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Inspector: John Woodall
InterNACHI Certified ID: NACHI14012308


Summary

Client(s): **John C.**
Property address: **Fairfield OH 45014**
Inspection date: **Wednesday, January 21, 2015**

This report published on Saturday, February 14, 2015 4:44:30 PM EST

The SUMMARY REPORT is provided as an accessory to the Inspection Report and is not a full report. It summarizes the inspectors comments regarding conditions and/or concerns found during the course of the visual examination and does not represent the full inspection and should not be used separate from the inspection report.

Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense

	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

General Information

1 - Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:
http://www.reporthost.com/?EPA
http://www.reporthost.com/?CPSC
http://www.reporthost.com/?CDC

Grounds

2 - Wooden deck or porch surfaces were overdue for normal maintenance. Recommend that a qualified person clean and preserve as necessary. Where decks have been coated with a finish such as opaque stains or paint, it may be too difficult to strip the finish and apply anything but paint or opaque stain. Where transparent stain or penetrating oil has been applied in the past, recommend that a penetrating oil be used. For more information, visit:
http://www.reporthost.com/?PENOIL
http://www.reporthost.com/?DKMAIN


Photo 2-1


Photo 2-2

Exterior and Foundation

3 - One or more minor cracks (1/8 inch or less) were found in the attached garage slab. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

Garage Attached

4 - No photoelectric sensors were installed for one or more garage vehicle doors' automatic opener. These have been required on

all automatic door openers since 1993 and improve safety by triggering the door's auto-reverse feature without need for the door to come in contact with the object, person or animal that is preventing the door from closing. Recommend that a qualified contractor install photoelectric sensors where missing for improved safety. For more information on garage door safety issues, visit: http://www.reporthost.com/?GDPES

Photo 4-1

5 - Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.

Garage Detached

6 - Minor chipping of vinyl siding at ground level probably caused by a weed wacker. Recommend monitoring. Potential for moisture intrusion and wood destroying organisms.

Photo 6-1

Photo 6-2

Electric

7 - One ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip with a test instrument at the bathroom off the 1st floor hall. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Photo 7-1

8 - One or more modern, 3-slot electric receptacles (outlets) were found with an open ground. Three-slot receptacles should have a hot, a neutral and a ground wire connected. Homeowners often install new 3-slot receptacles on older, 2-wire circuits that only have hot and neutral wires. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Where the electric system was installed prior to when grounded circuits were required (1960s), it is permissible to replace 3-slot receptacles with 2-slot receptacles to prevent appliances that require a ground from being plugged in to an ungrounded circuit. However, the client should be aware of this limitation when planning use for various rooms, such as an office. For newer electric systems, circuits should be repaired so grounded, 3-wire cables provide power to 3-slot receptacles. Recommend that a qualified electrician repair per standard building practices.

Photo 8-1

Photo 8-2

Photo 8-3

9 - Smoke alarms were missing from one or more bedrooms. Additional smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit:
http://www.reporthost.com/?SMKALRM

10 - Carbon monoxide alarms were missing from one or more sleeping areas. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards. For more information, visit:
http://www.reporthost.com/?COALRM

11 - Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.

12 - Bulbs in one or more light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. - Over kitchen sink

Plumbing / Fuel Systems

13 - Copper water supply pipes were installed. Copper pipes installed prior to the late 1980s may be joined with solder that contains lead, which is a known health hazard especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. The client should be aware of this, especially if children will be using this water supply system. Note that the inspector does not test for toxic materials such as lead. The client should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions include:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours
- Install appropriate filters at points of use
- Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water
- Use bottled or distilled water
- Treat well water to make it less corrosive
- Have a qualified plumber replace supply pipes and/or plumbing components as necessary

For more information visit:
http://www.reporthost.com/?LEADDW
http://www.reporthost.com/?LEAD

14 - The water supply pressure from the public supply was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI . Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI. The pressure reducing valve on the main service pipe is a common solution to this problem. It should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that having a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the water heater where one is not already installed.

Photo 14-1

Photo 14-2

15 - No expansion tank was installed for the water supply system. Expansion tanks are recommended when a property is on a public water supply system and the property's water system is "closed" via a pressure reducing valve (PRV), check valve, or backflow preventer. No room for expansion of water exists in this type of system. Thermal expansion occurs when water is heated during non-use periods. In a closed system with no provision for expansion, its effects can include:

- Backflow into the water main
- Damage to water heater connections, gas water heater flue tubes and pumps serving washers and dishwashers
- Leaking faucets
- "Weeping" of water through the water heater temperature-pressure relief (TPR) valve
- Noisy water hammer in the pipes

Expansion tanks can eliminate these problems by giving water a place to go when thermal expansion occurs. When a water heating cycle ends, or when any fixture is opened within the system, the impact of thermal expansion is reduced, and water drains out of the expansion tank back into the system. Recommend that a qualified plumber install an expansion tank per standard building practices.

Photo 15-1

16 - Significant corrosion or rust was found at one or more water supply valves (under kitchen sink). This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber repair as necessary. For example, by replacing valves or fittings.

17 - Based on visible equipment or information provided to the inspector, a portion of the water supply to this property appeared to be from a private well. Private well water supplies are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. The inspector does not test private well water for contamination or pollutants, determine if the supply and/or flow are adequate, or provide an estimate for remaining life of well pumps, pressure tanks or equipment. Only visible and accessible components are evaluated. Recommend the following:

- That a qualified well contractor fully evaluate the well, including a pump/flow test
- That the well water be tested per the client's concerns (coliforms, pH, contaminants, etc.)
- Research the well's history (how/when constructed, how/when maintained or repaired, past performance, past health issues)
- Document the current well capacity and water quality for future reference

For more information, visit:
http://www.reporthost.com/?WELL


Photo 17-1


Photo 17-2


Photo 17-3

18 - A sewage ejector pump was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. These systems are typically sealed and involve moving parts. They are subject to clogging and/or damage from disposal of items such as disposable diapers and sanitary napkins. Recommend that this pump and related equipment (piping, valves, etc.) be evaluated by a qualified plumber and repaired if necessary. This should be done per the manufacturer's recommendations in the future, or annually if unable to verify the manufacturer's recommendations. Typically, these pumps have a lifespan of 7-10 years. For more information, visit:
http://www.reporthost.com/?SEWEJPMP


Photo 18-1


Photo 18-2


Photo 18-3


Photo 18-4

19 - No battery backup system was found for the sump pump. If the power goes out during heavy rains, the sump pump won't be able to eliminate accumulated water. Consider installing a battery backup system for the sump pump.


Photo 19-1

20 - The gas meter was in contact with or too close to the soil below and is likely to rust as a result. Gas meters should be located 10 inches or more above the soil below. Soil should be graded or removed as necessary.

Photo 20-1

Water Heater

21 - The water heater was installed in an unheated space on a concrete floor and was not resting on an insulated pad. The bottom of the casing is likely to rust, and energy efficiency may be reduced. Recommend installing an insulated pad under the water heater.

Photo 21-1

Heating, Ventilation and Air Condition (HVAC)

22 - The estimated useful life for most conditioning condensing units is 10-15 years. This unit appeared to be near, at and/or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Photo 22-1

Photo 22-2

23 - The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

24 - Insulation on the air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.

Photo 24-1

25 - An electronic air filter was installed. Recommend checking filters upon taking occupancy and monthly in the future. Guidelines vary depending on the manufacturer, but when the filters are dirty, the following steps should normally be performed:

- Turn off filter and wait 30 seconds before pulling off cover
- Note direction arrow on cells is oriented and positions of pre-filters and cells
- Remove cells and pre-filters
- Clean pre-filters with a vacuum cleaner and brush attachment
- Wash cells in a dishwasher, in a tub or with a garden hose
- Be careful not to break ionizing wires or bend collector plates
- Use only soaps that are safe for aluminum (e.g. dishwasher soap)
- When using a dishwasher, support cells with 4 glasses, and don't use the drying cycle

- When using a bathtub, soak cells for 15-20 minutes and then agitate them
- Let cells air-dry
- Reinstall cells and filters in the correct position and orientation and turn filter back on

Note that how often filters need cleaning depends on how the system is configured (e.g. always on versus "auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season). For more information, visit: http://www.reporthost.com/?EAFM

26 - The estimated useful life for most forced air furnaces is 15-20 years. This furnace was manufactured in 1994 and appeared to be near its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Photo 26-1

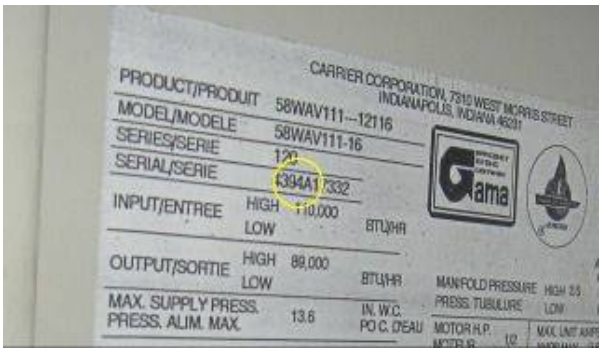

Photo 26-2

Fireplaces, Stoves, Chimneys and Flues

27 - Spalled brick was found on the brick chimney in two places near the cap. Deteriorated brick or masonry can allow water to infiltrate the chimney structure and cause further damage. Recommend that a qualified contractor repair as necessary.

Photo 27-1

Photo 27-2


Photo 27-3

28 - Signs of past water infiltration, drip marks in the flue, were seen. The chimney has a newer cap to keep out water and animals so I believe this old damage and not a point of concern. I would monitor this carefully.


Photo 28-1


Photo 28-2


Photo 28-3


Photo 28-4

Photo 28-5

Bathrooms, Laundry and Sinks

29 - The clothes dryer vent in basement was equipped with a vinyl or mylar, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. They can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow and cause overheating. Recommend that such ducts be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. For more information, visit:
http://www.reporthost.com/?DRYER

Photo 29-1

Attic and Roof Structure

30 - The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current standards (R-38). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.
The North American Insulation Manufacturers Association recommends that houses in our climate zone should have R-38 to R-60 in the attic.
http://www.naima.org/insulation-knowledge-base/residential-home-insulation/how-much-insulation-should-be-installed.html
The U.S. Dept. of Energy recommends that houses in our climate zone should have R-38 to R-60 in the attic.
http://energy.gov/energysaver/articles/insulation

31 - The ceiling insulation in one or more areas of the attic was substandard. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

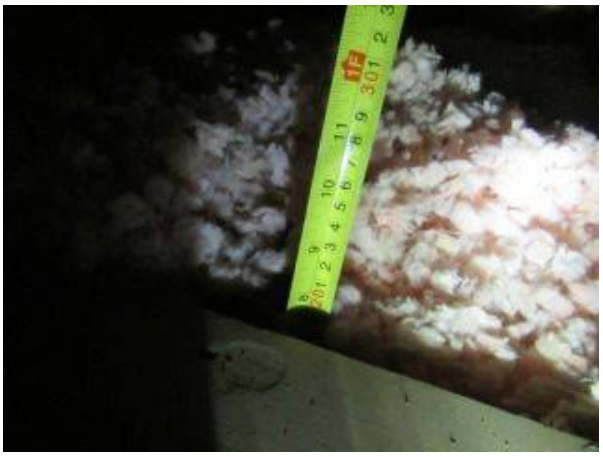

Photo 31-1

Photo 31-2

Photo 31-3

Photo 31-4

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Phone: (513) 886-1560
Inspector: John Woodall
InterNACHI Certified ID: NACHI14012308


Residential Property Inspection Report

Client(s): **John C.**
Property address: **Fairfield OH 45014**
Inspection date: **Wednesday, January 21, 2015**

This report published on Saturday, February 14, 2015 4:44:30 PM EST

Thank you for choosing Best Choice Home Inspections. We've made every effort to provide you with a thorough, high quality inspection, and hope that the information in this report proves to be valuable in your consideration of this property. If for any reason you are unsatisfied with this report, or have questions after reviewing it, please don't hesitate to call us. If you are satisfied, please tell your friends about us.

This inspection complies with the American Society of Home Inspectors' (ASHI) Standards of Practice and the National Association of Home Inspectors' (NAHI) Standards of Practice. This report is intended to identify major defects within a structure that significantly affect its habitability. Cosmetic items such as damaged molding, trim, doors, cabinets, interior paint or carpet are generally excluded from this report.

Home inspection reports by nature focus on defects and may seem negative in tone. Some features of this property may be in excellent condition and of high quality but have not been mentioned, or been deemed adequate in the report. This is not meant to downplay this property's assets, but to focus on alerting you to potentially expensive problems. Bear in mind that all homes, regardless of their age, have some number of defects.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	**Safety**	Poses a safety hazard
	**Major Defect**	Correction likely involves a significant expense
	**Repair/Replace**	Recommend repairing or replacing
	**Repair/Maintain**	Recommend repair and/or maintenance
	**Minor Defect**	Correction likely involves only a minor expense
	**Maintain**	Recommend ongoing maintenance
	**Evaluate**	Recommend evaluation by a specialist
	**Monitor**	Recommend monitoring in the future
	**Comment**	For your information

General Information

Report number: 20150121Comella
Present during inspection: Client, Property owner
Weather conditions during inspection: Dry (no rain)
Temperature during inspection: Cool
Type of building: Single family, Detached garage
Buildings inspected: One house, One detached garage
Age of main building: 1957
Source for main building age: Municipal records or property listing
Front of building faces: North
Occupied: No

1) Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:
http://www.reporthost.com/?EPA
http://www.reporthost.com/?CPSC
http://www.reporthost.com/?CDC

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.
Site profile: Level
Condition of driveway: Appeared serviceable
Driveway material: Poured in place concrete
Condition of sidewalks: Appeared serviceable
Sidewalk material: Poured in place concrete
Condition of deck: Appeared serviceable
Deck material: Wood
Condition of Porch: Appeared serviceable with no cracking
Porch material: Concrete
Condition of stairs, and handrails: Appeared serviceable, sturdy
Exterior stair material: Wood on deck, Concrete on porch

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2) Wooden deck or porch surfaces were overdue for normal maintenance. Recommend that a qualified person clean and preserve as necessary. Where decks have been coated with a finish such as opaque stains or paint, it may be too difficult to strip the finish and apply anything but paint or opaque stain. Where transparent stain or penetrating oil has been applied in the past, recommend that a penetrating oil be used. For more information, visit:
http://www.reporthost.com/?PENOIL
http://www.reporthost.com/?DKMAIN


Photo 2-1


Photo 2-2

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.
Wall inspection method: Viewed from ground
Condition of wall exterior covering: Appeared serviceable, clean and in good condition.
Apparent wall structure: Concrete block, Brick
Wall covering: Solid brick (not veneer)
Condition of foundation and footings: Appeared serviceable
Apparent foundation type: Partially finished basement with poured foundation, attached and detached garages are concrete slab
Foundation/stem wall material: Poured in place concrete
Footing material (under foundation stem wall): Poured in place concrete

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3) One or more minor cracks (1/8 inch or less) were found in the attached garage slab. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.
Roof inspection method: Traversed
Condition of roof surface material: Appeared serviceable, 15 Years old
Roof surface material: 25 year asphalt 3-tab composition shingles
Roof type: Hipped
Apparent number of layers of roof surface material: One
Condition of exposed flashings: Appeared serviceable and well maintained
Condition of gutters, downspouts and extensions: Appeared serviceable and well maintained

Garage Attached

Type: Attached, Garage
Fire Door between attached garage and house: No, Fire Resistant, solid wood with metal veneer
Condition of door between garage and house: Appeared serviceable
Type of door between garage and house: Solid core, Wood, With metal veneer
Condition of garage vehicle door(s): Appeared serviceable
Type of garage vehicle door: Sectional
Number of vehicle doors: 2
Condition of automatic opener(s): Appeared serviceable and functioning
Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): No, None
Condition of garage floor: Appeared serviceable with minor cracks. (see below)
Condition of garage interior: Appeared serviceable
Garage ventilation: None

4) No photoelectric sensors were installed for one or more garage vehicle doors' automatic opener. These have been required on all automatic door openers since 1993 and improve safety by triggering the door's auto-reverse feature without need for the door to come in contact with the object, person or animal that is preventing the door from closing. Recommend that a qualified contractor install photoelectric sensors where missing for improved safety. For more information on garage door safety issues, visit: http://www.reporthost.com/?GDPES

Photo 4-1

5) Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.

Garage Detached

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.
Type: Detached, Garage
Fire Door between attached garage and house: n/a
Condition of garage vehicle door(s): Appeared serviceable
Type of garage vehicle door: Sectional
Number of vehicle doors: 2
Condition of automatic opener(s): None
Condition of garage floor: Appeared serviceable
Condition of garage interior: Appeared serviceable
Garage ventilation: None

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6) Minor chipping of vinyl siding at ground level probably caused by a weed wacker. Recommend monitoring. Potential for moisture intrusion and wood destroying organisms.

Photo 6-1

Photo 6-2

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.
Condition of exterior entry doors: None
Condition of floor substructure above: Appeared serviceable
Pier or support post material: Steel
Beam material: Steel
Floor structure above: Solid wood joists
Condition of insulation underneath floor above: Not applicable, none installed

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.
Electric service condition: Appeared serviceable
Primary service type: Overhead
Service voltage (volts): 120-240
Estimated service amperage: 150 amp
Primary service overload protection type: Circuit breakers
Main disconnect rating (amps): 150 amp
System ground: Cold water supply pipes (city supply pipes)
Condition of main service panel: Appeared serviceable
Condition of sub-panel(s): Appeared serviceable in detached garage
Location of main service panel: Basement
Location of sub-panel: Detached garage
Condition of branch circuit wiring: Serviceable (see concerns below)
Branch circuit wiring type: Romex and Non-metallic sheathed, (BX) Armor clad flexible
Solid strand aluminum branch circuit wiring present: None
Ground fault circuit interrupter (GFCI) protection present: Yes
Arc fault circuit interrupter (AFCI) protection present: Yes
Smoke alarms installed: Yes
Carbon monoxide alarms installed: yes

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7) One ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip with a test instrument at the bathroom off the 1st floor hall. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Photo 7-1

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8) One or more modern, 3-slot electric receptacles (outlets) were found with an open ground. Three-slot receptacles should have a hot, a neutral and a ground wire connected. Homeowners often install new 3-slot receptacles on older, 2-wire circuits that only have

hot and neutral wires. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Where the electric system was installed prior to when grounded circuits were required (1960s), it is permissible to replace 3-slot receptacles with 2-slot receptacles to prevent appliances that require a ground from being plugged in to an ungrounded circuit. However, the client should be aware of this limitation when planning use for various rooms, such as an office. For newer electric systems, circuits should be repaired so grounded, 3-wire cables provide power to 3-slot receptacles. Recommend that a qualified electrician repair per standard building practices.

Photo 8-1

Photo 8-2

Photo 8-3

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9) Smoke alarms were missing from one or more bedrooms. Additional smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit:
http://www.reporthost.com/?SMKALRM

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10) Carbon monoxide alarms were missing from one or more sleeping areas. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards. For more information, visit:
http://www.reporthost.com/?COALRM

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11) Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.

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12) Bulbs in one or more light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. - Over kitchen sink

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.
Condition of service and main line: Appeared serviceable
Water service: Public & Private Well. The private well pump was turned on, pressurized, and tested and appeared to be functioning fine. (see concerns below)
Location of main water shut-off: Basement
Condition of supply lines: Appeared serviceable
Supply pipe material: Copper
Condition of drain pipes: Appeared serviceable
Drain pipe material: Plastic or (PVC)
Condition of waste lines: Appeared serviceable
Waste pipe material: Plastic or (PVC) to Cast iron
Vent pipe condition: Appeared serviceable
Vent pipe material: Plastic to galvanized steel through roof
Sump pump installed: Yes
Condition of sump pump: Appeared serviceable
Sewage ejector pump installed: Yes
Condition of sewage ejector pump: Appeared serviceable. The sewage ejector pump tested and appeared to be functioning fine. (see concerns below)
Condition of fuel system: Appeared serviceable
Location of main fuel shut-off valve: At gas meter (see concerns below)

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13) Copper water supply pipes were installed. Copper pipes installed prior to the late 1980s may be joined with solder that contains lead, which is a known health hazard especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. The client should be aware of this, especially if children will be using this water supply system. Note that the inspector does not test for toxic materials such as lead. The client should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions include:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours
- Install appropriate filters at points of use
- Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water
- Use bottled or distilled water
- Treat well water to make it less corrosive
- Have a qualified plumber replace supply pipes and/or plumbing components as necessary

For more information visit:
http://www.reporthost.com/?LEADDW
http://www.reporthost.com/?LEAD

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14) The water supply pressure from the public supply was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI . Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI. The pressure reducing valve on the main service pipe is a common solution to this problem. It should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that having a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the water heater where one is not already installed.

Photo 14-1

Photo 14-2

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15) No expansion tank was installed for the water supply system. Expansion tanks are recommended when a property is on a public water supply system and the property's water system is "closed" via a pressure reducing valve (PRV), check valve, or backflow preventer. No room for expansion of water exists in this type of system. Thermal expansion occurs when water is heated during non-use periods. In a closed system with no provision for expansion, its effects can include:

- Backflow into the water main
- Damage to water heater connections, gas water heater flue tubes and pumps serving washers and dishwashers
- Leaking faucets
- "Weeping" of water through the water heater temperature-pressure relief (TPR) valve
- Noisy water hammer in the pipes

Expansion tanks can eliminate these problems by giving water a place to go when thermal expansion occurs. When a water heating cycle ends, or when any fixture is opened within the system, the impact of thermal expansion is reduced, and water drains out of the expansion tank back into the system. Recommend that a qualified plumber install an expansion tank per standard building practices.

Photo 15-1

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16) Significant corrosion or rust was found at one or more water supply valves (under kitchen sink). This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber repair as necessary. For example, by replacing valves or fittings.

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17) Based on visible equipment or information provided to the inspector, a portion of the water supply to this property appeared to be from a private well. Private well water supplies are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. The inspector does not test private well water for contamination or pollutants, determine if the supply and/or flow are adequate, or provide an estimate for remaining life of well pumps, pressure tanks or equipment. Only visible and accessible components are

evaluated. Recommend the following:

- That a qualified well contractor fully evaluate the well, including a pump/flow test
- That the well water be tested per the client's concerns (coliforms, pH, contaminants, etc.)
- Research the well's history (how/when constructed, how/when maintained or repaired, past performance, past health issues)
- Document the current well capacity and water quality for future reference

For more information, visit:
http://www.reporthost.com/?WELL


Photo 17-1


Photo 17-2


Photo 17-3

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18) A sewage ejector pump was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. These systems are typically sealed and involve moving parts. They are subject to clogging and/or damage from disposal of items such as disposable diapers and sanitary napkins. Recommend that this pump and related equipment (piping, valves, etc.) be evaluated by a qualified plumber and repaired if necessary. This should be done per the manufacturer's recommendations in the future, or annually if unable to verify the manufacturer's recommendations. Typically, these pumps have a lifespan of 7-10 years. For more information, visit:
http://www.reporthost.com/?SEWEJPMP


Photo 18-1


Photo 18-2


Photo 18-3


Photo 18-4

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19) No battery backup system was found for the sump pump. If the power goes out during heavy rains, the sump pump won't be able to eliminate accumulated water. Consider installing a battery backup system for the sump pump.


Photo 19-1

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20) The gas meter was in contact with or too close to the soil below and is likely to rust as a result. Gas meters should be located 10 inches or more above the soil below. Soil should be graded or removed as necessary.

Photo 20-1

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.
Condition of water heater: Appeared serviceable
Type: Tank
Energy source: Electricity
Estimated age: 2013
Capacity (in gallons): 50
Location of water heater: Basement
Hot water temperature tested: No
Condition of venting system: n/a

21) The water heater was installed in an unheated space on a concrete floor and was not resting on an insulated pad. The bottom of the casing is likely to rust, and energy efficiency may be reduced. Recommend installing an insulated pad under the water heater.

Photo 21-1

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).
General heating system type(s): Forced air, Furnace
General heating distribution type(s): Ducts and registers
Last service date of primary heat source: Unknown, Unmarked
Condition of forced air heating/(cooling) system: Appeared serviceable and functioning (see concerns below)
Forced air heating system fuel type: Natural gas
Estimated age of forced air furnace: Carrier Mfg: 1994
Location of forced air furnace: Basement
Condition of furnace filters: Appeared serviceable - High end Carrier electric air cleaner installed with system in Mfg: 1994
Location for forced air filter(s): At base of air handler
Condition of forced air ducts and registers: Appeared serviceable
Condition of burners: Appeared serviceable, clean, with no sign of rust or cracking
Type of combustion air supply: No dedicated source visible, uses room air
Condition of venting system: Appeared serviceable into dedicated flu up chimney
Condition of cooling system: Appeared serviceable and functioning - Carrier, same Mfg as furnace. (see concerns below)
Cooling system fuel type: Electric
Condition of controls: Appeared serviceable

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22) The estimated useful life for most conditioning condensing units is 10-15 years. This unit appeared to be near, at and/or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Photo 22-1

Photo 22-2

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23) The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

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24) Insulation on the air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.

Photo 24-1

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25) An electronic air filter was installed. Recommend checking filters upon taking occupancy and monthly in the future. Guidelines vary depending on the manufacturer, but when the filters are dirty, the following steps should normally be performed:

- Turn off filter and wait 30 seconds before pulling off cover
- Note direction arrow on cells is oriented and positions of pre-filters and cells
- Remove cells and pre-filters
- Clean pre-filters with a vacuum cleaner and brush attachment
- Wash cells in a dishwasher, in a tub or with a garden hose
- Be careful not to break ionizing wires or bend collector plates
- Use only soaps that are safe for aluminum (e.g. dishwasher soap)
- When using a dishwasher, support cells with 4 glasses, and don't use the drying cycle
- When using a bathtub, soak cells for 15-20 minutes and then agitate them
- Let cells air-dry
- Reinstall cells and filters in the correct position and orientation and turn filter back on

Note that how often filters need cleaning depends on how the system is configured (e.g. always on versus "auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season). For more information, visit: http://www.reporthost.com/?EAFM

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26) The estimated useful life for most forced air furnaces is 15-20 years. This furnace was manufactured in 1994 and appeared to be near its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Photo 26-1

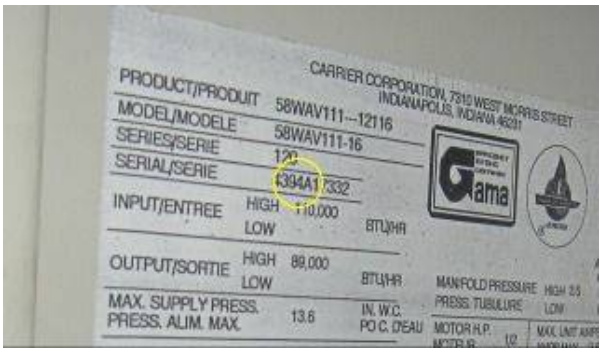

Photo 26-2

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.
Condition of wood-burning fireplaces: Appeared serviceable (see concerns below)
Wood-burning fireplace type: Masonry
Condition of chimneys and flues: Appeared serviceable (see concerns below)
Wood-burning chimney type: Masonry, With tile flue

27) Spalled brick was found on the brick chimney in two places near the cap. Deteriorated brick or masonry can allow water to infiltrate the chimney structure and cause further damage. Recommend that a qualified contractor repair as necessary.


Photo 27-1


Photo 27-2


Photo 27-3

28) Signs of past water infiltration, drip marks in the flue, were seen. The chimney has a newer cap to keep out water and animals so I believe this old damage and not a point of concern. I would monitor this carefully.

Photo 28-1

Photo 28-2

Photo 28-3

Photo 28-4

Photo 28-5

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.
Condition of counters: Formica - Appeared serviceable, clean and in good condition
Condition of cabinets: Wood - Appeared serviceable and in good condition
Condition of sinks and related plumbing: Appeared serviceable, Stainless
Condition of under-sink food disposal: N/A (none installed)
Condition of dishwasher: Appeared serviceable, GE - approximate age 1999 (no recalls)
Condition of range, cooktop or oven: Appeared serviceable, GE - approximate age 1999 (no recalls)
Range, cooktop or oven type: Electric
Type of ventilation: Ceiling mounted fan, ducted to exterior through roof
Condition of refrigerator: Appeared serviceable, GE - approximate age 1999 (no recalls)

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.
Location #A: Half bath located off kitchen on 1st floor
Location #B: Full bath located off 1st floor hall
Location #C: Half bath located in basement
Condition of counters: Composite in #B & #C Appeared serviceable, clean and in good condition. #A is a wall mount with no counter
Condition of cabinets: #B & #C are wood, serviceable and in good condition. #A has no cabinet
Condition of flooring: Appeared serviceable, #A & #C are vinyl. Carpet in #B
Condition of sinks and related plumbing: All appeared serviceable and in good working order
Condition of toilets: Appeared serviceable
Condition of bathtubs and related plumbing: None
Condition of shower(s) and related plumbing: Appeared serviceable
Bathroom and laundry ventilation type: None visible
Gas supply for laundry equipment present: No
240 volt receptacle for laundry equipment present: Yes
Kenmore Clothes Washer & Dryer: Mfg. in 2010 appear clean and in good working order (no recalls)

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29) The clothes dryer vent in basement was equipped with a vinyl or mylar, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. They can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow and cause overheating. Recommend that such ducts be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. For more information, visit: http://www.reporthost.com/?DRYER

Photo 29-1

Interior and Exterior Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.
Condition of exterior entry doors: Appeared serviceable
Exterior door material: Wood, With metal veneer
Condition of interior doors: Appeared serviceable
Condition of windows: Appeared serviceable, Vinyl replacement windows, unable to determine age - estimate 7 to 10 years old
Type(s) of windows: Vinyl replacement, Double-hung
Condition of walls and ceilings: Appeared serviceable
Wall type or covering: Plaster
Ceiling type or covering: Plaster
Condition of flooring: Appeared serviceable
Flooring type or covering: Vinyl, carpet & hardwood

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.
Attic inspection method: Traversed
Condition of roof structure: Appeared serviceable
Roof structure type: Rafters
Ceiling structure: Joists
Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable
Ceiling insulation material: Fiberglass loose fill
Approximate attic insulation R value (may vary in areas): R-26 - recommend R-28 in this part of the country (see concerns below)
Vermiculite insulation present: None visible
Vapor retarder: None
Condition of roof ventilation: Appeared serviceable - one box vent is being used to vent kitchen ceiling vent
Roof ventilation type: Box vents

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30) The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current standards (R-38). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.
The North American Insulation Manufacturers Association recommends that houses in our climate zone should have R-38 to R-60 in the attic.
http://www.naima.org/insulation-knowledge-base/residential-home-insulation/how-much-insulation-should-be-installed.html
The U.S. Dept. of Energy recommends that houses in our climate zone should have R-38 to R-60 in the attic.
http://energy.gov/energysaver/articles/insulation

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31) The ceiling insulation in one or more areas of the attic was substandard. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

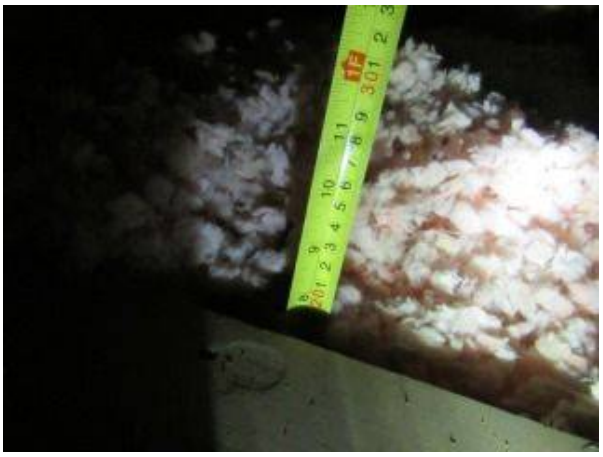

Photo 31-1

Photo 31-2

Photo 31-3

Photo 31-4

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.
Visible evidence of active wood-destroying insects: No
Visible evidence of active wood decay fungi: No
Visible evidence of past wood-destroying insects: No
Visible evidence of past wood decay fungi: No
Visible evidence of damage by wood-destroying insects: No
Visible evidence of damage by wood decay fungi: No
Visible evidence of conditions conducive to wood-destroying organisms: No
Evidence of prior treatment of wood-destroying insects: None

What Really Matters

By Nick Gromicko (Founder of InterNACHI)

Buying a home? The process can be stressful. A home inspection is supposed to give you peace of mind, 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, a 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 expectancies for various systems and components, and minor imperfections. These are useful to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a structural failure;
2. Things that lead to major defects, such as a small roof-flashing leak, for example;
3. Things that may hinder your ability to finance, legally occupy, or insure the home; and
4. Safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed. 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. Keep things in perspective. Do not kill your deal over things that do not matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

Now that you've had a home inspection, below are some useful links for Prospective Buyers:

- **10 EASY WAYS TO SAVE ENERGY IN YOUR HOME:**
  http://www.nachi.org/increasing-home-energy-efficiency-client.htm
- **15 TOOLS EVERY HOMEOWNER SHOULD OWN:**
  http://www.nachi.org/15-tools.htm
- **HOME MAINTENANCE CHECKLIST/REPAIR:**
  http://frugalliving.about.com/od/homemaintenancerepair/a/Home-Maintenance-Checklist.htm
  http://frugalliving.about.com/od/homemaintenancerepair/Home_MaintenanceRepair.htm