CREPPS HOME INSPECTION LLC
2707343845
josh@crepps-hi.com
http://www.crepps-hi.com

RESIDENTIAL REPORT

1234 Main St.
Coxs Creek KY 40013

Buyer Name
09/19/2018 9:00AM

Inspector
Joshua Crepps
KY# 103642 - Certified Master Inspector
(270) 734-3845
josh@crepps-hi.com

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

Table of Contents

WHAT REALLY MATTERS IN A HOME INSPECTION

The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expediencies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories: 1. Major defects. An example of this would be a significant structural failure. 2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example. 3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damaged caused by termite infestation, for example. 4. Safety hazards. Such as a lack of AFCI/GFCI outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

In this report, items will be classified in 3 categories to help you prioritize but know that all the categories should be considered.

MINOR CONCERN

Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

MODERATE CONCERN

Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

MAJOR CONCERN

A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These Concerns are often imminent or may be very difficult or expensive to remedy.

INSPECTION DETAILS

Introduction: The following numbered and attached pages are your home inspection report. The report includes video, pictures, information and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of InterNACHI (International Association of Certified Home Inspectors). The Standards contain certain and very important limitations, expectations and

exclusions to the inspection. A copy is available prior to, during and after the inspection and it is part of the report.

Scope: A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. No warranty, guarantee or insurance by Crepps Home Inspection LLC is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. Crepps Home Inspections LLC recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors.

Use of photos and video: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

Unsafe (*Safety*) is defined as “A condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.” The Grouping is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. All items of concern to you should be addressed as deemed necessary by you. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney. The complete report may include additional information of concern. It is recommended that you read the complete report. The entire Inspection Report, including the InterNACHI Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. It is strongly recommended that you have appropriately licensed contractors evaluate each concern listed in the report further, along with the entire system, for additional concerns that may be outside our area of expertise or the scope of our inspection before the close of escrow. Please call us, 270-734-3845, for any clarifications or further questions.

This report is the property of the client for whom it was prepared. Any unauthorized use or sharing of this report can leave the client vulnerable to liability. This report should only be shared as it pertains to the purchase contract of the client. Should the client choose not to buy this house the seller does not have the right to share or distribute this report. The disclosure form for the property should be updated appropriately and the report discarded.

SUMMARY

1: INSPECTION DETAILS

Information

Weather Conditions

Exterior Photos

2: ROOF

		O	NP	NI	IN
2.1	Coverings	X			X
2.2	Roof Drainage Systems				X
2.3	Flashings				X
2.4	Penetrations				X
2.5	Structure	X			X
2.6	Chimney	X			X

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

Information

Inspection Method
Walked Upon

Chimney: Photos

General Photos

Coverings: Asphalt Shingles

Moderate Issues - Additional Review Recommended

Because of the many variables which affect the lifespan of roof-covering materials, the Inspector does not provide an estimate of the expected long-term service life of any roof-covering materials. This is in accordance with all inspection industry Standards of Practice. The following factors affect the lifespan of roof-covering materials

- Roofing material quality: Better quality materials generally last longer.
- Installation method: Improper installation may reduce lifespan.
- Number of layers: Roofs installed over existing roofs will have reduced lifespan.
- Structure orientation: South-facing roofs will have shorter lifespans.
- Degree of roof slope: Flatter roofs will have shorter lifespans.
- Climate zone (snow & rain): Harsh climates shorten roof lifespans.
- Temperature swings: climates with large daily temperature differentials will shorten roof lifespans.
- Homesite conditions (overhanging tree branches, wind, etc.)
- Roof color: Darker roofs absorb more heat which shortens roof lifespan.
- Homes at higher elevations are exposed to more ultra violet light, which shortens roof lifespan.
- Home orientation: Roofs which receive more sun deteriorate more quickly than roofs which receive less sun.
- Roof structure ventilation: Poor ventilation shortens roof lifespans.
- Quality of maintenance: Poor maintenance will reduce lifespan.

Two types of warranties are offered when new asphalt shingles are installed; The manufacturers warranty, which covers the shingles themselves and varies among manufacturers, and the contractors warranty, which covers installation and workmanship. When a home is sold, a roof warranty may fully transfer to the buyer, may transfer for a shortened length of time, may transfer with limited coverage or may not transfer at all. You should ask the seller about how the sale of the home will affect any warranty presently covering the roof and confirm any seller claims by reading the warranty.

Observations

2.1.1 Coverings

MINOR CONCERN

UNIFORM GRANULE LOSS

Long-term, uniform granule loss is not considered functional damage by insurance companies. Its considered part of the natural aging process, unless the shingles appear to be failing prematurely. The rate at which shingles lose granules depends on the quality of the shingles and the climate zone of the home on which theyre installed. Granule loss which is uniform across the roof is usually a result of normal weathering. Over time, the bond between the granules and asphalt deteriorates, and granules will be loosened and carried away by runoff. Prolonged exposure to hail can also loosen granules. With older roofs, even marble-size hail may loosen granules. Premature failure of the bond between the granules and asphalt can be caused by poor-quality asphalt. It can also be caused by other conditions.

2.1.2 Coverings

MINOR CONCERN

NAILS EXPOSED / RAISED SHINGLES

There were some locations where the nails have either pushed up or were face nailed and they needed to be sealed. There are a couple of different options out there. Here is an example. If neglected, they could develop into a leak or blown off shingle. Any observed leaks will be noted elsewhere.

Recommendation

Contact a qualified roofing professional.


2.5.1 Structure

SOFT SPOT(S) NOTED

MINOR CONCERN

In localized areas of the roof, when it was walked on, sheathing deflected to a greater degree than on the rest of the roof. This can be the result of a number of conditions, including wood decay, and sheathing panels with damaged or defective sections. Roof sheathing was not directly visible from the exterior.

Recommendation

Contact a qualified carpenter.

2.5.2 Structure

SAGGING RAFTERS

MINOR CONCERN

The rafters were sagging in one or more locations. This could indicate that they are either undersized or damaged. No damage observed from the attic.

Recommendation

Contact a qualified carpenter.

2.5.3 Structure

DECKING STOPS SHORT

MINOR CONCERN

The roof decking stops short of the facia. This would be considered poor building practice but no major issues were observed.

Recommendation

Contact a qualified professional.

2.6.1 Chimney

CHIMNEY CROWN - CRACKED

MODERATE CONCERN

Cracking visible in the chimney crown, and mortar joints, should be filled with an appropriate sealant to prevent continued damage from the freeze/thaw cycle. This can also be a source of moisture intrusion at the interior. Recommend further review. Here is some more information about moisture intrusion and chimneys.

Recommendation

Contact a qualified chimney contractor.

2.6.2 Chimney

MODERATE CONCERN

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. Repointing is the restoration of the mortar joints in the masonry. Moisture intrusion at chimneys can be problematic. Here is some more information about moisture intrusion and chimneys.

Recommendation

Contact a qualified chimney contractor.

2.6.3 Chimney

MINOR CONCERN

CHIMNEY FLUE CRACKED

The chimney flue had one or more cracks, which can lead to further damage to the chimney structure. Recommend a qualified contractor repair.

Recommendation

Contact a qualified roofing professional.

2.6.4 Chimney

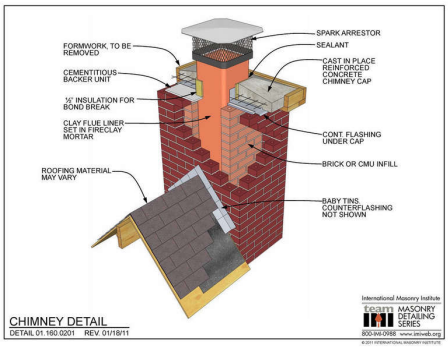
MINOR CONCERN

SPARK ARRESTOR

Consider installing a spark arrestor to mitigate the moisture intrusion, the potential for sparks, and nesting. See here for more information.

Recommendation

Contact a qualified chimney contractor.



Spark Arrestor

2.6.5 Chimney

MODERATE CONCERN

CRACKS - MINOR

There were some visible cracks noted in the masonry. Recommend measures to seal any gaps to mitigate the risk of moisture intrusion.

Recommendation

Contact a qualified roofing professional.

3: EXTERIOR

		O	NP	NI	IN
3.1	Siding, Flashing & Trim				X
3.2	Eaves, Soffits & Fascia				X
3.3	Vegetation, Grading, & Drainage	X			X
3.4	Gas, Water, & Electric	X			X
3.5	Exterior Doors				X
3.6	Windows				X
3.7	Driveways & Walkways	X			X
3.8	Decks & Balconies		X		
3.9	Porches & Patios	X			X
3.10	Stairs		X		
3.11	Masonry	X			X
3.12	Fence / Retaining Wall			X	
3.13	Vents		X		
3.14	Shed			X	

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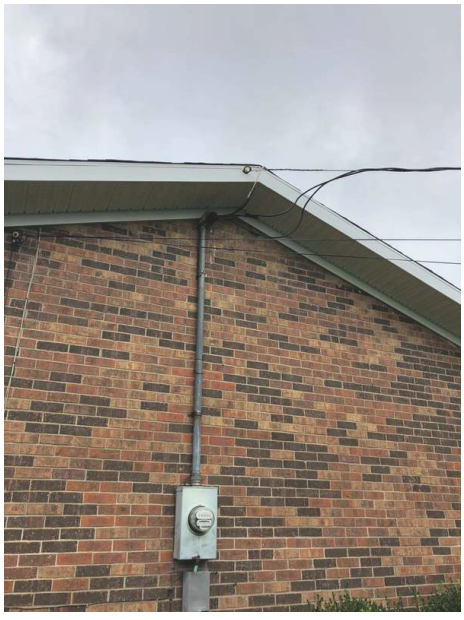
Information

Appurtenance
Covered Porch, Patio, Sidewalk

Exterior Cladding
Brick

Gas, Water, & Electric: Electrical Service
Overhead



Gas, Water, & Electric: Main Gas Shut-off Location
NA

Gas, Water, & Electric: Tank Present/Location
None

Gas, Water, & Electric: **Water Pressure**

40-80 psi

Residential water pressure tends to range between 45 and 80 psi (pounds per square inch). Anything below 40 psi is considered low and anything below 30 psi is considered too low; the minimum pressure required by most codes is 20 psi. Pressures above 80 psi are too high. Whereas low water pressure is more of a nuisance than a serious problem (some fixtures, like washing machines, have minimum pressure requirements), high water pressure carries with it a significantly increased risk of damage to pipes, joints, fixtures and seals - not to mention increased water waste. Here is a great article about water pressure in your home.

Limitations

Shed

NOT INSPECTED

The shed was not inspected as part of this home inspection as per the agreement.

Observations

3.3.1 Vegetation, Grading, & Drainage

MODERATE CONCERN

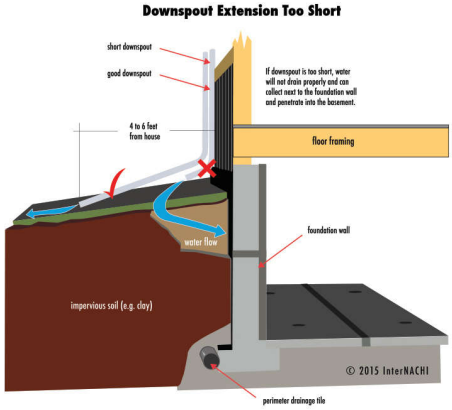
DOWNSPOUTS - DRAIN NEAR HOUSE

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.

Recommendation

Contact a handyman or DIY project



Recommend extending the downspouts further away from the foundation.

3.3.2 Vegetation, Grading, & Drainage

MINOR CONCERN

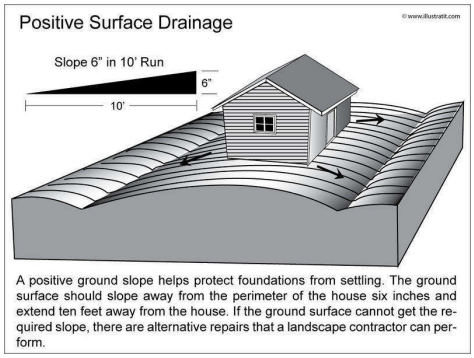
NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



3.3.3 Vegetation, Grading, & Drainage

MINOR CONCERN

DEAD TREE/LIMBS

There was a dead tree or limb noted during the inspection. It could cause damage or injuries if not addressed.

Recommendation

Contact a qualified tree service company.

3.4.1 Gas, Water, & Electric

MINOR CONCERN

FIXTURE DAMAGED

EXTERIOR NORTH

One or more of the exterior fixtures were damaged or missing. Repair as needed.

Recommendation

Contact a qualified professional.

3.4.2 Gas, Water, & Electric

MINOR CONCERN

BRANCHES

Branches around the service entrance may cause damage.

Recommendation

Contact a qualified professional.

3.7.1 Driveways & Walkways

MODERATE CONCERN

CRACKING/SETTLING

Major cracks and/or settling observed. This may indicate inadequate soil prep or erosion. It may be a lack of reinforcing bar. Some trip hazards may exist. Further review by a concrete contractor is recommended.

Recommendation

Contact a qualified concrete contractor.

3.9.1 Porches & Patios

MINOR CONCERN

TYPICAL CRACKING

There was some typical cracking/settling noted at the concrete. I observed no significant concerns.

Recommendation

Recommend monitoring.

3.11.1 Masonry

MINOR CONCERN

GAPS

Recommend that any gaps or penetrations in the masonry exterior be sealed to mitigate moisture intrusion.

Recommendation

Contact a handyman or DIY project

3.11.2 Masonry

MINOR CONCERN

WEEP HOLES

No means was provided for ventilating the air space behind the brick (weep holes). Good building practice requires ventilating the air space behind the brick to help prevent moisture problems.
Under certain circumstances, this condition can create moisture problems resulting from condensation and excessive moisture levels in wall assembly materials. This condition may also trap any moisture which finds its way into this space from roof or plumbing leaks.
Excessive moisture levels in wall materials can also encourage the growth of microbes such as mold fungi.
There is not typically a way to correct this condition because it requires flashing that can not be installed after the fact. Recommend monitoring the area.

4: DOORS, WINDOWS & INTERIOR

		O	NP	NI	IN
4.1	Doors				X
4.2	Windows				X
4.3	Floors				X
4.4	Walls				X
4.5	Ceilings				X
4.6	Steps, Stairways & Railings				X
4.7	Countertops & Cabinets	X			X
4.8	Laundry				X

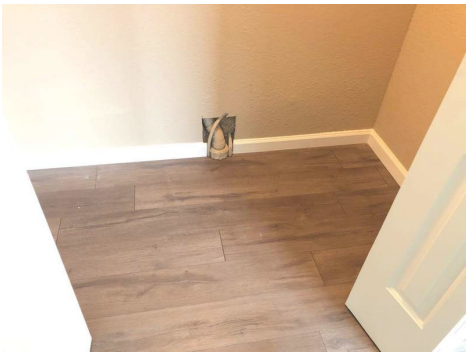
O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Laundry: Dryer Vent
Metal

Laundry: Drain Pan

Consider installing a drain pan like this one to help mitigate the risk of moisture damage at the 2nd floor laundry.



Laundry: Regular Maintenance

Regular maintenance is needed on your dryer vent. Here is an article with more information.

Observations

4.7.1 Countertops & Cabinets

MINOR CONCERN

CABINET SCREWS

One or more cabinet screws are missing or the wrong type of screws were used. Recommend further review and installing as needed.

Recommendation

Contact a handyman or DIY project

4.8.1 Laundry

MODERATE CONCERN

DRYER VENT IN ATTIC

The metal dryer vent should be insulated. They are prone to clogging when the hot moist air hits the colder metal vent. Recommend making improvements.

Recommendation

Contact a qualified professional.

5: FOUNDATION, CRAWLSPACE, BASEMENT, & STRUCTURE

		O	NP	NI	IN
5.1	Foundation				X
5.2	Posts, Piers, & Beams		X		

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Information

Foundation: Material

CMU, Concrete

Slab on grade

Slab is a type of foundation consisting of a structural concrete slab poured directly on the grade. No accessible space exists in slab construction. Slab foundations are popular in areas (i.e. the Southern United States) where there is a relatively high water table. (Water table refers to the depth in the soil at which you find water).

Here is some more information.

Limitations

Foundation

COVERED

The foundation walls were covered and not visible for inspection in some or all areas.

6: HVAC

		O	NP	NI	IN
6.1	Outside Unit				X
6.2	Inside Unit				X
6.3	Filters	X			X
6.4	Thermostat				X
6.5	Distribution Systems				X
6.6	Vents/Flues		X		

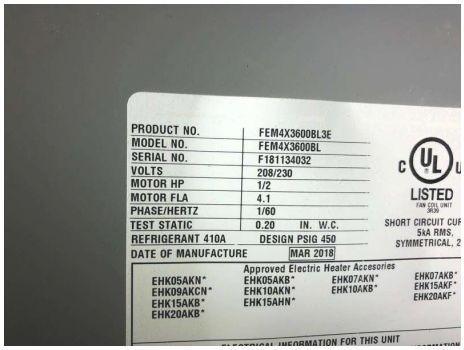
O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Outside Unit: Type & Unit Info

Heat Pump

Inside Unit: Unit Info



Inside Unit: Energy Source

Electric

Filters: Filter Info

Clean

Thermostat: Thermostat Location

Hallway

Distribution Systems: Ductwork

Duct Board, Flexible

Inside Unit: Heating Method

Heat Pump

The determination was based on what was obsereved and what was considered to be the main source of heat. We are not HVAC experts. Feel free to hire an HVAC professional if you have any concerns.

Inside Unit: Age

<5 Years

Determining the age is sometimes difficult and I recommend having an HVAC professional evaluate if you have any questions. The average heat-pump lasts 10-15 years and the average furnace lasts 15-25 years. Here is some more information.

Inside Unit: **Temp Split - normal range**

Observations

6.1.1 Outside Unit

MINOR CONCERN

DRAIN

The condensation drain should extend further away from the foundation.

Recommendation

Contact a handyman or DIY project

6.3.1 Filters

MINOR CONCERN

WRONG SIZE

The filter installed was the wrong size or improperly fit. Replace with proper filter or size. There should not be two installed.

Recommendation

Recommended DIY Project

6.5.1 Distribution Systems

MODERATE CONCERN

DUCT DAMAGED

Air supply duct was damaged. This can impact the efficiency of the system.

Recommendation

Contact a qualified HVAC professional.

6.5.2 Distribution Systems

MINOR CONCERN

BOOT NOT INSULATED

Sometimes when the boot is not insulated in an attic, the cold metal boot will cause condensation to form and some staining is the result. As seen here.

Recommendation

Contact a qualified HVAC professional.

7: PLUMBING

		O	NP	NI	IN
7.1	Main Shut-Off				X
7.2	Drain, Waste, & Vent				X
7.3	Water Supply	X			X
7.4	Hot Water - Tank	X			X
7.5	Sinks	X			X
7.6	Toilets				X
7.7	Tubs/Showers				X
7.8	Sump Pump		X		

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

Information

Distribution Material
Copper, Pex

Onsite Treatment
None Observed

Water Source
Public

Drain, Waste, & Vent: Material
PVC, Unknown

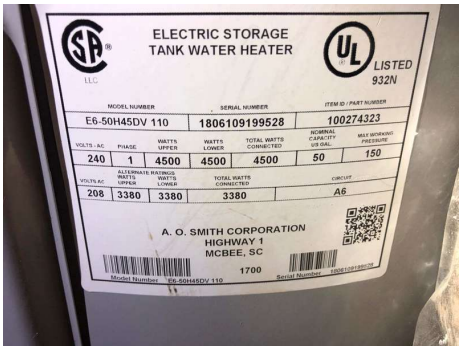
Drain, Waste, & Vent: Waste System
Sewer

Drain, Waste, & Vent: Public Sewer

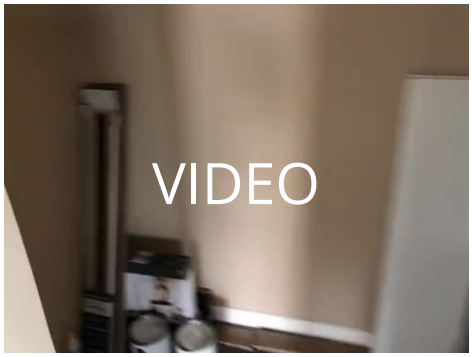
Hot Water - Tank: Unit Info
Electric

Hot Water - Tank: Capacity
50

Sump Pump: Location
None Observed



Main Shut-Off: Water-Shut Off Valve
Interior



Hot Water - Tank: Approximate Age

1

Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. When to replace a water heater.

Hot Water - Tank: Water Temperature

111

Safety When water temperature is much over 120 degrees the risk for scalding increases. When the temperature is below a certain temperature there is an increase of issues like Legionella. There are some options out there that allow you to keep the water in the tank hot but avoid that elevated temperature at the outlet. Tempering devices such as this.

Observations

7.3.1 Water Supply

MODERATE CONCERN

WATER LINES IN ATTIC

Some water lines run thru the attic. These appeared to be somewhat insulated but I could not confirm it was adequate to prevent the lines from freezing.

7.4.1 Hot Water - Tank

MINOR CONCERN

FAULTY T&P DISCHARGE

SAFETY Faulty T&P drain. Recommend further review and repair. Here are the guidelines. The drain pipe must be a short as possible and be the same size as the valve discharge connection throughout its entire length. Excessive length, over 15 long, or the use of more than two elbows can cause a restriction and reduce the discharge capacity of the valve. The drain pipe must pitch down from the valve and terminate a maximum of 6 above the floor drain, or outside ground level where any discharge will be clearly visible. The drain line shall terminate plain, not threaded, with a material serviceable for temperatures up to 250F or greater.

Recommendation

Contact a qualified plumbing contractor.

7.5.1 Sinks

MINOR CONCERN

FLEXIBLE DRAIN

The use of flexible drain is not recommended as they are prone to clogging.

Recommendation

Recommend monitoring.

8: ELECTRICAL

		O	NP	NI	IN
8.1	Panels				X
8.2	Breakers / Fuses	X			X
8.3	Wiring				X
8.4	Receptacles & Switches	X			X
8.5	Fixtures / Fans				X
8.6	GFCI & AFCI				X
8.7	Smoke Detectors				X
8.8	Carbon Monoxide Detectors		X		

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Information

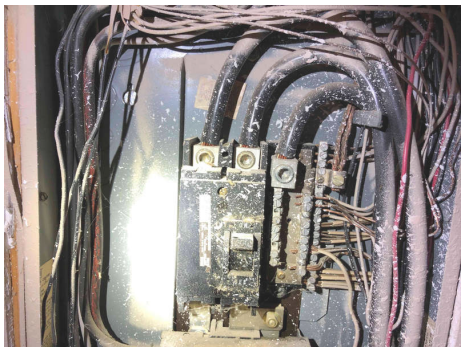
Branch Wire 15 and 20 AMP
Copper

Wiring Method
ROMEX / NM

Panels: Panel Capacity
200 AMP

Panels: Sub Panel Location
None Observed

Panels: Panel/inspection sticker



Receptacles & Switches: Tamper-resistant electrical receptacles

These receptacles have spring-loaded shutters that close off the contact openings, or slots, of the receptacles. When a plug is inserted into the receptacle, both springs are compressed and the shutters then open, allowing for the metal prongs to make contact to create an electrical circuit. Because both springs must be compressed at the same time, the shutters do not open when a child attempts to insert an object into only one contact opening, and there is no contact with electricity. Tamper- resistant receptacles are an important next step to making the home a safer place for children.

Smoke Detectors: Change Batteries

Recommend changing the batteries in the smoke detectors prior to moving in. Every bedroom should have a functioning smoke detector. Smoke detectors should be changed every 10 years. It is not a bad practice to replace them with new when moving in. Here is some more information.

Smoke Detectors: Remove Covers

Be certain to remove covers and install batteries as needed at the smoke detectors.

Limitations

Smoke Detectors

NOT OPERATED

Smoke detectors are not tested during an inspection. Smoke detectors should be tested every month.

Observations

8.1.1 Panels

MINOR CONCERN

NEUTRALS - SHARED TERMINAL

The neutrals and ground should not share the same terminal because it is important to keep the circuit grounded even when the neutral is disconnected. Neutrals should not share the same terminal. These conditions may have been acceptable when this panel was installed but they are now considered unsafe. Recommend making corrections.

Recommendation

Contact a qualified electrical contractor.

8.2.1 Breakers / Fuses

MINOR CONCERN

LOOSE

One or more of the breakers were loose.

Recommendation

Contact a qualified electrical contractor.

8.4.1 Receptacles & Switches

MINOR CONCERN

COVER PLATES MISSING

SAFETY One or more receptacles are missing a cover plate or the cover was damaged/loose. This causes short and shock risk. Recommend installation of plates.

Recommendation

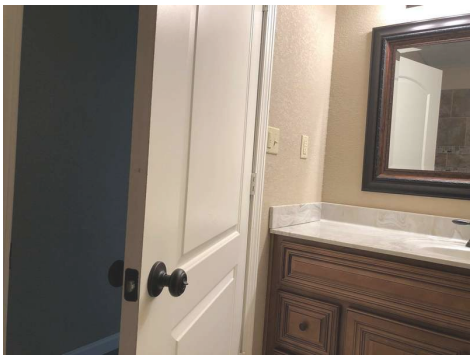
Contact a handyman or DIY project

8.4.2 Receptacles & Switches

MINOR CONCERN

SWITCH BEHIND DOOR

Switch to was located behind the door.



9: ATTIC, INSULATION & VENTILATION

		O	NP	NI	IN
9.1	Access				X
9.2	Attic Insulation				X
9.3	Ventilation				X
9.4	Exhaust Systems	X			X
9.5	Attic/Structure	X			X
9.6	Leaks	X			X

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

Information

Approximate Thickness & R-Value
8 Inches

Insulation Type (R-Value)
Cellulose (loose) 3.1-3.8, Fiberglass (batts) 2.9-3.8

Ventilation Type
Roof, Soffit Vents

Insulation Type	Insulation R-values 11	13	19	22	30	38
Batts/Blankets	Inches					
Fiberglass	3 ½"	4"	6"	7"	9 ½"	12"
Rock wool	3"	4"	5 ½"	6"	8 ½"	11"
Loose-fill						
Fiberglass	5"	5 ½"	8 ½"	10"	13 ½"	17"
Rock wool	4"	4 ½"	6 ½"	8"	10 ½"	13"
Cellulose	3"	3 ½"	5 ½"	6"	8 ½"	11"
Vermiculite	5"	6"	9"	10"	14"	18"
Rigid board						
Polystyrene (extruded)	3"	3 ½"	5"	5 ½"	7 ½"	9 ½"
Polystyrene (bead board)	3"	3 ½"	5 ½"	6"	8 ½"	10 ½"
Urethane	2"	2"	3"	3 ½"	5"	6"
Fiberglass	3"	3 ½"	5"	5 ½"	7 ½"	9 ½"

Exhaust Systems: Exhaust System
Fan

Be certain to run exhaust fans or open a window for at least 10 minutes after you take a shower or bath. This helps remove the humidity from the room. If neither option is available, consider installing a fan.

Limitations

Access

INSPECTED FROM ACCESS ONLY

Because of safety considerations, or lack of access, the attic, in the inspectors opinion, could not be entered safetly. It was just too shallow without a walkway.

Observations

9.4.1 Exhaust Systems

EXTEND TO EXTERIOR

MINOR CONCERN

The bathroom exhaust fan should extend all the way to the exterior. Recommend confirming they are extended to the exterior. The area was difficult to access.

Recommendation

Contact a handyman or DIY project

9.5.1 Attic/Structure

MODERATE CONCERN

MICROBIAL GROWTH

There was a substance noted in the attic that appeared to be microbial growth. Many times this is resulted from inadequate venting of the attic. It appeared as though the dryer vent had been terminated into the attic. Confirming the presence of mold lies beyond the scope of a home inspection.

Recommendation

Contact a qualified professional.


9.6.1 Leaks

MINOR CONCERN

PREVIOUS LEAKS

There was some water staining indicating previous water leaks. There were some signs of moisture intrusion at the insulation. No active moisture was observed however.

Recommendation

Recommend monitoring.



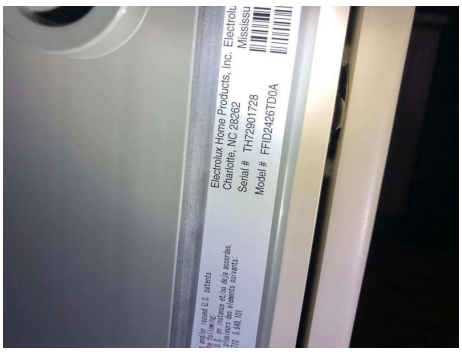

10: BUILT-IN APPLIANCES

		O	NP	NI	IN
10.1	Dishwasher	X			X
10.2	Range/Oven/Cooktop				X
10.3	Built-in Microwave				X
10.4	Range Exhaust				X

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

Information

Dishwasher: Unit Info



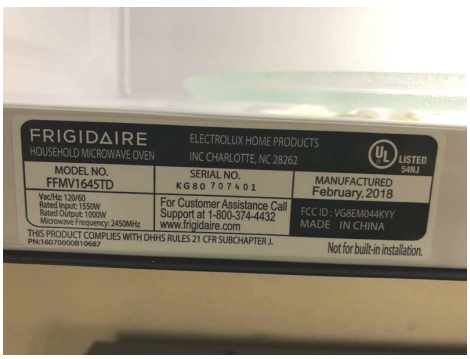
Fire Extenguisher

We recommend installing a minimum five poundABC-type fire extinguisher mounted on the wall inside the kitchen area.

Range/Oven/Cooktop: Unit Info

Electric

Built-in Microwave: Unit Info



Range Exhaust: Recirculating

The range hood did not exhaust to the outside but re-circulated air through cleanable filters.

Limitations

Dishwasher

PERSONAL BELONGINGS

Dishwasher could not be tested due to personal belongings or packing/shipping materials.

Observations

10.1.1 Dishwasher

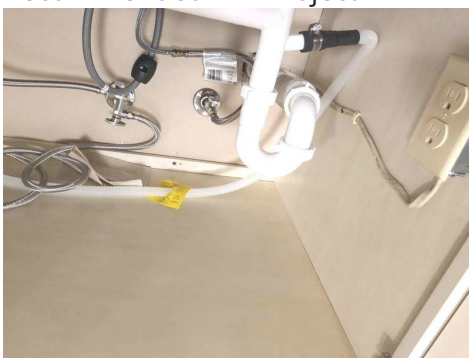
MINOR CONCERN

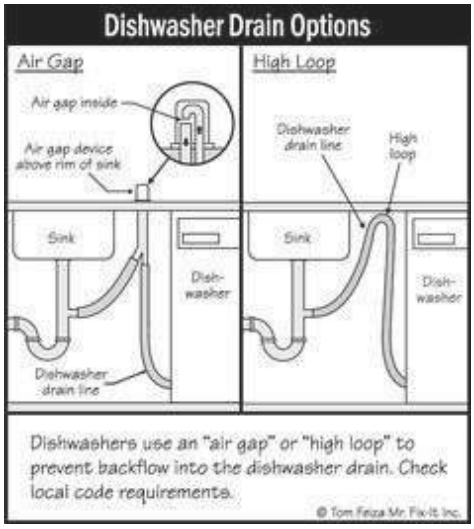
HIGH LOOP MISSING

Dishwasher drain pipe was installed improperly. Recommend a qualified plumber evaluate and repair.

Recommendation

Recommended DIY Project





11: FIREPLACES

		O	NP	NI	IN
11.1	Vents, Flues & Chimneys	X			X
11.2	Solid Fuel Heating Device (Fireplace, Woodstove)			X	

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

Information

Carbon Monoxide Detector Present in Room
Not Present

Smoke Detector Present In Room
Not Present

Type of Fireplace
Wood Burning

Solid Fuel Heating Device (Fireplace, Woodstove): Type
Wood

Recommend a Chimney Sweep

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

Limitations

Vents, Flues & Chimneys

CHIMNEY SWEEP

Home inspectors are not certified chimney professionals. Only a Level 2 inspection performed by a CSIA (Chimney Safety Institute of America)-certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use.

Recommend a Level 2 inspection and cleaning/servicing of the fireplaces and chimney flues by a qualified professional. Clean chimneys don't catch on fire.

More information about fireplaces and chimneys can be obtained at www.csia.org

Observations

11.1.1 Vents, Flues & Chimneys

MODERATE CONCERN

RUST/CORROSION

There was some evidence the chimney needs to be cleaned. Signs of corrosion or buildup were noted in the attic. Recommend having a chimney sweep evaluate.

Recommendation

Contact a qualified chimney sweep.

12: DISCLAIMERS

		O	NP	NI	IN

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

Information

In Attendance

None

Previous Termite Treatment

There was evidence of previous termite treatment noted. Recommend having a pest specialist evaluate current conditions. Here is a list of vendors I've used in the past that service the same area.

Mold Disclaimer

The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home.

If you are concerned with mold, the Inspector recommends that you hire a specialist to perform further testing.

Allergen Disclaimer

The General Home inspection does not include confirmation of the presence of allergens of any type. Many types of allergens exist to which different people show widely varying levels of sensitivity. Testing for allergens requires a specialist inspection. The Inspector recommends that you have specialist testing performed if allergens are a concern to you. You should consider having tests performed if you expect those suffering from allergies, asthma, lung disease or who have compromised immune systems to be present in the home.

Older Home

The home was older and may not meet many generally-accepted current building standards. Older homes are inspected within the context of the time period in which they were built, taking into account the generally-accepted building practices of that time period. The Inspection Report will comment on unsafe conditions, but problems will be described as defects at the Inspectors discretion.

Homes are not required to be constantly upgraded to comply with newly-enacted building codes but are only required to comply with building codes or generally-accepted standards which existed at the time of original construction.

An exception may exist when a home is remodeled, depending on the scope of work. New work must usually comply with building codes in effect at the time in which the remodel work is performed.

The General Home Inspection is not a building code-compliance inspection, but an inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection.

If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a code-compliance inspection.

Asbestos

Because the home was built before or around 1978, there is higher chance that some of the materials used in the homes construction contained asbestos. Here is more information.

Lead Paint

Lead paint
Because the home was built before 1978 chances are high that it contains lead paint. More than 80 percent of homes built before 1978 contain lead paint.
Lead in paint used to paint the home exterior oxidizes and is washed into soil around the perimeter of the home by rain. Children coming onto contact with lead-containing soil may experience the effects of lead poisoning. Soil around the perimeter of older homes may contain lead even if the home has been recently re-painted.
To gain an accurate idea of the extent of any potential lead problem would require a full specialist inspection which would follow established protocols. Testing performed using inexpensive kits available in hardware stores will not provide comprehensive information concerning the actual extent of any potential problem related to the presence of lead paint at the home.
Much information about lead paint is available online.

Radon Not Tested

The EPA recommends:

If you are buying a home or selling your home, have it tested for radon.

For a new home, ask if radon-resistant construction features were used and if the home has been tested.

Fix the home if the radon level is 4 picoCuries per liter (pCi/L) or higher.

Radon levels less than 4 pCi/L still pose a risk, and in many cases, may be reduced.

Take steps to prevent device interference when conducting a radon test.
The EPA estimates that radon causes thousands of cancer deaths in the U.S. each year.

* Radon is estimated to cause about 21,000 lung cancer deaths per year.

The numbers of deaths from other causes are taken from the Centers for Disease Control and Prevention's 1999-2001 National Center for Injury Prevention and Control Report and 2002 National Safety Council Reports.

Radon is a cancer-causing, radioactive gas.

You cannot see, smell or taste radon. But it still may be a problem in your home. When you breathe air containing radon, you increase your risk of getting lung cancer. In fact, the Surgeon General of the United States has warned that radon is the second leading cause of lung cancer in the United States today. If you smoke and your home has high radon levels, your risk of lung cancer is especially high.

You should test for radon.

Testing is the only way to find out your home's radon levels. The EPA and the Surgeon General recommend testing all homes below the third floor for radon.

You can fix a radon problem.

If you find that you have high radon levels, there are ways to fix a radon problem. Even very high levels can be reduced to acceptable levels.

STANDARDS OF PRACTICE

Inspection Details
Standards of Practice

Roof
We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy. SOP

Exterior
We are not exterior experts. Feel free to hire an exterior contractor prior to closing. Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation. And the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided. SOP

Doors, Windows & Interior
We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke. We do not test clothes dryers, nor washing machines and their water connections and drainpipes. If a water catch pan is installed, it is not possible for us to check its performance. We recommend turning off the water supplied to the washer after every load. We recommend having a professional inspect and clean the dryer exhaust pipe twice every year. SOP

Foundation, Crawlspace, Basement, & Structure
We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects. We inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. SOP

HVAC
We are not HVAC professionals. Feel free to hire one prior to closing. This inspection of the heating system is a visual inspection using only the normal operating controls for the system. The inspection of the heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine heating supply adequacy or distribution balance. We do not operate the heating system when the air temperature is too hot, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property. Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma. SOP

Plumbing
We are not plumbers. Feel free to hire a plumber prior to closing. All bathroom fixtures, including toilets, tubs,

showers, and sinks are inspected. Readily visible water-supply and drain pipes are inspected. Plumbing access panels are opened, if readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub shower, and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property. SOP

Electrical
We are not electricians. Feel free to hire an electrician prior to closing. If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches. Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs. SOP

Attic, Insulation & Ventilation
We inspected the attic by entering it if possible. But there is no flooring, and the insulation is covering the joists or if the clearance is too low, I might not be unable to safely move all around the attic space completely. Inspection restrictions may apply because of this. SOP

Built-in Appliances
We check some of the appliances only as a courtesty to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances. If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. SOP

Fireplaces
We are not certified chimney professionals. Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use. We recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at www.csia.com.

Standards of Practice

Disclaimers
In order to maintain the home value and prevent damage from moisture intrusion it is important that you pay attention to various areas of your home which will require maintenance on a regular schedule. Although as the homeowner, you are responsible for determining necessary maintenance and seeing that it is performed, some basic suggestions might include but are not limited to: Concrete/asphalt surfaces: Seal or patch gaps and cracks to avoid damage from freezing moisture. Freezing moisture will enlarge cracks in concrete and asphalt. Exterior walls: Trim back vegetation Seal gaps or cracks in walls and around doors and windows where moisture may penetrate with an appropriate sealant or paint. Replace any missing exterior wall covering material. Roof: The roof should be free of debris, which will hold moisture next to the roof covering material and hasten deterioration. Keep the gutter system in good repair, sealing leaks and cleaning the gutters and downspouts. Replace missing or damaged shingles and seal areas where flashing may not protect the roof structure. Be sure that downspouts route roof drainage away from the foundation. In cold climates, downspouts which are connected to underground drains are subject to freeze problems in the fall and spring. Keep the finish in good condition. Clear finishes may require maintenance as often as every year or two. Monitor pipe fittings, boilers and water heaters for corrosion or leakage. Maintain major appliances as recommended by local professionals. Have the system, including the cabinet, burners, blower and filter cleaned and adjusted on an appropriate schedule. You can determine what constitutes an appropriate schedule by consulting with a qualified heating contractor. Moisture intrusion can cause damage to the home by effecting the ability of the soil to support the weight of the foundation and by creating conditions favorable to the growth of biological organisms such as mold fungus. Mold fungus will cause wood with which it comes into contact to decay and may create unhealthy conditions by increasing concentrations of mold spores in the indoor air of the home. Always watch for any signs of moisture intrusion and take steps to correct it immediately.