

HOME INSPECTOR



WEBER HOME INSPECTION SERVICES

612-741-7420

weberhomeinspectionsservices@gmail.com

<https://www.bestspect.com>



RESIDENTIAL REPORT

1234 Main St.
Marine on St. Croix MN 55047

Buyer Name
11/12/2018 9:00AM



Inspector
Michael

ASHI Certified, WAHI Licensed, InterNachi C
612-741-7420
weberhomeinspectionsservices@gmail.com



















Agent








































Agent Name
555-555-5555
agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	5
2: ROOF	6
3: EXTERIOR	9
4: GARAGE	13
5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE	15
6: HEATING	17
7: COOLING	19
8: PLUMBING	20
9: ELECTRICAL	22
10: FIREPLACE	25
11: ATTIC, INSULATION & VENTILATION	26
12: DOORS, WINDOWS & INTERIOR	28
13: APPLIANCES	36

SUMMARY

-  2.1.1 Roof - Coverings: Ice damming possible
-  2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
-  2.2.2 Roof - Roof Drainage Systems: Loose Downspouts
-  2.3.1 Roof - Flashings: Location Vulnerable
-  2.3.2 Roof - Flashings: Old
-  3.4.1 Exterior - Windows: Fogged windows
-  3.4.2 Exterior - Windows: Missing Screens
-  3.4.3 Exterior - Windows: Clerestory Windows
-  3.5.1 Exterior - Walkways, Patios & Driveways: Walkway settled toward house
-  3.6.1 Exterior - Decks, Balconies, Porches and steps: Stairs
-  3.6.2 Exterior - Decks, Balconies, Porches and steps: Joist Hangers
-  3.6.3 Exterior - Decks, Balconies, Porches and steps: Ledger Board Improperly Installed
-  3.6.4 Exterior - Decks, Balconies, Porches and steps: Stair connection
-  3.6.5 Exterior - Decks, Balconies, Porches and steps: Trip hazard
-  3.6.6 Exterior - Decks, Balconies, Porches and steps: Overspanned Joists
-  3.8.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Windows well improvement
-  4.1.1 Garage - Ceiling: Storage
-  4.5.1 Garage - Garage Door Opener: Pressure Sensitivity
-  5.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Rim Joist Moisture
-  5.4.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Typical concrete cracking
-  6.2.1 Heating - Furnace: Door interlock switch
-  6.5.1 Heating - Distribution Systems: No Return Air Vent
-  6.6.1 Heating - Other Components: Makeup air
-  8.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Middle Age Unit
-  8.6.1 Plumbing - Sump Pump: Discharge near house
-  8.7.1 Plumbing - Other Components : Hot Tub Leakage
-  9.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Loose Connections
-  9.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Ungrounded 3 prong
-  9.3.3 Electrical - Branch Wiring Circuits, Breakers & Fuses: Loose receptacles
-  9.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Closet Lights
-  9.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
-  11.1.1 Attic, Insulation & Ventilation - Attic Insulation: Vermin evidence
-  11.2.1 Attic, Insulation & Ventilation - Ventilation: Attic Ventilation Insufficient
-  11.2.2 Attic, Insulation & Ventilation - Ventilation: Condensation
-  12.2.1 Doors, Windows & Interior - Ceilings: Patching unknown
-  12.2.2 Doors, Windows & Interior - Ceilings: Stain(s) Ice Damming
-  12.2.3 Doors, Windows & Interior - Ceilings: Patching

-  12.3.1 Doors, Windows & Interior - Floors: Carpet Worn/Stained
-  12.3.2 Doors, Windows & Interior - Floors: Damaged (General)
-  12.3.3 Doors, Windows & Interior - Floors: Modest installation
-  12.3.4 Doors, Windows & Interior - Floors: Tiles Cracked
-  12.3.5 Doors, Windows & Interior - Floors: Vinyl Damage
-  12.4.1 Doors, Windows & Interior - Doors: Noticeable Damage
-  12.4.2 Doors, Windows & Interior - Doors: Privacy Lock
-  12.4.3 Doors, Windows & Interior - Doors: Damaged Hardware
-  12.4.4 Doors, Windows & Interior - Doors: Screen Damaged
-  12.5.1 Doors, Windows & Interior - Windows: Condensation
-  12.7.1 Doors, Windows & Interior - Steps, Stairways & Railings: Baluster Spaces Too Wide
-  12.7.2 Doors, Windows & Interior - Steps, Stairways & Railings: No Handrail
-  12.7.3 Doors, Windows & Interior - Steps, Stairways & Railings: Head Clearance
-  12.7.4 Doors, Windows & Interior - Steps, Stairways & Railings: Railing Height
-  12.7.5 Doors, Windows & Interior - Steps, Stairways & Railings: Stair attachment
-  12.7.6 Doors, Windows & Interior - Steps, Stairways & Railings: Graspable Rail
-  12.8.1 Doors, Windows & Interior - Kitchen: Cabinets Damaged
-  12.8.2 Doors, Windows & Interior - Kitchen: Cabinets Lacking Maintenance
-  12.8.3 Doors, Windows & Interior - Kitchen: Caulk at kitchen backsplash
-  12.9.1 Doors, Windows & Interior - Bathrooms: Cabinet Damage
-  12.9.2 Doors, Windows & Interior - Bathrooms: Caulk and Grout
-  12.9.3 Doors, Windows & Interior - Bathrooms: Drain Stopper
-  12.9.4 Doors, Windows & Interior - Bathrooms: Faucets
-  12.9.5 Doors, Windows & Interior - Bathrooms: Faucets Aging
-  12.9.6 Doors, Windows & Interior - Bathrooms: Loose Toilet Tank
-  12.9.7 Doors, Windows & Interior - Bathrooms: Mineral Deposits
-  12.9.8 Doors, Windows & Interior - Bathrooms: Staining at bathroom fans
-  12.9.9 Doors, Windows & Interior - Bathrooms: Bathroom fan inadequate
-  12.9.10 Doors, Windows & Interior - Bathrooms: Whirlpool tub leak
-  12.9.11 Doors, Windows & Interior - Bathrooms: Caulking needed
-  12.9.12 Doors, Windows & Interior - Bathrooms: Caulk shower pan
-  12.9.13 Doors, Windows & Interior - Bathrooms: Shower door damage
-  12.10.1 Doors, Windows & Interior - Smoke Detectors: Old Smoke Detectors
-  12.11.1 Doors, Windows & Interior - Carbon Monoxide Detectors: No CO Detectors
-  13.1.1 Appliances - Dishwasher: Air Gap
-  13.3.1 Appliances - Range/Oven/Cooktop: Aging Appliances
-  13.3.2 Appliances - Range/Oven/Cooktop: Poor venting
-  13.4.1 Appliances - Garbage Disposal: Excessive Noise
-  13.5.1 Appliances - Laundry Appliances: Older Appliance
-  13.5.2 Appliances - Laundry Appliances: Old faucet
-  13.5.3 Appliances - Laundry Appliances: Water connection leaking

1: INSPECTION DETAILS

Information

General: In Attendance

Client

General: Occupancy

Furnished, Occupied, Utilities on

General: Style

Contemporary, Two story

General: Type of Building

Single Family

General: Condition

Above Average Condition

General: Weather Conditions

Clear

General: Photo Link

Please follow this link for full access to photos:

<https://www.dropbox.com/sh/0dis6ajkljmv74b/AADt5h6B8OFmU27JP8FXmWyCa?dl=0>

Limitations

General

ALL COMPONENTS DESIGNATED FOR INSPECTION IN THE ASHI STANDARDS OF PRACTICE ARE INSPECTED, EXCEPT AS MAY BE NOTED IN THE "LIMITATIONS OF INSPECTION" SECTIONS WITHIN THIS REPORT. THIS REPORT IS NOT AN ASSESSMENT OF ANY ENVIRONMENTAL CONCERN INCLUDING A MOLD, MILDEW, LEAD, ASBESTOS, WATER QUALITY, SEPTIC, POOLS OR RADON. ENVIRONMENTAL TESTING REQUIRES LABORATORY ANALYSIS BEYOND THE SCOPE OF THIS INSPECTION ANY WATER INTRUSION INTO THE HOME CAN LEAD TO MOLD AND MILDEW. SINCE THERE IS NO SUCH THING AS A COMPLETELY DRY BASEMENT, IT IS COMMON TO FIND MOLD OR MILDEW IN SOME FORM IN THIS AREA, USUALLY CONCEALED BEHIND WALL BOARD FINISHES. ANYONE CONCERNED ABOUT MOLD OR MILDEW SHOULD SEEK AN ASSESSMENT FOR THESE CONDITIONS FROM A QUALIFIED PROFESSIONAL. THIS INSPECTION IS NOT AN ASSESSMENT OF SUB-SURFACE MOISTURE. THIS INSPECTION IS VISUAL ONLY. A REPRESENTATIVE SAMPLE OF BUILDING COMPONENTS ARE VIEWED IN AREAS THAT ARE ACCESSIBLE AT THE TIME OF THE INSPECTION. NO DESTRUCTIVE TESTING OR DISMANTLING OF BUILDING COMPONENTS IS PERFORMED. IT IS THE GOAL OF THE INSPECTION TO PUT A HOME BUYER IN A BETTER POSITION TO MAKE A BUYING DECISION. NOT ALL IMPROVEMENTS WILL ALWAYS BE IDENTIFIED DURING THIS INSPECTION. UNEXPECTED REPAIRS SHOULD STILL BE ANTICIPATED. THE INSPECTION SHOULD NOT BE CONSIDERED A GUARANTEE OR WARRANTY OF ANY KIND. THE INSPECTOR IS NOT RESPONSIBLE FOR PAST PRESENT OR FUTURE DEFECTS OR DAMAGE OR INJURY ASSOCIATE WITH DEFECTS. PLEASE REFER TO THE MESSAGE TO THE CUSTOMER OR PRE-INSPECTION AGREEMENT AND ASHI STANDARDS OF PRACTICE FOR A FULL EXPLANATION OF THE SCOPE OF THE INSPECTION.

2: ROOF

Information

Inspection Method Roof	Roof Type/Style Gable, Shed	Comments The roofing is in generally good condition, The roofing shows normal wear and tear, The gutters are clean, The roof was stripped during re-roofing
Coverings: Material Asphalt	Coverings: Life expectancy 17 Years	Coverings: Roof Layers 1 Layers
Roof Drainage Systems: Gutter Material Aluminum	Roof Drainage Systems: Gutter Discharge Above Grade	Flashings: Material Aluminum, Rubber, Galvanized Steel
Chimneys & Other Roof Penetrations: Chimneys Brick, Masonry, Metal	Skylights: Skylights Not Present	

Limitations

Coverings

SNOW

Snow on the roof restricted complete inspection of the roof. Defects can be hidden from view.

Flashings

FLASHING VISIBILITY

Flashings concealed from view cannot be fully inspected.

Observations

2.1.1 Coverings

ICE DAMMING POSSIBLE



Maintenance Item

The configuration of the roofing system may be susceptible to ice damming. This should be watched for during the winter months. The potential for ice dams can vary with the severity of the winter. Severe ice dams can result in roof leakage, typically near the eaves. Solutions include better attic insulation and ventilation, eave protection below the roof coverings, or the installation of heating cables on the roof.

2.2.1 Roof Drainage Systems

Maintenance Item

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.



2.2.2 Roof Drainage Systems

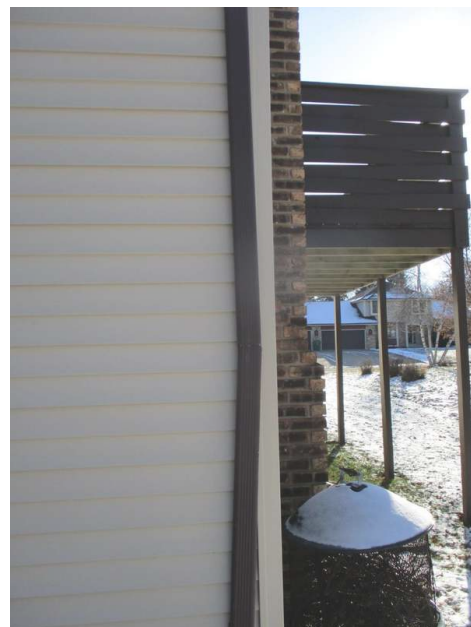
Recommendation

LOOSE DOWNSPOUTS

Downspouts that are loose should be resecuring to the side of the house.

Recommendation

Contact a qualified professional.



2.3.1 Flashings

Recommendation

LOCATION VULNURABLE

AT THE EAST SIDE

The location of flashings leaves them vulnerable to leakage. They should be carefully monitored.



2.3.2 Flashings

**OLD**

AT THE MASONRY CHIMNEY.

Old flashing details should be monitored for leakage. If they leak, patching can be undertaken. If patching fails, they should be replaced.

3: EXTERIOR

Information

Inspection Method

Visual

Comments

Exterior in good condition,
Typical repairs needed

Siding: Siding Material

Brick, Vinyl

Siding: Siding Style

Clapboard

Exterior Doors: Exterior Entry Door

Metal, Vinyl clad wood, Sliding doors, Swinging doors

Windows: Windows

Vinyl, Wood, Clad Over Wood

Walkways, Patios & Driveways: Driveway Material

Concrete

Walkways, Patios & Driveways: Walkways

Concrete

Decks, Balconies, Porches and steps: Steps, Porches, and Decks

Deck, Stoop

Decks, Balconies, Porches and steps: Material

Concrete, Wood

Eaves, Soffits & Fascia: Soffit and Facia materials

Metal

Vegetation, Grading, Drainage & Retaining Walls: Grading

Level Grade, Graded away from house

Vegetation, Grading, Drainage & Retaining Walls: Retaining walls

None

Limitations

Vegetation, Grading, Drainage & Retaining Walls

SNOW

Snow restricted view of the exterior grounds.

Observations

3.4.1 Windows

FOGGED WINDOWS

ABOVE THE FRONT ENTRY.

The window has lost its seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.

Recommendation

Contact a qualified professional.



Recommendation

3.4.2 Windows

MISSING SCREENS

AT THE BASEMENT WINDOWS.



Recommendation

Screens are missing. It would be wise to inquire as to any screens that may be in storage. Otherwise, screens should be replaced as necessary.

3.4.3 Windows



Recommendation

CLERESTORY WINDOWS

The clerestory windows are old and vulnerable. They have previously been caulked shut.



3.5.1 Walkways, Patios & Driveways



Maintenance Item

WALKWAY SETTLED TOWARD HOUSE

AT THE SIDE GARAGE ENTRY.

The walkway appears to slope towards the house. This condition can promote moisture seepage. Unfortunately, it is difficult to improve this situation without resurfacing the walkway adjacent to the foundation.



3.6.1 Decks, Balconies, Porches and steps



Recommendation

STAIRS

AT THE LOWER REAR DECK STAIRS

The size or orientation of stairs will make them difficult to navigate.

Recommendation

Contact a qualified professional.



3.6.2 Decks, Balconies, Porches and steps



Recommendation

JOIST HANGERS

AT THE WEST ELEVATED DECK

Joist hanger(s) are missing or improperly installed. This could cause the deck structure to fail. Recommend that joist hangers be properly installed by qualified contractor.



3.6.3 Decks, Balconies, Porches and steps

LEDGER BOARD IMPROPERLY INSTALLED

The ledger board is not properly attached to the building. This can cause the deck to pull away from the building and possibly collapse. Recommend that the deck and/or ledger board be properly attached by qualified contractor using through bolts or lag screws.



Recommendation



3.6.4 Decks, Balconies, Porches and steps

STAIR CONNECTION

For strength and safety, deck or porch stairs should be attached via metal straps or hangers.



Maintenance Item

3.6.5 Decks, Balconies, Porches and steps

TRIP HAZARD

AT THE FRONT ENTRY

Heaving or settling of the concrete can create a trip hazard. Often, the step down at the stoop exceeds what is typical or normal for a step. This also creates a trip hazard. Improvements should be undertaken as necessary.



Recommendation



3.6.6 Decks, Balconies, Porches and steps

OVERSPANNED JOISTS

Joists are overspanned for this application. This can lead to deflection over time. For improved safety, it may be advisable to reinforce joists where they are compromised.



Maintenance Item



3.8.1 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

WINDOWS WELL IMPROVEMENT

Window wells should be cleaned and improved to prevent leakage and to protect the window.



4: GARAGE

Information

Garage

Attached

Floor: Floor

Concrete

Walls & Firewalls: Fire Barrier

Drywall

Garage Door: Material

Metal, Insulated

Garage Door: Type

Sectional

Garage Door Opener: Garage Door Opener

Installed

Garage Door Opener: Auto-reverse

No response to pressure,
Responds to sensor beam break

Occupant Door (From garage to inside of home): Passage Door

Solid Core, Self closing

Limitations

General

CAR OR STORAGE

Excess storage or cars in the garage restricted inspection.

Garage Door Opener

AUTO REVERSE

The auto-reverse mechanisms on the garage door should be periodically tested. Like all mechanical components, operation can change over time. It should not be assumed that because something works at the inspection, it will continue to work indefinitely.

Observations

4.1.1 Ceiling

STORAGE

The garage roof structure is not designed for heavy storage. It should be removed.

Recommendation

Contact a qualified professional.



Maintenance Item

4.5.1 Garage Door Opener

PRESSURE SENSITIVITY

The garage door did not reverse properly when meeting resistance. Repair may be as simple as adjusting the sensitivity control. This can be especially dangerous to pets and children. For safety, this should be repaired immediately.



Safety or Significant Defect

Recommendation

Contact a qualified professional.

5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method Visual	Basement configuration Basement, Slab on Grade	Foundation: Material Masonry Block
Vapor Retarders (Crawlspace or Basement): Vapor barriers Concrete	Floor Structure: Basement/Crawlspace Floor Concrete	Floor Structure: Floor structure Wooden joists, Steel I-Beams, Steel support posts
Floor Structure: Sub-floor Plywood, Concrete	Floor Structure: Crawlspace No Crawlspace	Wall Structure: Wall Structure Wood Frame, 2x4
Ceiling Structure: Ceiling Structure Trusses, Rafters	Roof Structure & Attic: Attic Structure Rafters, Trusses	Roof Structure & Attic: Sheathing Plywood

Limitations

Foundation

BASEMENT MOISTURE TYPICAL

The basement shows evidence of typical moisture. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time.

The visible evidence is not considered unusual for a home of this age, construction and location.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions.

Foundation

SUMP PUMP GENERAL

Proper performance of the sump pump is critical to preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage can result.

The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a back up pump, or a battery power supply in the event of a power interruption.

Foundation

CONCEALED WALLS

Concealed foundation walls cannot be fully examined, evaluated, or inspected.

Floor Structure

CONCEALED COMPONENTS

Components concealed by finishes cannot be fully examined, evaluated, or inspected.

Floor Structure

STORAGE

Storage restricted access and viewing of components.

Wall Structure

CONCEALED STRUCTURE

Concealed structural members cannot be fully inspected or evaluated.

Observations

5.2.1 Basements & Crawlspace



Recommendation

RIM JOIST MOISTURE

Indoor hot tubs produce a lot of moisture. If that moisture is not properly vented to the outside it will try to escape into cold areas. In this particular case there could be moisture in the rim joist cavity at the top of the foundation walls in and around the hot tub room. Maintaining proper humidity levels will prevent this problem. It would be advisable to examine the hidden areas to see if moisture in the form of mold or mildew has collected in the rim joist cavity. This would require intrusive testing. In the event there is mold and mildew a proper ventilating fan should be added to the hot tub room. All affected material should be removed and cleaned or replaced and then treated with mildew inhibiting paints.

Recommendation

Contact a qualified professional.

5.4.1 Floor Structure



Maintenance Item

TYPICAL CONCRETE CRACKING

There is typical cracking in the concrete floors. This cracking is the result of settling and shrinkage of the slab, is not a structural component, and does not represent a significant concern.

6: HEATING

Information

Attributes Relatively economical, Middle age unit	Heating Capacity 100000 BTUs	Heating Zones 1 Zones
Equipment: Energy Source Natural Gas	Equipment: Heat Type Forced Air	Furnace: Furnace Age 16 Years
Furnace: Furnace normal Life Span 20-25+- Years	Exhaust: Flu Material Galvanized Steel	Distribution Systems: Distribution Non-insulated, Ducting
Distribution Systems: Source in every major room Yes	Other Components: Accessories Humidifier	

Limitations

General

MECHANICAL COMPONENTS FAIL

Furnaces and boilers, like all mechanical components can break down or fail without notice.

Equipment

CONCEALED DUCTING AND PIPING

Ducting, piping and components behind finishes cannot be fully inspected or evaluated.

Distribution Systems

ADEQUACY OF DISTRIBUTION

It is difficult to determine the adequacy of heat distribution on a one-time trip to the home. Except as otherwise noted, a heat source has been provided to each significant space of the home.

Observations

6.2.1 Furnace

DOOR INTERLOCK SWITCH



Recommendation

The safety interlock switch for the fan compartment ensures that the fan cannot run if the fan compartment is open. This switch has been bypassed. It should be restored.

Recommendation

Contact a qualified professional.



6.5.1 Distribution Systems

NO RETURN AIR VENT

IN THE BASEMENT

There is no return air vent. installing one is not critical but it will facilitate better airflow and more even temperatures.



Maintenance Item

6.6.1 Other Components

MAKEUP AIR

Exterior makeup air is required in heating areas to provide sufficient combustion air and prevent back drafting.



Maintenance Item

7: COOLING

Information

Positive Attributes

Aging Unit

Cooling Equipment: Energy Source/Type

Electric, Central Air Conditioner

Cooling Equipment: Location

Exterior East

Cooling Equipment: AC Age

17+- Years

Cooling Equipment: AC Size

36000 BTU

Distribution System: Configuration

Central

Distribution System: Source in Every Major Room

Yes

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit. A/C condenser coils cannot be fully examined or operated below 60 degrees Fahrenheit.

8: PLUMBING

Information

Condition Typical System	Water Source Public	Main Water Shut-off Device: Main Water Line Copper
Main Water Shut-off Device: Main Water Shut-off Basement, Closet	Water Supply, Distribution Systems & Fixtures: Distribution Material Copper	Water Supply, Distribution Systems & Fixtures: Exterior Hose Bib Shut-offs Present
Drain, Waste, & Vent Systems: Floor Drain Present	Drain, Waste, & Vent Systems: Material Plastic	Drain, Waste, & Vent Systems: Cleanout Location Not visible
Hot Water Systems, Controls, Flues & Vents: Capacity 50 gallons	Hot Water Systems, Controls, Flues & Vents: Location Basement, Utility Room	Hot Water Systems, Controls, Flues & Vents: Power Source/Type Gas
Hot Water Systems, Controls, Flues & Vents: Water Heater Age 14 Years	Hot Water Systems, Controls, Flues & Vents: Water Heater Type Tank	Fuel Storage & Distribution Systems: Main Gas Shut-off Location Basement, Furnace
Fuel Storage & Distribution Systems: Fuel Source Natural Gas	Sump Pump: Location Basement	Other Components : Filters None
Other Components : Components None		

Limitations

Water Supply, Distribution Systems & Fixtures

CONCEALED PLUMBING

Plumbing concealed from view or behind wall or ceiling finishes cannot be fully examined or inspected.

Other Components

HOT TUB

Complete inspection or evaluation of the hot tub is not included in this home inspection.

Observations

8.4.1 Hot Water Systems, Controls, Flues & Vents



Maintenance Item

MIDDLE AGE UNIT

Water heaters generally last from 16-20 years. This unit is approaching this range. There is no way to predict the effective lifespan of a water heater.

8.6.1 Sump Pump



Maintenance Item

DISCHARGE NEAR HOUSE

The sump pump should discharge several feet away from the house.

8.7.1 Other Components



Maintenance Item

HOT TUB LEAKAGE

Water around the hot tub might be related to leakage of the pump or circulatory piping. This could be further evaluated by a service professional.

9: ELECTRICAL

Information

Main Service Rating

200 Amp

Main Disconnect Location

At the main distribution panel

Service Entrance Conductors:

Electrical Service Conductors

Below Ground, Aluminum

Service Entrance Conductors:

Main Service Disconnect Location

Main Panel

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Type

Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub-panel Type

Fuses

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

Exterior, At the air conditioning unit

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Grounding

Water Pipe Connection, Copper

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring

Copper, Aluminum 220 only

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Lighting Fixtures, Switches & Receptacles: Discretionary Improvements

additional receptacles in some areas may be desirable

GFCI & AFCI: GFCI Location

Exterior, Bathrooms, Main Panel

Limitations

Branch Wiring Circuits, Breakers & Fuses

CONCEALED WIRING

Wiring concealed or behind finishes cannot be fully examined or evaluated.

Branch Wiring Circuits, Breakers & Fuses

LIMITED ACCESS

Access to electrical switches and receptacles was obstructed in some areas.

Lighting Fixtures, Switches & Receptacles

ACCESSIBLE RECEPTACLES AND SWITCHES

When present, furniture and storage can limit access to receptacles and switches.

Lighting Fixtures, Switches & Receptacles

NO RECEPTACLES IN HALLWAYS

As is typical in homes of this age, there are either no or limited receptacles in the hallways and foyers. They were likely not required at the time of placement. They can be added as needed.

GFCI & AFCI

CONCEALED COMPONENTS

Electrical components concealed from view cannot be completely inspected or evaluated.

Observations

9.3.1 Branch Wiring Circuits, Breakers & Fuses

LOOSE CONNECTIONS

AT THE MAIN LEVEL FAMILY ROOM

Receptacles that are worn with loose connectors should be replaced.

Recommendation

Contact a qualified professional.

 Recommendation

9.3.2 Branch Wiring Circuits, Breakers & Fuses

UNGROUND 3 PRONG

LEFT OF THE PATIO DOOR IN THE INFORMAL DINING ROOM

Ungrounded 3-prong outlets should be improved. A grounded cable could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided.

Recommendation

Contact a qualified professional.

 Recommendation

9.3.3 Branch Wiring Circuits, Breakers & Fuses

LOOSE RECEPTACLES

AT THE NORTH AND WEST LIVINGROOM

Loose receptacles should be properly secured.

Recommendation

Contact a qualified professional.

 Recommendation

9.4.1 Lighting Fixtures, Switches & Receptacles

CLOSET LIGHTS

IN THE MASTER BEDROOM AND LAUNDRY

 Recommendation

Exposed light bulb fixtures in closets or storage spaces can be a fire hazard. Covered fixtures should be used.

Recommendation

Contact a qualified professional.



9.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

AT THE BAR SINK, AT THE GARAGE, AT THE KITCHEN, AT THE HOT TUB CIRCULATING PUMP.

GFCI receptacles are protection against electrician in wet or damp locations. Missing GFCI receptacles should be replaced.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



10: FIREPLACE

Information

Firebox

Masonry, Insert

Type

Gas

Vents, Flues & Chimneys:

Material

Metal, Masonry

11: ATTIC, INSULATION & VENTILATION

Information

Flooring Insulation

None

General Condition

Insulation levels typical

Attic Access

Closet, Bedroom

Attic Insulation: Insulation Type

Blown, Fiberglass

Attic Insulation: Inches

18 Inches

Ventilation: Ventilation Type

Soffit Vents, Box vents

Exhaust Systems: Exhaust Fans

Fans

Attic Structure: Ceiling and Roof Structure

Trusses, Rafters, Plywood

Basement insulation: Basement Insulation

Foam, Not Visible

Basement insulation: Crawlspace Insulation

No Crawlspace

Basement insulation: Insulation Depth

unknown inches

Wall Insulation: Insulation Depth

5.5 Inches

Wall Insulation: Wall Insulation

Fiberglass

Limitations

General

LACK OF ACCESS

Insulation levels are difficult to assess due to lack of access.

Attic Insulation

CONCEALED INSULATION

Concealed insulation cannot be fully inspected or evaluated.

Attic Insulation

INSULATION ESTIMATED

Insulation levels are estimated.

Attic Insulation

SLOPED CEILINGS

There is no access to sloped ceiling areas so they cannot be fully evaluated.

Attic Structure

CONCEALED STRUCTURE

Concealed structural components cannot be fully inspected or evaluated.

Attic Structure

NO ACCESS TO SLOPED CEILINGS

There is no access to the attic space over the sloped ceilings.

Wall Insulation

CONCEALED INSULATION

Wall insulation is estimated only and cannot be fully evaluated.

Observations

11.1.1 Attic Insulation

VERMIN EVIDENCE



Maintenance Item

Evidence would suggest that mouse intrusion has been a problem in the past. It would be wise to inquire into the history of this issue with the current owner.

Recommendation

Contact a qualified deck contractor.

11.2.1 Ventilation

ATTIC VENTILATION INSUFFICIENT

OVER THE GARAGE



Recommendation

Attic venting was insufficient at time of inspection. Modern standards recommend at least 1.5 square feet of venting area for every 300 square feet of attic floor space. This can reduce moisture and ice damming and reduce heat damage to shingles.

11.2.2 Ventilation

CONDENSATION



Maintenance Item

There is condensation in the attic space related to excess interior moisture and inadequate ventilation. This kind of moisture can eventually lead to mold or mildew problems or damage or deterioration in the attic sheathing. The first step is to reduce interior moisture levels and then monitor the condition. Continued in moisture build-up would indicate to need to improve attic ventilation.

12: DOORS, WINDOWS & INTERIOR

Information

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Suspended Ceiling Panels,
Drywall

Floors: Floor Coverings

Carpet, Tile, Vinyl, Wood

Doors: Doors

Hollow

Windows: Window Type

Casement, Double-hung, Single
Pane, Sliders, Thermal, Fixed
Pane, Awning

Smoke Detectors: Smoke detector location

Inside Bedrooms, Outside
Bedrooms

Carbon Monoxide Detectors: CO detector location

None Visible

Other Components :

Door Bell

Limitations

General

STORAGE AND FURNITURE

Storage and furniture restricted the inspection.

Observations

12.2.1 Ceilings

PATCHING UNKNOWN

IN THE CENTRAL MASTER BEDROOM

There is evidence of patching. The cause of this patching is unknown. It would be wise to inquire with the seller as to the history of this patching.



Maintenance Item

12.2.2 Ceilings

STAIN(S) ICE DAMMING

There is a stain suspected to be the result of past ice damming on the roof. It would be wise to inquire into the history of this leakage.



Maintenance Item

12.2.3 Ceilings

PATCHING

AT THE UPPER MAIN BATHROOM

There is patching and staining that might be the result of past leakage. It would be wise to inquire into the history of such spots.



Maintenance Item

12.3.1 Floors

CARPET WORN/STAINED

AT THE BASEMENT AND LOFT

Carpet had areas of staining or discoloration and aging.



Maintenance Item

12.3.2 Floors

DAMAGED (GENERAL)

IN THE BASEMENT AND THE NORTH EAST BEDROOM

There are worn or damaged flooring surfaces.



Maintenance Item

12.3.3 Floors

MODEST INSTALLATION

IN THE KITCHEN

Modest flooring installation may not perform well.



Maintenance Item

12.3.4 Floors

TILES CRACKED

AT THE UPPER MAIN AND MASTER BATHROOM

The floor tile is cracked and grout is loose. The installation of the tile floor is less than ideal. It is very common for tile floors to be installed without the benefit of sufficient underlayment or floor stiffening. This can influence the long term performance of the floor.



Recommendation

12.3.5 Floors

VINYL DAMAGE

AT THE BASEMENT STAIRWAY, THE MAIN LEVEL BATHROOM AND THE KITCHEN

Vinyl damage can be repaired as desired.



Maintenance Item

12.4.1 Doors

NOTICEABLE DAMAGE

AT THE MAIN LEVEL ENTRY, AT THE NORTH EAST BEDROOM ENTRY AND CLOSET

There is notable damage to the door surface.



Maintenance Item

12.4.2 Doors

PRIVACY LOCK

AT THE MASTER BATHROOM

A bathroom door does not have a privacy lock.



Maintenance Item

12.4.3 Doors

DAMAGED HARDWARE

AT THE LAUNDRY ROOM CLOSET

For better performance, damaged or missing door hardware should be replaced.



Recommendation

12.4.4 Doors

SCREEN DAMAGED

AT THE MASTER BEDROOM PATIO DOOR

The door screen is damaged. It should be repaired as necessary.



Recommendation

12.5.1 Windows

CONDENSATION

AT THE LOFT AND THE THE BASEMENT REC ROOM

The window shows evidence of condensation. Controlling indoor humidity levels and refinishing (if needed) would help to control this condition. Mold or mildew should be cleaned prior to finishing.



Recommendation

12.7.1 Steps, Stairways & Railings

BALUSTER SPACES TOO WIDE

The baluster space is not up to modern safety standards. The space between balusters should not be greater than 4 inches for child safety. Recommend a qualified handyman or original installer repair and bring up to code.



Recommendation

12.7.2 Steps, Stairways & Railings

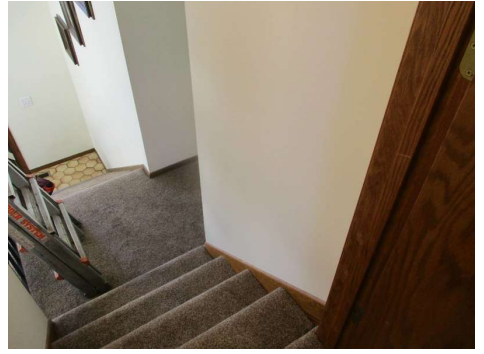
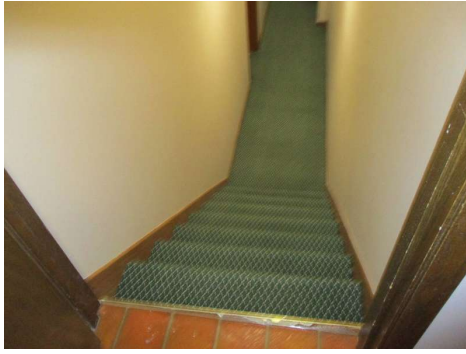
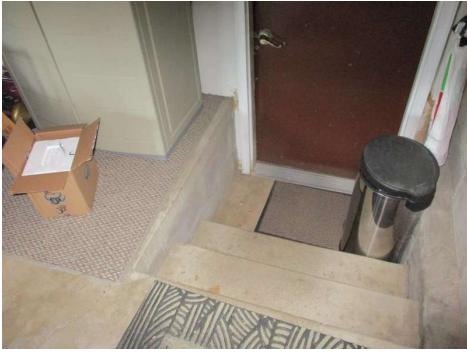
NO HANDRAIL

AT THE GARAGE, THE LOFT AND AT THE BASEMENT

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.



Recommendation



12.7.3 Steps, Stairways & Railings

HEAD CLEARANCE

AT THE BASEMENT AND FAMILY ROOM

Stairway head clearance is less than the 6'8" normally required for safety. This is typical in older homes and is often difficult to correct.

Recommendation

Contact a qualified professional.



Maintenance Item

12.7.4 Steps, Stairways & Railings

RAILING HEIGHT

TO THE SECOND FLOOR

The height of the stairway railing may not be sufficient for safety. 36 inches is the minimum recommended height. It is recommended that this condition be altered where possible for improved safety.



Maintenance Item

12.7.5 Steps, Stairways & Railings

STAIR ATTACHMENT

IN THE BASEMENT MECHANICAL ROOM

For safety and stability, stairs stringers should be attached via metal straps or hangers.



Recommendation



12.7.6 Steps, Stairways & Railings



Recommendation

GRASPABLE RAIL

Stairway handrails that qualify as graspable handrails should be used at the stairways.

12.8.1 Kitchen



Maintenance Item

CABINETS DAMAGED

UNDER THE KITCHEN SINK AND THE LAZY SUSAN

Cabinets had visible damage at time of inspection.

12.8.2 Kitchen



Recommendation

CABINETS LACKING MAINTENANCE

Loose doors and hinges should be repaired at the kitchen cabinets.

12.8.3 Kitchen



Maintenance Item

CAULK AT KITCHEN BACKSPLASH

To prevent water damage the space between the kitchen counters and the wall should be caulked or sealed.

12.9.1 Bathrooms



Maintenance Item

CABINET DAMAGE

AT THE UPPER MAIN BATHROOM

There is cabinet or vanity damage in a bathroom.

12.9.2 Bathrooms



Recommendation

CAULK AND GROUT

AT THE TUB ENCLOSURE, AND THE MAIN LEVEL SHOWER STALL

Cracked, deteriorated and/or missing grout and caulk should be replaced. Water leaking through non-sealed areas can cause structural damage.

12.9.3 Bathrooms



Maintenance Item

DRAIN STOPPER

AT ALL BATHROOM SINKS

The drain stopper is missing or non-functional.

12.9.4 Bathrooms

FAUCETS

AT THE OUTER MASTER BATHROOM

Damaged, old, leaking or loose faucets should be repaired or replaced.



12.9.5 Bathrooms

FAUCETS AGING

THROUGHOUT THE BATHROOMS

Faucets are aging noticeably. Replacement will inevitably be necessary.



12.9.6 Bathrooms

LOOSE TOILET TANK

AT THE MASTER BATHROOM

Loose toilet tanks should be repaired or resecured to prevent leakage.



12.9.7 Bathrooms

MINERAL DEPOSITS

Mineral deposits in faucets and shower heads indicate hard water or water rich in minerals that leave deposits. Over time, these minerals can build up in piping and fixtures. Water softening equipment can be added as desired.



12.9.8 Bathrooms

STAINING AT BATHROOM FANS

Staining at the bathroom fans usually indicates condensation from either lack of fan use or poor or inadequate exhaust from the fan. Improvements should be undertaken as necessary.



12.9.9 Bathrooms

BATHROOM FAN INADEQUATE

IN THE HOT TUB ROOM

Exhaust fans with inadequate flow should be repaired or replaced.



12.9.10 Bathrooms

 Recommendation

WHIRLPOOL TUB LEAK

Leaks in the whirlpool tub should be repaired as required.

Recommendation

Contact a qualified professional.



12.9.11 Bathrooms

 Recommendation

CAULKING NEEDED

AT THE MASTER SHOWER STALL

To prevent water leakage, joints should be caulked as needed.

12.9.12 Bathrooms

 Recommendation

CAULK SHOWER PAN

AT THE BATHROOMS

Corners of the shower pan should be caulked or sealed to prevent water damage.

12.9.13 Bathrooms

 Recommendation

SHOWER DOOR DAMAGE

AT THE MAIN LEVEL BATHROOM

Damaged shower or bath doors should be repaired.

12.10.1 Smoke Detectors

 Recommendation

OLD SMOKE DETECTORS

AT THE TOP OF THE LOFT

Old smoke detectors lose their effectiveness and should be replaced.



12.11.1 Carbon Monoxide Detectors

 Recommendation

NO CO DETECTORS

Carbon monoxide detectors are required within 10 feet of all sleeping areas. Alternatively, individual detectors may be located inside all bedrooms.

13: APPLIANCES

Information

Appliances

Range, Disposal, Dishwasher,
Refrigerator/Freezer, Cook top
exhaust

Range/Oven/Cooktop: Exhaust

Hood Type

Vented

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Laundry Appliances: Laundry Appliances

Washing Machine, Dryer, Gas,
Vented to the Exterior

Limitations

General

APPLIANCES

Listed appliances are operated, but not fully inspected or evaluated. Appliances, like any mechanical device, are subject to break downs. Due to the nature and history of trash compactors, they are never operated. Ice makers and water dispensers are also not tested.

Observations

13.1.1 Dishwasher

AIR GAP

Air gap devices are now required in dishwashing machine drain lines to prevent back flow of sewage from the sanitary sewer lines. These devices are not critical, but are recommended.



Maintenance Item

13.3.1 Range/Oven/Cooktop

AGING APPLIANCES

THE RANGE

Appliances are aging noticeably. Repairs or replacement will inevitably be necessary.



Recommendation

13.3.2 Range/Oven/Cooktop

POOR VENTING

There is limited flow through the kitchen exhaust. This should be investigated.



Recommendation

13.4.1 Garbage Disposal

 Recommendation

EXCESSIVE NOISE

Garbage disposal was excessively noisy. Debris should be removed.

[Here is a helpful DIY troubleshooting video.](#)

13.5.1 Laundry Appliances

 Recommendation

OLDER APPLIANCE

THE WASHING MACHINE

Older appliances can beak down or fail without notice. Replacement should be anticipated.

13.5.2 Laundry Appliances

 Maintenance Item

OLD FAUCET

AT THE LAUNDRY SINK

Old faucets are prone to problems and leakage.

13.5.3 Laundry Appliances

 Recommendation

WATER CONNECTION LEAKING

There is leakage at a fixture water line connection. It should be repaired.

Recommendation

Contact a qualified professional.