Quality Building Inspections

Inspection Report

Professional Building Inspection Service
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Client:
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Phone Number:

Date Inspected:
November 4, 2010

Report Overview

THE HOUSE IN PERSPECTIVE

This is appears to be a good quality 28-year-old home that has been maintained in good condition. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home. For the purpose of this report, it is assumed that the house faces west. Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 60-70 degrees F. Weather conditions leading up to the inspection have been relatively dry.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern-: a system or component that is considered defective, deficient or need needs immediate attention.

Safety Issue-: denotes a condition that should be improved for safety.

Repair-: denotes a system or component should be further evaluated to determine what repairs are necessary.

Improve-: a typical flaw or maintenance item than should be improved for durability and/or functionality.

Monitor-: denotes a condition needing monitoring and/or further investigation to determine if repairs are necessary.

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

It is recommended that any concerns and all components/systems related, be evaluated/inspected and repaired as needed prior to closing. Further evaluation prior to closing is recommended so a properly licensed contractor/professional can evaluate these concerns further and inspect the remainder of the system or component for additional issues that mat be outside our area of expertise or the scope of our inspection. No destructive testing or dismantling of building components is performed. Representative samples of components are viewed in areas that are accessible at the time of the inspection.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

This overview page is provided to allow the reader a brief summary of the report. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. The entire Inspection Report, including the ASHI Standards of Practice, limitation, Scope of Inspection and Inspection Agreement must be carefully read to fully assess the findings of the inspection.

- **Repair:** Microbial-like growth was found on some of the floor joists in the south utility room, and on some of the attic rafters. This is usually due to improper ventilation or past moisture. The affected area should be properly cleaned/mitigated.
- **Repair:** The sheathing of the roof is noticeably uneven. This can be an indication that something is amiss with the roof structure, including not appropriate support to handle the concrete tile roofing. Further evaluation by a roofing company or structural engineer is recommended to identify potential recommendations for correcting or stabilizing the roof structure.
- **Repair:** The counter flashing around almost the entire house is loose and should be sealed and re-secured to avoid leaks. The flashing is also loose for the chimney, the furnace flue on the southwest corner of the house, and the front skylights, and should be re-secured to avoid leaks.
- **Repair:** Circuits within the main distribution panel and the kennel sub-panel that are doubled or tripled up (referred to as “double or triple taps”) should be separated. Each circuit should be served by a separate fuse or breaker.
- **Repair:** The auxiliary panels currently are supplied by either 50 or 60 amps. Based on the number of circuits in the sub-panels within the basement, larger sub-panels may be needed. A certified electrician should further evaluate the panels, and make necessary recommendations.

The list above is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. **In listing these items, the Inspector is not offering any opinion as to whom, how or when these concerns are addressed. Typical flaws and maintenance issues are usually items that can be resolved after possession. As with most other facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the items contained in the report.**

THE SCOPE AND LIMITS OF THE INSPECTION

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 an opinion of the general condition of the home based on a limited visual inspection. Furniture, wall hangings, and possessions are not moved during the inspection. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered an engineering evaluation, guarantee or warranty of any kind. Liability for mistakes or omissions in this inspection report is limited to a refund of the fee paid for the inspection and report. Please call our office immediately for any clarifications or questions.

DESCRIPTION OF STRUCTURE

Foundation: •Poured Concrete •Basement Configuration •95% Of Foundation Was Not Visible
Columns and Beams: •Steel
Floor Structure: •Wood Joist
Wall Structure: •Wood Frame
Ceiling Structure: •Truss
Roof Structure: •Trusses •Plywood Sheathing

STRUCTURE OBSERVATIONS

The visible joist spans appear to be within typical construction practices. Typical flaws were detected in the structural components of the building.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Common minor settlement cracks were observed in the southeast foundation walls in the northeast utility room. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

Basement Leakage

- **Monitor:** No evidence of significant moisture penetration was visible in the basement at the time of the inspection. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.*** 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 foundation. 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. Please refer to the Roofing and Exterior sections of the report for more information.
- **Monitor:** Proper performance of the sump pump is critical to preventing basement leakage. Sump pumps serve to discharge storm water from the perimeter foundation drainage system. 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 to ensure the water level in the sump pit remains below the inlet pipes from the perimeter foundation drainage system. Excessive moisture cause damage to the structure.

Floors

- **Monitor:** The floor structure is out of level in the master bedroom, and by the fireplace in the family room. This is usually the result of the installation, age and framing design of the building. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Improve:** The beam pockets should be fully grouted solid where visible in the northeast corner of the house.
- **Repair:** Microbial-like growth was found on some of the floor joists in the south utility room, and on some of the attic rafters. This is usually due to improper ventilation or past moisture. The affected area should be properly cleaned/mitigated.

Roof

- **Repair:** The sheathing of the roof is noticeably uneven. This can be an indication that something is amiss with the roof structure, including not appropriate support to handle the concrete tile roofing. Further evaluation by a roofing company or structural engineer is recommended to identify potential recommendations for correcting or stabilizing the roof structure.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: •Only a representative sampling of visible structural components was inspected. •Structural components concealed behind finished surfaces and or insulation could not be inspected. •Furniture and/or storage restricted access to some structural components. •Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. •Limited clearances and the potential for damage to insulation and ceiling finishes below caused by walking in the attic, our inspection of the attic space is performed from the access opening only. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•Main Service 120/240 Volt - Service Size: 225 Amp
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers
Service Grounding:	•Copper •Ground Connection Not Visible
Service Panel & Overcurrent Protection:	•Panel Rating: 225 Amp in the northeast corner of the basement
Distribution Wiring:	•Copper •Aluminum-Multi-Strand
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom •Panel
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be considered a high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard***. A licensed electrician should be consulted to undertake the repairs recommended below. The size of the electrical service is sufficient for typical single family needs. All 3-prong outlets that were tested were appropriately grounded.

RECOMMENDATIONS / OBSERVATIONS

Main Panel/Sub-Panels

- **Improve:** The main distribution panel and all the sub-panels are full. A larger panel, or larger auxiliary panels may be necessary.
- **Repair:** Circuits within the main distribution panel and the kennel sub-panel that are doubled or tripled up (referred to as “double or triple taps”) should be separated. Each circuit should be served by a separate fuse or breaker.
- **Repair:** The auxiliary panels currently are supplied by either 50 or 60 amps. Based on the number of circuits in the sub-panels within the basement, larger sub-panels may be needed. A certified electrician should further evaluate the panels, and make necessary recommendations.
- **Repair:** The wiring and circuit breaker labeled for the hot tub within the main distribution panel are too small for a typical hot tub. All wiring should be sized for the device and breaker it serves.
- **Repair:** Neutral circuits within the main distribution panel that are doubled up or combined with ground wires need to have their own separate terminal connections.

Distribution Wiring

- **Repair:** Abandoned wiring for the hot should be replaced or appropriately terminated.
- **Repair:** All junction boxes in the basement should be fitted with cover plates, in order to protect the wire connections.

Outlets

- **Repair:** An outlet on the northeast corner of the big office in the basement is loose. It should be re-secured.
- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards) in the gazebo island. This outlet and the circuit should be investigated and repaired as necessary.
- **Repair:** The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. GFCI’s offer protection from shock or electrocution.
- **Repair:** An outlet has overheated that is attached to the sub-panel #1 in the northeast corner of the basement. This outlet should be replaced and the circuit should be investigated as there may be an extra risk of fire.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the jack and jill bathroom is wired on the same circuit as the light. This is not considered good practice. This circuit should be investigated and improved.

Lights

- **Repair:** The lights in the family room, north exterior, jack & jill shower, and hallway to the laundry room are inoperative. If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The ceiling fan in the master bedroom was not operable. This could be a matter of the batteries needing replacing in the remote control.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions. •Electrical components concealed behind finished surfaces are not inspected. •Only a representative sampling of outlets and light fixtures were tested. •Furniture and/or storage restricted access to some electrical components that may not be inspected. •The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components that are not part of the primary electrical power distribution system. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity
Central System Type: •Air Cooled Central Air Conditioning •Manufacturer: Ruud, 1996 •Approximate Size – 3.0 & 3.5 Ton (3900 SF Capacity) Compressors Located at the north side of the home
Other Components: •House Fan

COOLING / HEAT PUMPS OBSERVATIONS

The capacity and configuration of the system should be sufficient for the home. The system shows no visible evidence of major defects. The system is showing some signs of age and may require a higher level of maintenance.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Monitor:** Upon testing in the second floor air conditioning mode, a normal temperature drop (43 degrees) across the evaporator coil was observed. This suggests that the system is operating properly. The temperature drop measured across the evaporator coil of the main floor air conditioning system is a little lower than typical. This usually indicates that servicing is needed/ refrigerant needs to be re-charged. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.

House Fan

- **Safety Issue: Improve:** The house fan should have a timer installed for improved safety. The fan should only be operated with window open otherwise exhaust from gas-fired appliances could enter the home.

AC CARE & TROUBLE SHOOTING TIPS: 1. Monitor the outside compressor unit for levelness. The compressor may not function properly if tilted more than 5 degrees. 2. Keep shrubbery or vegetation several feet away from the compressor unit for proper cooling. 3. The air coming from the outside compressor unit should be slightly warmer than the ambient air temperature. 4. The cool air coming from the registers in each room should have a 14-22 degree f. Differential as compared to the air at the return register. This indicates proper function. 5. If the supply & return temperature differential is 25 degrees f. Or more, then a technician should check it. 6. Keep male dogs away from the compressor as urine can rot out the cooling coils. Monitor the compressor for corrosion. 7. Be careful not to bump the compressor cooling coils when in the area. 8. Monitor the insulation on the larger refrigerant line and replace as needed. 9. Monitor the end of the condensate drain line. It should drip water indicating proper function. 10. Monitor the plenum (large supply duct) at the furnace for signs of rust or leakage. 11. Keep the evaporator coil unit within the furnace plenum clean by replacing or cleaning the furnace filter monthly. 12. Cover the outside compressor unit when shutdown for the winter, and shut-off the electrical disconnect next to the compressor. 13. Have the entire central air conditioning system inspected and serviced annually by a licensed HVAC technician.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions. •Window mounted air conditioning units are not inspected. •The cooling supply adequacy or distribution balance is not inspected. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.


Abandoned Wiring


Attic


Attic2


Cooling


Corrosion

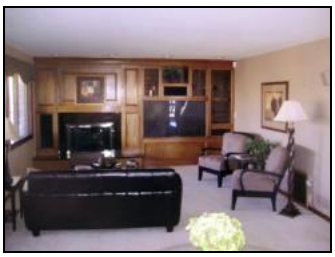

Exhaust Flue – Duct Taped


Exterior


Front


Furnace


Humidifier


Interior


Kitchen


Loose Flashing


Loose Flashing2


Mold-Like Growth


Mold-Like Growth2


Roofing


Roofing2


Roofing3


Structure


Structure2


Sub-Panel, Kennel


Sump Pit


Trim Damage


Electrical


Sub-Panel, Basement


Sub-Panel2, Basement


Water Heater


Water Heaters


Water Main