CONNECTION NEEDED

Where posts and beam or girder construction is used to support floor framing, positive connections, such as bolts and nails for wood columns, or bolts or welds for metal columns, should be used to ensure against uplift & lateral displacement. Correction is recommended.

Recommendation

Contact a qualified professional.



All



All



2.4.1 Floors (Structural)

 Recommendation

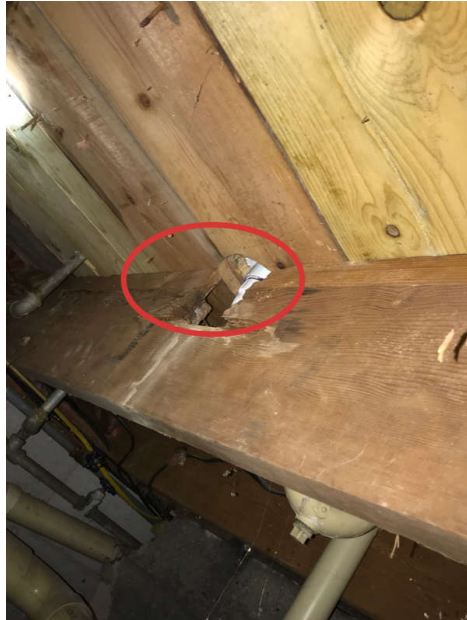
IMPROPERLY NOTCHED FLOOR JOIST(S)

One or more joists are improperly notched or bored which reduces the load-bearing capacity to support the floor above.

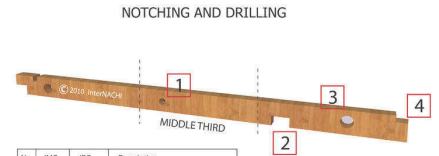
Adding additional support in this area by a licensed contractor is recommended.

Recommendation

Contact a qualified professional.



Crawlspace



No.	IMC	IRC	Description
1	302.3.1	§502.8.1	- Notches can not be located in the middle third of member span
2	302.3.1	§502.8.1	- Notch maximum 1/6 depth of member
3	302.3.1	§502.8.1	- No hole within 2" of top or bottom - Max diameter of hole is 1/3 depth
4	302.3.1	§502.8.1	- End notches no larger than 1/4 member depth

Notching reference

2.4.2 Floors (Structural)

MISSING JOIST HANGER(S)



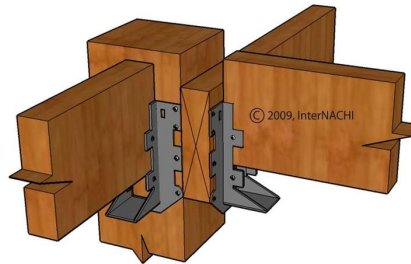
The floor joists should be secured to the band joist with appropriately sized joist hangers for proper support. Correction is recommended.

Recommendation

Contact a qualified carpenter.



Joist Hanger



Joist hanger example

2.6.1 Roof Structure and Attic

 Recommendation

SAGGING ROOF

Undersized rafters, inadequate internal bracing and other construction or design issues sometimes fail to provide adequate support.

Snow and ice loads can also cause weight issues for homes in northern climate zones, as well as prolonged stress over the years due to the age of the home may result in sagging. Additional bracing by a licensed roofing contractor may be needed if sagging continues.

Recommendation

Contact a qualified roofing professional.



2.6.2 Roof Structure and Attic

 Recommendation

SAGGING ROOF

This area of the roof is sagging. There are several reasons why a roof can sag over time to include the age of the home and seasonal snow load as examples. Additional bracing could be installed in these areas to prevent future sagging. Further evaluation by a licensed roofer is recommended.

Recommendation

Contact a qualified roofing professional.



3: HEATING / CENTRAL AIR CONDITIONING

		IN	NI	NP	O
3.1	Heating Equipment	X			
3.2	Normal Operating Controls	X			
3.3	Automatic Safety Controls	X			
3.4	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
3.5	Cooling and Air Handler Equipment			X	
3.6	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	X			
3.7	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	X			
3.8	Presence of Installed Heat Source in Each Room	X			
3.9	Presence of Installed Cooling Source in Each Room			X	
3.10	Solid Fuel Heating Devices (Fireplaces, Woodstove)	X			
3.11	Gas/LP Firelogs and Fireplaces			X	

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Information

Energy Source(s)

Natural gas

Ductwork

Non-insulated

Heat Type

Furnace

Filter Type

Disposable

Filter Size

16x20

Number of Heat Systems (excluding wood)

One

Cooling Equipment Type

N/A

Central Air Brand

NONE

Cooling Equipment Energy Source

N/A

Number of AC Only Units

None

Number of Woodstoves

None

Fireplace Door Type

Glass enclosure

Chimney/Liner Type

Clay liner, Direct Venting To
Exterior

Heat Pump State

N/A

Gas Meter & Main Gas Shutoff Location

Exterior

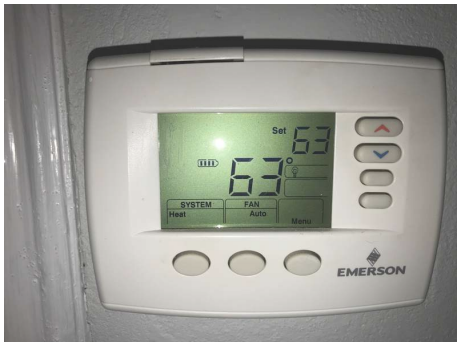


Front

Normal Operating Controls:

Control Type

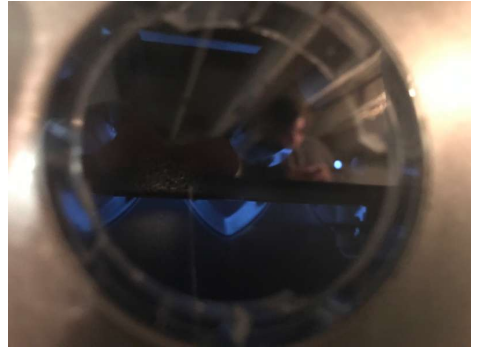
Thermostat



Heat System Brand

AMERICAN STANDARD

Manufactured in 2014



Types of Fireplaces

Solid Fuel



Damper & Flue

4: PLUMBING SYSTEM

		IN	NI	NP	O
4.1	Plumbing Drain, Waste and Vent Systems				X
4.2	Plumbing Water Supply, Distribution System and Fixtures				X
4.3	Hot Water Systems, Controls, Chimneys, Flues and Vents	X			
4.4	Sump Pump	X			

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Information

Water Heater Location

Basement

Water Heater Power Source

Gas (quick recovery)

Water Heater Capacity

40 Gallon (1-2 people)

Recommended Water Heater Tank Size

NUMBER OF BEDROOMS	TANK SIZE
1	20 GALLONS
2	30 GALLONS
3	42 GALLONS
4	52 GALLONS
5	60 GALLONS

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Water Source

Public

Water Meter/Main Water Shutoff Device Location

Basement

Water Filters

None



Plumbing Water Supply (into home)

Unknown

Plumbing Water Distribution (inside home)

Copper

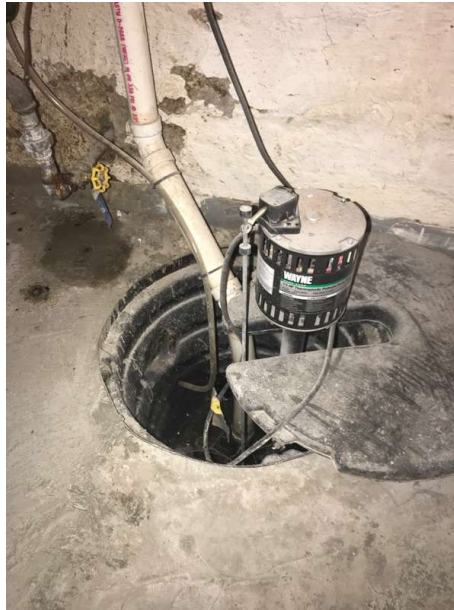
Washer Drain Size

2" Diameter

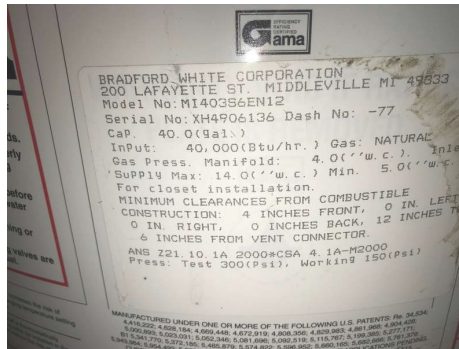
Plumbing Waste

AGED, PVC

Sump Pump



WH Manufacturer
BRADFORD-WHITE
Manufactured in 2001



Cast Iron Waste Pipe Present

Cast iron piping can last for several years but is prone to rust and will require eventual repair or replacement. Monitoring for future leaks is recommended.



Hot Water Systems, Controls, Chimneys, Flues and Vents: End Of Life Expectancy

The water heater is at or reaching its expected life. Budgeting for and eventual replacement is recommended.

Observations

4.1.1 Plumbing Drain, Waste and Vent Systems

 Recommendation

S-TRAP INSTALLED

An S-trap has been installed which is and should be changed to a P-trap and vented to the exterior.

S-traps have the potential to suck, or siphon, water out of the trap as the water flows down the drain which can allow sewer gasses and foul odors to enter the home. If an odor is noticed, correction by a licensed plumber is recommended.

Recommendation

Recommend monitoring.



Kitchen



Bathroom



4.2.1 Plumbing Water Supply, Distribution System and Fixtures

 Recommendation

CORROSION ON PIPING

Water pipe corrosion is present at one or more connections and is in need of replacement by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Above Water Heater



Crawlspace

5: ELECTRICAL SYSTEM

		IN	NI	NP	O
5.1	Service Entrance Conductors	X			
5.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				X
5.3	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage				X
5.4	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X
5.5	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure				X
5.6	Operation of GFCI (Ground Fault Circuit Interrupters)	X			
5.7	Operation of AFCI (ARC Fault Circuit Interrupters)			X	
5.8	Smoke Detectors	X			
5.9	Carbon Monoxide Detector(s)			X	

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Information

Location Of Main & Distribution Panels

Main panel located in basement

Electric Panel Manufacturer

SQUARE D

Electrical Service Conductors

Overhead service, Aluminum



Panel Type(s)

Circuit breakers

Panel Capacity

100 AMP

Wiring Methods

Romex, Knob and Tube, Old Non-metallic

Smoke Detectors: Test And Replace Batteries

Upon occupancy, I recommend all smoke detector batteries be replaced. I also recommend re-testing all smoke detectors upon occupancy to ensure proper function.

Carbon Monoxide Detector(s): Carbon Monoxide Detector Placement

Carbon Monoxide detector placement should always be according to the manufacturer's instructions.

Observations

5.2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

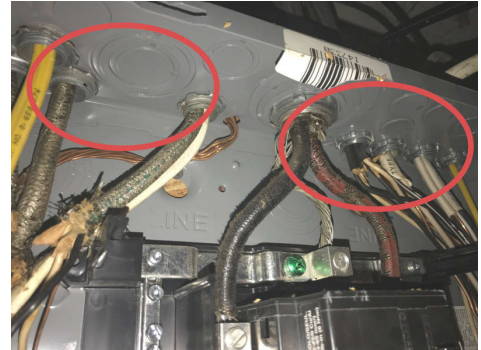
 Recommendation

BUSHINGS RECOMMENDED

Wiring that enters the panel should be solidly anchored and protected where it enters the panel by a bushing to prevent the sharp edges of the panel box from damaging the wiring and creating an equipment/safety hazard. Recommend installation of the proper connectors by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



5.3.1 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

 Recommendation

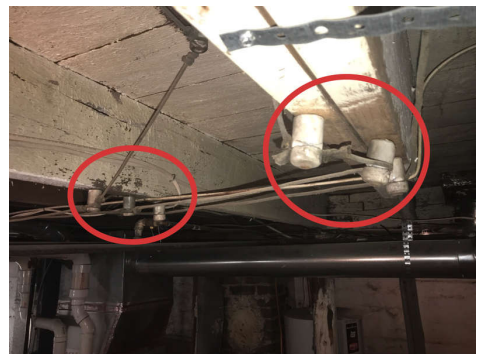
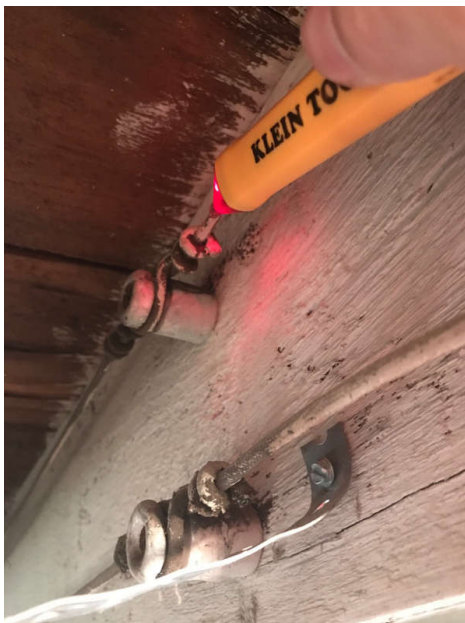
KNOB & TUBE PRESENT

This property has knob and tube wiring which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by todays standards. Over time, the wire's insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.

Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

Recommendation

Contact a qualified electrical contractor.



5.3.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

 Recommendation

OLD NON-METALLIC WIRING PRESENT

Old non metallic (NM) wiring is present in the home. Common concerns with older NM wires are that the cloth sheathing and the wire insulation deteriorates and becomes brittle with age. The other concern, shared by most old wiring methods, is lack of a grounding conductor. Upgrading to current standards by a licensed electrician is recommended.

Recommendation

Contact a qualified electrical contractor.



5.3.3 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

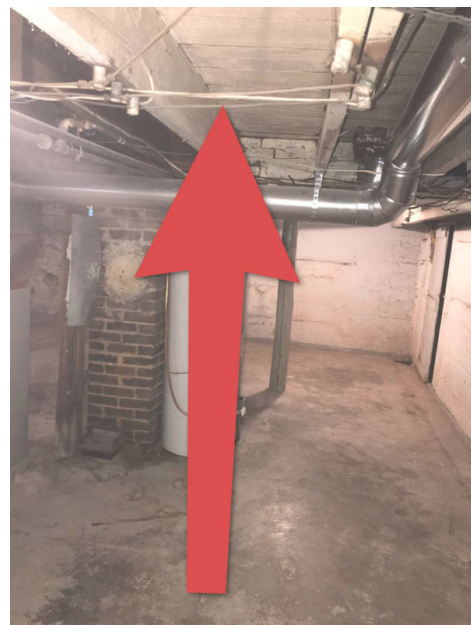
 Safety Concern

WIRES-LOW CLEARANCE-SAFETY CONCERN

Current standards require all electrical wiring to be placed through floor joists if run perpendicular to the joists. Additionally, the low clearance of the floor structure places these wires in a position to be snagged or walked into/touched and is a safety hazard. Correction by a licensed electrician is recommended.

Recommendation

Contact a qualified electrical contractor.



5.4.1 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

 Recommendation

OUTDATED LIGHT FIXTURE

The home has an antiquated knob & tube light fixture. This should be upgraded to a modern light fixture by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Basement

5.4.2 Connected Devices and Fixtures

(Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

 Recommendation

UNGROUNDING 3-PRONG OUTLET(S)

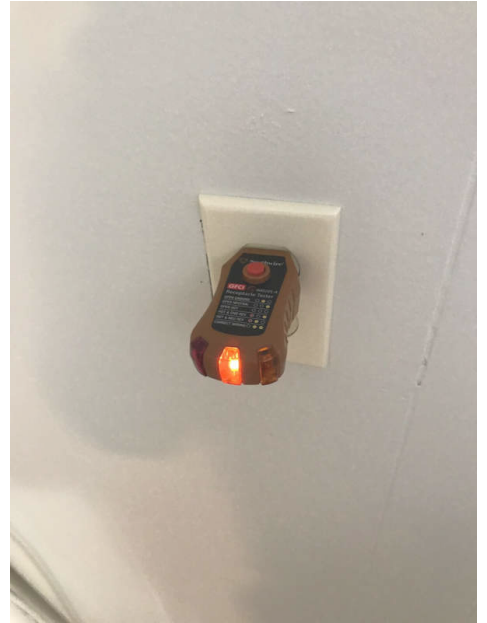
One or more 3-prong outlets were determined to be ungrounded when tested. This can be corrected by installing a grounded GFCI receptacle or upgrading to a grounded 3-prong receptacle by a licensed electrician.

The attached pictures are representative of the overall condition of the home's electrical outlets.

Performing any type of electrical repair to include installation of receptacle or junction box covers has inherent safety risks. It is extremely important to ensure all electric power is disconnected and proper protective equipment is worn if you choose to perform this task yourself. If you are uncomfortable with performing this task yourself, a licensed electrician is recommended.

Recommendation

Contact a qualified electrical contractor.



Kitchen-all

5.5.1 Polarity and Grounding of Receptacles

within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

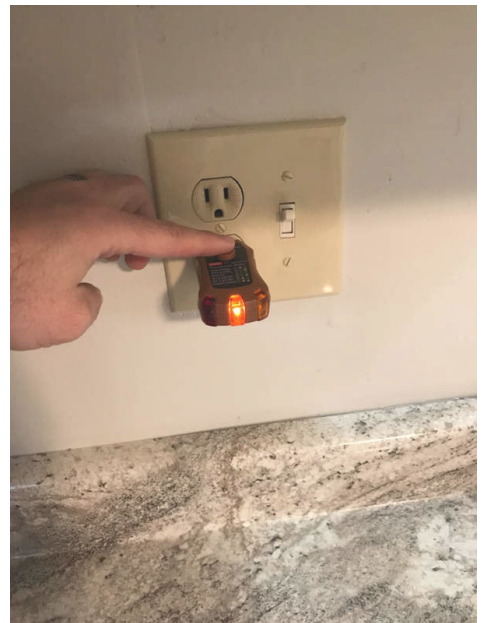
 Recommendation

KITCHEN OUTLET(S) - NOT GFCI PROTECTED

All outlets within 6' of a water or moisture source should be GFCI protected in accordance with today's standards. Updating to current standards by a licensed electrician is recommended.

Recommendation

Contact a qualified electrical contractor.



All

5.9.1 Carbon Monoxide Detector(s)

**CARBON MONOXIDE DETECTOR NOT PRESENT**

I was unable to locate a carbon monoxide detector in the home. Carbon monoxide detectors are an important safety component of a home and should be installed for safety.

Recommendation

Recommended DIY Project

6: INTERIORS

		IN	NI	NP	O
6.1	Kitchen	X			
6.2	Ceilings				X
6.3	Walls	X			
6.4	Floors	X			
6.5	Steps, Stairways, Balconies and Railings				X
6.6	Doors (representative number)	X			
6.7	Windows (representative number)				X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceiling Type(s)

Gypsum Board (drywall)

Wall Material

Drywall

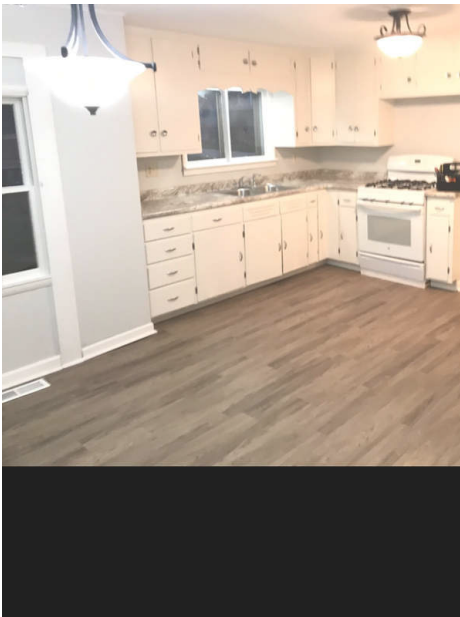
Window Types

AGED, Double-hung, Single pane, Thermal/Insulated

Window Manufacturer

UNKNOWN

Interior Photos





Windows (representative number): Aged Windows

Some or all windows are aged and while functional to some degree, should be eventually replaced to improve energy efficiency and operation.

Observations

6.2.1 Ceilings

 Recommendation

SAGGING CEILING-MOISTURE

The ceiling is sagging in this area. Water leaks, moisture, poor installation, and even the age of a home can cause a ceiling to sag over time. Monitoring this area is recommended. If sagging worsens a qualified professional should be consulted.

Recommendation
Recommend monitoring.



6.5.1 Steps, Stairways, Balconies and Railings

 Safety Concern

STAIRWAY NEEDS CONTINUOUS, GRASPABLE RAILING

The stairs are in need of a continuous graspable railing spanning the full length of the staircase to prevent a falling injury.

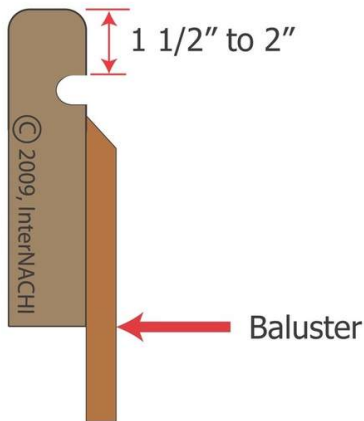
Recommendation

Recommended DIY Project



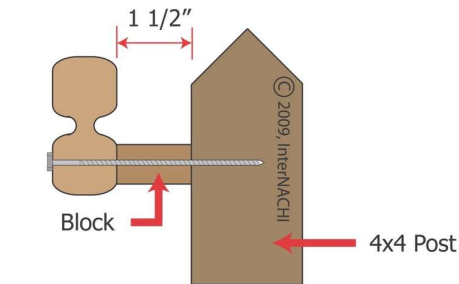
Basement

Handrail Grip



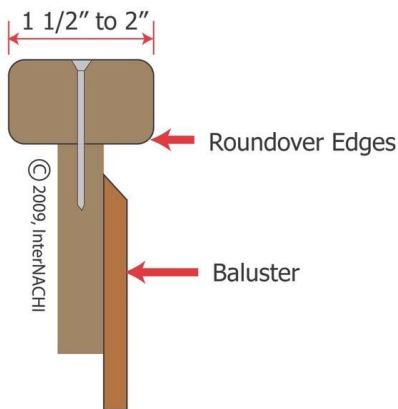
Proper Graspable Railing

Handrail Grip



Proper Graspable Railing

Handrail Grip



Proper Graspable Railing

6.7.1 Windows (representative number)

 Maintenance Item

MISSING LOCK HARDWARE

One or more windows are missing lock hardware. The attached photos are an overall representation of the condition of the windows installed in the home. Installation of locking hardware on all windows is recommended to properly secure the home.

Recommendation

Recommended DIY Project



Several

6.7.2 Windows (representative number)



DOES NOT OPEN

One or more windows do not open, or are difficult to open. This can be due to the expansion of the wood frame due to humidity or can be sealed shut by paint. Replacement may be needed.

Recommendation

Contact a qualified window repair/installation contractor.



7: APPLIANCES

		IN	NI	NP	O
7.1	Ranges/Ovens/Cooktops	X			
7.2	Dishwasher			X	
7.3	Refrigerator			X	
7.4	Microwave Cooking Equipment			X	
7.5	Range Hood (s)			X	
7.6	Washer & Dryer			X	
7.7	Food Waste Disposer			X	
7.8	Trash Compactor			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Range/Oven Brand
GENERAL ELECTRIC

Refrigerator Brand
NONE

Dishwasher Brand
NONE



Microwave Brand
NONE

Disposer Brand
NOT INSTALLED

Exhaust/Range hood
NONE

Clothes Washer Brand
NOT PRESENT

Dryer Brand
NOT PRESENT

Trash Compactors
NONE

Washer & Dryer: Dryer Vent
None

Washer & Dryer: Dryer Power Source
Gas Connection

Ranges/Ovens/Cooktops: Oven Operation

The oven was tested for normal operation only. The oven operated as intended during time of inspection.

Dishwasher: Dishwasher Operation

The dishwasher was tested for normal operation of a partial regular cleaning cycle only. The dishwasher operated as intended during time of inspection.

8: EXTERIOR

		IN	NI	NP	O
8.1	Wall Cladding Flashing and Trim				X
8.2	Doors (Exterior)	X			
8.3	Windows				X
8.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	X			
8.5	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	X			
8.6	Eaves, Soffits and Fascias	X			
8.7	Other			X	
8.8	Additional Buildings on Property			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Siding Style

Lap

Siding Type

Aluminum, Wood siding

Appurtenance

Porch

Driveway Type

Concrete

Patio & Sidewalk Type(s)

Concrete walkway

Retaining Wall Type

N/A

Exterior Entry Doors

Steel, Wood

Observations

8.1.1 Wall Cladding Flashing and Trim



HOLES IN SIDING

Holes are present in the siding and should be sealed to prevent water and insect intrusion.

Recommendation

Recommended DIY Project



Right Rear

8.3.1 Windows

 Maintenance Item

**WINDOW WELL COVER(S)
RECOMMENDED**

The basement window wells are in need of a well covert to prevent water intrusion or erosion of the foundation near the foundation wall.

Recommendation

Recommended DIY Project



All

8.3.2 Windows

 Maintenance Item

PEELING PAINT

The window trim paint is peeling and is in need of repair to protect the wood against water and rot.

Recommendation

Recommended DIY Project



Left Side

9: ROOFING

		IN	NI	NP	O
9.1	Roof Coverings				X
9.2	Flashings				X
9.3	Skylights, Chimneys and Roof Penetrations				X
9.4	Roof Drainage Systems				X

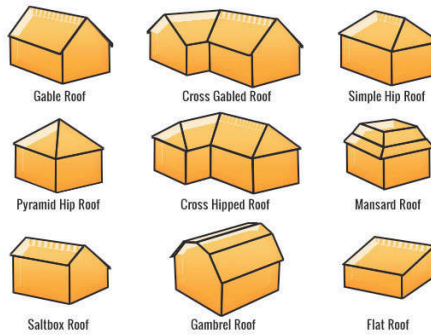
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Viewed Roof Covering From
Walked roof

Roof-Type
Gable

Sky Light(s)
None



Roof Types

Chimney Type(s)

Brick

Roof Covering

3-Tab fiberglass



Observations

9.1.1 Roof Coverings

 Recommendation

DAMAGED SHINGLE(S)

One or more shingles are damaged and in need of replacement to prevent water penetration into the attic structure.

Recommendation

Contact a qualified roofing professional.



9.1.2 Roof Coverings

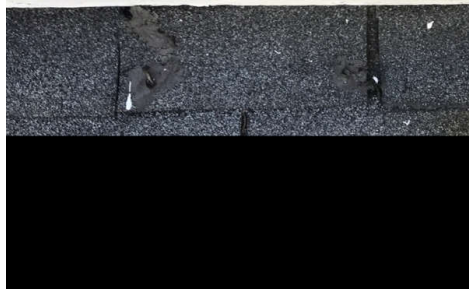
 Maintenance Item

EXPOSED NAILS/SCREWS

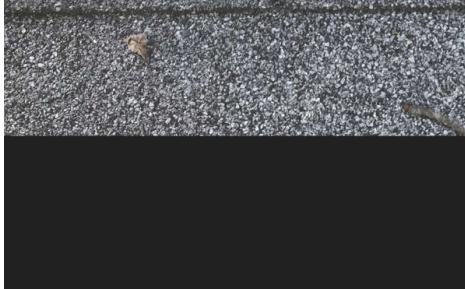
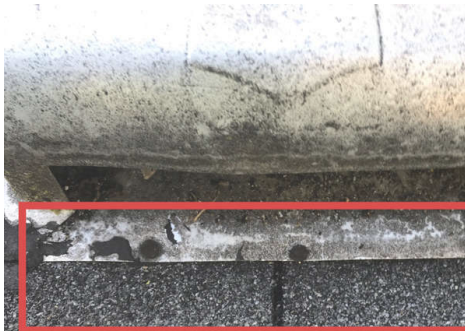
Nail or screw heads are exposed and are in need of caulk. Exposed nails can allow a path for water to travel into the roof decking via the channels caused by the shank of the nail.

Recommendation

Recommended DIY Project



Chimney



Roof Vent

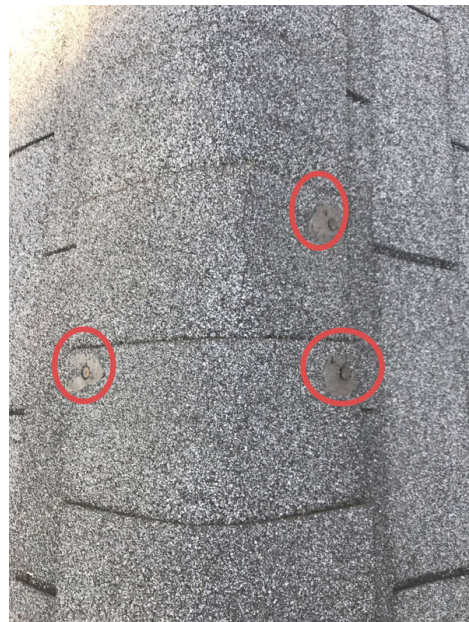




West Side-Entire Bottom Course



West



Ridge

9.2.1 Flashings

 Recommendation

MISSING FLASHING

It does not appear flashing was installed at the roof and wall juncture. Flashing is critical in preventing water from entering the roof structure which can cause rot and leaks. Correction by a licensed roofing contractor is recommended.

Recommendation

Contact a qualified roofing professional.



9.3.1 Skylights, Chimneys and Roof Penetrations

 Recommendation

FAILING CAULK/PATCHING

The patching around this roof penetration has shrunk or cracked creating gaps for water to penetrate. Sealant will eventually dry, shrink and crack. Replacement with proper flashing, or annual inspection and re-application of an appropriate sealant as necessary is recommended

Recommendation

Contact a handyman or DIY project



Antennae

9.3.2 Skylights, Chimneys and Roof Penetrations

 Recommendation

CHIMNEY - DETERIORATED MORTAR

Chimney mortar has deteriorated in areas to prevent water intrusion which can cause future brick spalling and cracking. Repair is recommended by a licensed chimney contractor.

Recommendation

Contact a qualified chimney contractor.



9.3.3 Skylights, Chimneys and Roof Penetrations

 Maintenance Item

CRACKED CHIMNEY CROWN

Cracks are present on the chimney crown. This is caused by the expansion and contraction of moisture within the concrete. Sealant is recommended to prevent future cracking and water penetration. If damage continues repair by a licensed chimney repair contractor may be needed.

Recommendation

Recommended DIY Project



9.3.4 Skylights, Chimneys and Roof Penetrations

 Recommendation

SPALLING/DAMAGED BRICKS

Chimney bricks are damaged/spalling due to moisture and are in need of repair by a licensed chimney repair contractor.

Recommendation

Contact a qualified chimney contractor.



9.3.5 Skylights, Chimneys and Roof Penetrations



Recommendation

HEAVILY PATCHED CHIMNEY FLASHING

The chimney flashing has been heavily patched. The patching will fail over time and should not be relied upon to prevent water intrusion. Re-flashing the chimney is recommended.

Recommendation

Contact a qualified roofing professional.



9.3.6 Skylights, Chimneys and Roof Penetrations



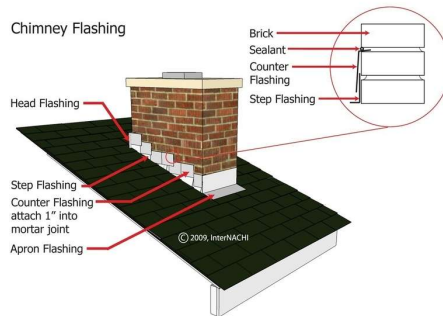
Recommendation

CHIMNEY-IMPROPER SHINGLE PLACEMENT

Shingles have been installed on top of the chimney flashing which can channel water under the shingles. Correction by a licensed roofing contractor is recommended.

Recommendation

Contact a qualified roofing professional.



Proper Chimney Flashing Example

9.3.7 Skylights, Chimneys and Roof Penetrations



Recommendation

IMPROPER FLASHING

The flashing in this area is improper and risks water intrusion. Correction by a licensed roofing contractor is recommended.

Recommendation

Contact a qualified roofing professional.

9.3.8 Skylights, Chimneys and Roof Penetrations



Recommendation

MISSING FLASHING

Flashing does not appear to have been installed for this roof penetration risking water intrusion. Correction by a licensed roofing contractor is recommended.

Recommendation

Contact a qualified professional.



9.4.1 Roof Drainage Systems

 Maintenance Item

GUTTER EXTENSION(S) NEEDED

Gutter extension(s) are needed or redirected in a way to direct water away from the foundation to prevent erosion of soil, water intrusion into the crawlspace and/or basement, as well as damage to the foundation structure. A minimum of 6 feet is recommended.

Recommendation

Recommended DIY Project



Left Rear



Front Left



Right Side



Right Rear

10: INSULATION AND VENTILATION

		IN	NI	NP	O
10.1	Insulation in Attic	X			
10.2	Insulation Under Floor System			X	
10.3	Vapor Retarders (in Crawlspace or basement)			X	
10.4	Ventilation of Attic and Foundation Areas	X			
10.5	Venting Systems (Kitchens, Baths and Laundry)	X			
10.6	Ventilation Fans and Thermostatic Controls in Attic			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Attic Insulation

Batt

Attic Insulation Thickness

Is about ten inches thick or just over 36.6 R-Value

Ventilation

Gable vents, Roof Vents

Insulation Type	Insulation R-values					
	11	13	19	22	30	38
<i>Batts/Blankets</i>						
	Inches					
Fiberglass	3 1/2"	4"	6"	7"	9 1/2"	13"
Rock wool	3"	4"	5 1/2"	6"	8 1/2"	11"
<i>Loose-fill</i>						
Fiberglass	5"	5 1/2"	8 1/2"	10"	13 1/2"	17"
Rock wool	4"	4 1/2"	6 1/2"	8"	10 1/2"	13"
Cellulose	3"	3 1/2"	5 1/2"	6"	8 1/2"	11"
Vermiculite	5"	6"	9"	10"	14"	18"
<i>Rigid board</i>						
Polystyrene (extruded)	3"	3 1/2"	5"	5 1/2"	7 1/2"	9 1/2"
Polystyrene (bead board)	3"	3 1/2"	5 1/2"	6"	8 1/2"	10 1/2"
Urethane	2"	2"	3"	3 1/2"	5"	6"
Fiberglass	3"	3 1/2"	5"	5 1/2"	7 1/2"	9 1/2"

Insulation R-Value Chart

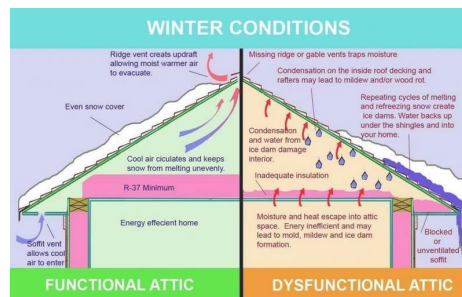
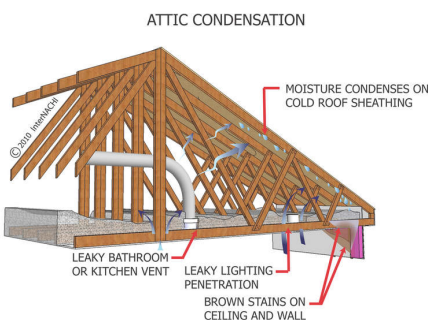
Exhaust Fans

Fan only

Wall System Insulation

Not Visible

Ventilation of Attic and Foundation Areas: Helpful References



STANDARDS OF PRACTICE

Structural Components

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. 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: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating / Central Air Conditioning

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. 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. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Plumbing System

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. 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: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. 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. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. 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. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical System

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and

base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. 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; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. 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 E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Interiors

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. 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: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roofing

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Insulation and Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. 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: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. 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. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.