
Building Inspectors Consortium
1510 Old Deerfield Road
Highland Park, IL 60035

Printed Thursday, September 18, 2003

Inspected By:
David Bunker

Referral Information
Client

Client Information: Record Number 0703013D

Smith, John
1234 Main Street
Anytown, IL 12345

Inspected 7/17/03 4:00pm

Inspector's Signature *David Bunker, IL License # 050000159*

Important Note *Read the Entire Report*

This inspection report is provided to you as documentation of the inspector's findings. It reflects the condition of the inspected items in the home on the day of the inspection. The report is provided in two sections, a "Details" section documenting the condition of all of the inspected items, and a "Summary" section documenting all of the items that were found not "satisfactory". Do not rely just on the Summary section of this report. Read the ENTIRE REPORT for important information about all of the inspected items in your home. Please call the inspector if you have any questions concerning this report. He will be happy to discuss the report with you and help clarify anything in the report that you may not understand. Finally, remember that systems in your home require periodic maintenance. A book provided with your inspection report provides good information on the homes systems and maintenance.

Inspection Summary

Building Inspectors Consortium
1510 Old Deerfield Road
Highland Park, IL 60035

Record 0703013D - Smith, John 1234 Main Street, Anytown, IL 12345

Defect/Safety Concern

ROOF

Flashing

Flashing leak in the master bedroom front dormer. Water in the attic to the left of the dormer.
Possible flashing leak where the flat roof meets the house. there is water above the ceiling (center of living room ceiling) under this area.
Have a roofer evaluate all flashings and make repairs as needed.

BASEMENT

Windows/Ventilation

The egress or emergency escape window in the basement has been blocked by the crawl space. There is no other egress window.

An egress window allows you to escape in the event of fire or other emergency. If the basement is finished, a bedroom is present, or much time is spent in the basement, consider the addition of an egress window for safety.

HALF BATH

Toilet Bowl and Tank

The toilet bowl is loose at the floor anchor bolts and is leaking. A loose toilet may leak at the wax seal, and could cause damage to the floor or ceiling below. Recommend a plumber inspect and re-secure the toilet to the floor.

INTERIOR

Indoor Air Quality (IAQ)

There is standing water on the plastic moisture barrier in the crawl space, peeling paint on the exterior of the house, and high moisture levels were found (using a moisture meter) on the wood paneling in the finished basement. Moisture can contribute to mold growth. Although we did not see visible mold, we recommend action to eliminate the source of water in the crawl space and high moisture levels in the basement, and have the home evaluated further for possible mold.

Indoor air quality is a growing concern for many homeowners. As houses become more energy efficient there is less of an air exchange that can sometimes result in indoor air quality degradation. Also, chemicals in building materials, household items and furniture can add to the poor quality of indoor air. Recently, mold has become an issue in that some molds and their toxins can be detrimental to our health. Also, some chemicals (radon, lead, asbestos and others in building materials) and biologicals (spores, pollen, dust mites, etc.) can be detrimental. As clearly stated in our Inspection Agreement we do not inspect for Product Defects or Environmental Concerns. If, during the course of the inspection, we see clear visual evidence of product defects or suspected environmental concerns that may affect the indoor air quality, we will make you aware of what we see, and recommend you have further analysis done by an expert in that field. However, please realize that we are not experts in this field, and the purpose of our inspection is not a determination of indoor air quality. If concerned, we encourage you to have an environmental assessment conducted by a qualified environmental testing laboratory. For additional information on indoor air quality, visit the EPA web site at <http://www.epa.gov/iaq>

Interior Ceilings

There is a moisture damaged area (bubble) in the living room ceiling about 10 feet in from the West wall. This area is under the area where the flat roof meets the side of the house. There is a leak in the roof or flashing allowing this water penetration. Have the leak repaired and the drywall evaluated for mold.

Service/Repair

EXTERIOR

Siding

Peeling paint noted on some areas of the siding. Peeling paint may be caused in part by high levels of moisture in the home, and high moisture levels can lead to damage to the framing and possible mold growth (water found in the crawl space). Scrape and prime, then paint as part of normal maintenance. Try to control indoor moisture by keeping humidifiers set lower in Winter, using bathroom fans and kitchen range hood, and running the air conditioning in humid weather.

Trim Work

Some areas of the trim has loose, peeling and flaking paint. Scrape off all loose and peeling paint, prime and paint to protect the wood.

Soffit\Fascia

Rotted areas noted in soffit and fascia (East side back of house). Recommend all exterior wood products with rot be evaluated by a qualified contractor and all needed repairs made (replace rotted wood). Also some wood rot in the pergola over the West side patio.

GROUNDS

Walks

The walk at the front of the house has settled and slopes toward the foundation. This can prevent proper drainage of storm water away from the house. Water could enter the basement or crawl space. Recommend the walks be pitched away from the foundation for drainage.

Patio

There are two patio areas. The patio slab on the East side is cracked and has settled about 5 inches. Part of it slopes toward the house. This allows storm water to accumulate near the foundation, and could seep into the basement. We recommend that patio surfaces be sloped away from the house for proper drainage.

GARAGE

Garage Access Door

There is wood rot in the door sill. The lower parts of the door are water damaged. The door sticks and cannot be opened or closed easily. Recommend maintenance to replace the sill and door.

BASEMENT

Basement Drainage

Primary sump pump operational.

The sump pump cover is not secured to the floor. This is normally part of a radon mitigation job. Have the cover sealed to the floor.

A battery operated backup sump pump is recommend to provide protection in the event of power failure, or failure of the main sump pump.

CRAWL SPACE

CRAWL SPACE

High moisture level and standing water in the crawl space. No ventilation. as we were unable to enter the crawl space for evaluation, recommend further evaluation to determine if any wood rot is present when the crawl is repaired to stop water entry.

Crawl Space Ventilation

Normally a crawl space should have adequate ventilation to control moisture buildup. Recommend at least one square foot of free vent space for every 300 square feet of crawl space floor area.

PLUMBING

Type of Outside Spigots

The hose faucet on the front of the house makes a loud chattering noise when we turn on the water. replace this hose faucet.

Even with frost free exterior hose faucets, ensure that hoses are removed in the Winter to allow the faucet to drain and prevent freezing and broken pipes.

Service/Repair

LAUNDRY

Laundry Energy Source

Unused gas feed for the drier is turned off at the valve, but is not capped. Have the pipe capped.

INTERIOR

Windows

Wood rot in the sill of the South window, Southeast 2d floor bedroom.

ATTIC

Attic Exhaust

Exhaust fan from master bathroom terminates (exhausts) in the attic. This may cause condensation and moisture problems in the attic in freezing weather. Recommend bathroom fans be vented to the exterior through ductwork, as an upgrade.

Comment

EXTERIOR

Exterior Electrical

Exterior outlets are not ground fault circuit interrupt (GFCI) protected. We recommend having an electrician install GFCI outlets as an upgrade for safety.

Grading

The lot has a generally positive grade or slope away from the foundation for drainage, except at the Foundation on the front and back of the house, and also on the West side where shrubbery or planting beds are located. If seepage occurs in the basement or crawl space during heavy rains, recommend improving the grade at the planting beds by adding soil fill and re grading so the soil slopes away from the foundation.

GUTTERS

Sealed Downspouts

Some of the downspouts drain to tile. The tiles have settled and the downspouts drain to the ground. Recommend having the downspouts extended into the tile to prevent water from washing onto the soil near the foundation. We do not know the termination point of the tile. Keep gutters and downspouts clean to prevent clogging of the tiles.

Downspout Extensions

Downspout extensions missing at the front and side of the house. This allows water from the gutters to pond near the foundation, and could lead to seepage in the basement or crawl space, or even damage siding and trim. We recommend downspouts be extended well away from the building. Use aluminum downspout material or plastic drain pipe.

Gutter Condition

Gutters full of leaves and debris. Dirty gutters cause water to overflow during heavy rains. Water accumulating near the foundation can seep into the basement or crawl space and rot siding and trim. Keep gutters and downspouts clear of debris to prevent these conditions.

GARAGE

Garage Windows

Casement style window. Crank handle is missing. Unable to open window. Screen missing. Recommend repairs.

Garage Electrical System

We recommend outlets be upgraded to GFCI or ground fault interrupt outlets for safety. An electrician can do this simple upgrade.

Comment

ROOF

Roof Covering Condition

The roof covering is older, and the shingles show signs of wear such as curling corners and cupping, missing mineral granules, and some brittleness. This roof covering is approaching the end of a normal service life (normally 15 to 20 years). This roof covering may need to be replaced within 5 years. Recommend a roofer evaluate in a year or two for condition.

Garage Roof Condition

Garage roof covering condition is the same as the house roof, with some curling shingles and the back slope is moss covered. This shortens the life of the shingles. Recommend cleaning the moss off the shingles.

CRAWL SPACE

Crawl Space Floor Vapor Barrier

There is standing water on the plastic vapor barrier. Find and eliminate the source of the water. See also Interior section, Indoor air quality.

COOLING

Cooling System Coils and Fins

Fins on the exterior unit (compressor/condenser unit) should be cleaned due to accumulation of lint and debris. Dirty fins cause the unit to work too hard and is inefficient at cooling.

KITCHEN

Kitchen Doors Windows

Kitchen window missing the screens.

BATHROOM

Bathroom Receptacles

Bathroom outlets are not ground fault circuit interrupt (GFCI) protected. Recommend an electrician replace the outlets with GFCI outlets for safety.

Inspection Report Details

Record 0703013D - Smith, John 1234 Main Street, Anytown, IL 12345

EXTERIOR

Satisfactory

EXTERIOR - Age and Orientation of House

Age of the home is approximately 35 years old. The front of the home is oriented to the South, weather overcast with intermittent storms and rain.

Satisfactory

Type of Home - Frame, 2 Story

Satisfactory

Additions / Renovation - Bump out addition

Addition on a slab, at the West side of the house. age unknown, but estimate at least 15 to 20 years. With any additions or major renovation, recommend checking with local authorities to determine that a permit was obtained. Major work without permits can be unsafe.

Satisfactory

Entry Doors - Wood Frame and Panel

Satisfactory

Patio Doors - Sliding, Aluminum Frame

Service/Repair

Siding - Wood Horizontal Siding

Peeling paint noted on some areas of the siding. Peeling paint may be caused in part by high levels of moisture in the home, and high moisture levels can lead to damage to the framing and possible mold growth (water found in the crawl space). Scrape and prime, then paint as part of normal maintenance. Try to control indoor moisture by keeping humidifiers set lower in Winter, using bathroom fans and kitchen range hood, and running the air conditioning in humid weather.

Service/Repair

Trim Work - Wood

Some areas of the trim has loose, peeling and flaking paint. Scrape off all loose and peeling paint, prime and paint to protect the wood.

Service/Repair

Soffit\Fascia - Wood

Rotted areas noted in soffit and fascia (East side back of house). Recommend all exterior wood products with rot be evaluated by a qualified contractor and all needed repairs made (replace rotted wood). Also some wood rot in the pergola over the West side patio.

Satisfactory

Window Character Material - Wood

Satisfactory

Window Character Type - Double Hung

Satisfactory

Windows Storm\Screen - Alum Self Stored

Satisfactory

Glass - Single Pane

Comment

Exterior Electrical - Tested, Not GFCI Protected

Exterior outlets are not ground fault circuit interrupt (GFCI) protected. We recommend having an electrician install GFCI outlets as an upgrade for safety.

Satisfactory

Exposed Foundation - Poured Concrete

Comment

Grading - Marginal

The lot has a generally positive grade or slope away from the foundation for drainage, except at the Foundation on the front and back of the house, and also on the West side where shrubbery or planting beds are located. If seepage occurs in the basement or crawl space during heavy rains, recommend improving the grade at the planting beds by adding soil fill and re grading so the soil slopes away from the foundation.

EXTERIOR

Satisfactory

Gas Meter - Main Shut off Valve Present, East side

Main gas shut off valve for the house is located on the street side of the gas meter. It is a 1/4 turn valve. A wrench may be needed to turn the valve.

Satisfactory

Window Wells - Wells Covered

GROUNDS

Satisfactory

Driveway - Asphalt

Service/Repair

Walks - Concrete

The walk at the front of the house has settled and slopes toward the foundation. This can prevent proper drainage of storm water away from the house. Water could enter the basement or crawl space. Recommend the walks be pitched away from the foundation for drainage.

Satisfactory

Porches - Concrete

Service/Repair

Patio - Concrete

There are two patio areas. The patio slab on the East side is cracked and has settled about 5 inches. Part of it slopes toward the house. This allows storm water to accumulate near the foundation, and could seep into the basement. We recommend that patio surfaces be sloped away from the house for proper drainage.

Satisfactory

Fences, Gates - General Comment

New cedar privacy fence on the back and West side yard.

GUTTERS

Satisfactory

Gutter Type - Galvanized

Satisfactory

Downspout Type - Galvanized

Satisfactory

Inspected From - Roof, Ground

Comment

Sealed Downspouts - Some, Clay tiles

Some of the downspouts drain to tile. The tiles have settled and the downspouts drain to the ground. Recommend having the downspouts extended into the tile to prevent water from washing onto the soil near the foundation. We do not know the termination point of the tile. Keep gutters and downspouts clean to prevent clogging of the tiles.

Comment

Downspout Extensions - None

Downspout extensions missing at the front and side of the house. This allows water from the gutters to pond near the foundation, and could lead to seepage in the basement or crawl space, or even damage siding and trim. We recommend downspouts be extended well away from the building. Use aluminum downspout material or plastic drain pipe.

Comment

Gutter Condition - Gutters Need Cleaning

Gutters full of leaves and debris. Dirty gutters cause water to overflow during heavy rains. Water accumulating near the foundation can seep into the basement or crawl space and rot siding and trim. Keep gutters and downspouts clear of debris to prevent these conditions.

GARAGE

Satisfactory

Garage Type - 2 Car Attached

Satisfactory

Garage Foundation - Concrete Foundation

Satisfactory

Garage Service Doors - Overhead, Hardboard Panel, Double door

Hardboard panel service door. This type material is a manufactured product of pressed wood fibers or paper. It is susceptible to moisture. Keep all surfaces painted to keep water out.

Satisfactory

Service Door Hardware - Safety Springs installed

Satisfactory

Door Opener - Sears

Satisfactory

Auto Garage Door Lift Controls - Electronic Eye

Door opener has an electronic eye or infra red safety reverse that operated normally when tested.

Comment

Garage Windows - Wood Frame

Casement style window. Crank handle is missing. Unable to open window. Screen missing. Recommend repairs.

Comment

Garage Electrical System - Grounded, No GFCI

We recommend outlets be upgraded to GFCI or ground fault interrupt outlets for safety. An electrician can do this simple upgrade.

Service/Repair

Garage Access Door - Wood Panel Door

There is wood rot in the door sill. The lower parts of the door are water damaged. The door sticks and cannot be opened or closed easily. Recommend maintenance to replace the sill and door.

Satisfactory

Garage Fire Door - Solid Core Wood

Satisfactory

Garage Fire Wall - Drywall

Satisfactory

Garage Interior Walls - Drywall\Plaster

Satisfactory

Garage Interior Ceiling - Drywall\Plaster

Satisfactory

Garage Floor - Concrete

ROOF

Satisfactory

How Inspected - Walk on Roof

Satisfactory

Roof Style - Gable

Satisfactory

Roof Covering - Asphalt Shingle

Satisfactory

Approx. Age - 10 thru 15

ROOF

Satisfactory

Number of Layers - 2

When two layers are present the roof covering may take the "set" of the older covering and may look older than it is. Also, it may only achieve about 75 to 85 percent of the life of a single layer.

Defect/Safety Concern

Flashing - Aluminum

Flashing leak in the master bedroom front dormer. Water in the attic to the left of the dormer.
Possible flashing leak where the flat roof meets the house. there is water above the ceiling (center of living room ceiling) under this area.

Have a roofer evaluate all flashings and make repairs as needed.

Comment

Roof Covering Condition - Older Covering

The roof covering is older, and the shingles show signs of wear such as curling corners and cupping, missing mineral granules, and some brittleness. This roof covering is approaching the end of a normal service life (normally 15 to 20 years). This roof covering may need to be replaced within 5 years. Recommend a roofer evaluate in a year or two for condition.

Satisfactory

Roof Ventilation System - Soffit Vents, Gable Vents, Roof Vents

Satisfactory

Plumbing Vents - Lead clad

Satisfactory

Addition Roof - Information Page

How Inspected: Walked Type covering: rubber membrane Approximate. age: Newer,
less that 3 years old. Condition: Satisfactory.

Satisfactory

Garage Roof Style - Gable

Satisfactory

Garage Roof Covering - Asphalt Shingle

Comment

Garage Roof Condition - Normal Wear

Garage roof covering condition is the same as the house roof, with some curling shingles and the back slope is moss covered. This shortens the life of the shingles. Recommend cleaning the moss off the shingles.

CHIMNEY

Satisfactory

Chimney Inspected From - Roof

Satisfactory

Access Restricted - Cap Installed

Could not view interior of chimney due to cap, caps are not removed as part of the home inspection.

Satisfactory

Chimney 1 Type - Brick

Satisfactory

Chimney 1 Location - Fireplace

Chimney is located on the West side of the house.

Satisfactory

Chimney 1 Flue Lining - Clay tile

We are unable to actually view the interior of the clay tiles or determine the condition of the tiles. Have a chimney professional review if you require an inspection of the interior of the chimney.

Satisfactory

Chimney 2 Type - Brick

Satisfactory

Chimney 2 Location - Fireplace, Mechanical Systems

Located at the East side of the house.

CHIMNEY

Satisfactory

Chimney 2 Flue Lining - Clay Tile

Satisfactory

Chimney Top - Poured Concrete Cap

Satisfactory

Chimney Cap - Rain Cap

BASEMENT

Satisfactory

BASEMENT - General Comment

The basement is partially finished (50 percent). The finished walls, ceilings and floor prevents full inspection of structural components such as the foundation walls, joists, main beams and columns, and mechanical fittings such as ducts or piping, electric conduit and plumbing lines. Unless otherwise noted, we observed no unusual conditions, however, we cannot inspect what we cannot see, and make no representation or warranty for items covered in a permanent manner.

Satisfactory

Basement Seepage - General

One of our basement inspection items is a thorough search for signs of water penetration, leaking or seepage. In finished basements we focus on the lower parts of finished walls (near the floor) looking for water or moisture stains, warping or deterioration on the base of the walls and baseboards, stains on carpeting or other floor covering, signs of discoloration or water stains at the base of partition walls, etc. We often use a moisture meter if we suspect the presence of moisture, but there is no visible sign of moisture. In unfinished basements, the walls and floors are inspected for water stains or other evidence that water has entered the basement in the past. The base of the stair stringers, which are usually wood, are a good indication that moisture has entered if any water stains are noted there. Basements may appear dry most of the year. Although this basement was dry at the inspection, and we did not see evidence of seepage or leaking, any basement can leak or seep, depending on conditions including rainfall and soil moisture levels, inadequate grading, clogged, leaking or missing gutters and downspouts, foundation and floor cracks, missing or clogged foundation drain tiles or sump pump failure. To help ensure a dry basement now and in the future, periodically review conditions that can lead to seepage and perform routine cleaning of the gutters and downspouts to prevent water accumulation around the foundation, and inspect and maintain the sump pump if installed, on a regular basis. Also, we recommend that you install a quality battery operated backup sump pump if one is not installed, and be sure to maintain its battery.

Satisfactory

Basement Type - Combination Crawlspace

Satisfactory

Basement Access - Interior Stairs

Satisfactory

Basement Foundation Walls - Poured Concrete

There are two professionally sealed cracks in the foundation wall. The sealing is done to waterproof the cracks. Finished walls precluded a full view of the concrete foundation walls.

Satisfactory

Basement Floor - Cement, Carpet On Slab

Carpeting in the finished area precludes our view of the floor slab.

Satisfactory

Basement Ceiling - Drywall

Ceiling restricts our view of the joists and subfloor, and any water supply, drain piping, ductwork or electrical piping above the ceiling.

Satisfactory

Basement Ceiling Joist - 3X8X16 O.C.

Satisfactory

Basement Ceiling Sub Floor - Plywood

Satisfactory

Basement Structural Beams - Steel

BASEMENT

Satisfactory

Basement Structural Columns - Steel

Defect/Safety Concern

Windows/Ventilation - Metal sliding, Egress window present, Egress window not present

The egress or emergency escape window in the basement has been blocked by the crawl space. There is no other egress window.

An egress window allows you to escape in the event of fire or other emergency. If the basement is finished, a bedroom is present, or much time is spent in the basement, consider the addition of an egress window for safety.

Satisfactory

Basement Insulation - At Banding Joist

Satisfactory

Basement Wall Finish - Partially Finished, Paneling

Inspection limited by finished areas.

Service/Repair

Basement Drainage - Sump Pump, No Backup Sump Pump

Primary sump pump operational.

The sump pump cover is not secured to the floor. This is normally part of a radon mitigation job. Have the cover sealed to the floor.

A battery operated backup sump pump is recommend to provide protection in the event of power failure, or failure of the main sump pump.

Satisfactory

Basement Heat Source - Central heating

Satisfactory

Basement Electrical - Conduit

CRAWL SPACE

Service/Repair

CRAWL SPACE - General Comment

High moisture level and standing water in the crawl space. No ventilation. as we were unable to enter the crawl space for evaluation, recommend further evaluation to determine if any wood rot is present when the crawl is repaired to stop water entry.

Satisfactory

Crawl Space Type - Combination

Satisfactory

Crawl Space Access - Via Basement

Note, the crawl space is located on the west side of the basement. The access is blocked by paneled doors that cannot be opened because they hit wood trim. This is a limited evaluation as we were unable to enter the crawl space.

Satisfactory

Crawl Space Floor Type - Other

Other = Unable to determine. crawl space not entered and plastic sheeting blocks view.

Comment

Crawl Space Floor Vapor Barrier - Present

There is standing water on the plastic vapor barrier. Find and eliminate the source of the water. See also Interior section, Indoor air quality.

Satisfactory

Crawl Space Foundation Walls - Poured Concrete

Limited view.

Satisfactory

Crawl Space Ceiling Joist - 2x12x16 OC

Satisfactory

Crawl Space Ceiling Sub Floor - Plywood

CRAWL SPACE

Satisfactory

Crawl Space Structural Beams - Steel, Other

Joists span wall to wall.

Satisfactory

Crawl Space Insulation - No Insulation

Insulating the walls in the crawl space can save energy and make the room above more comfortable. If you add insulation, ensure the type insulation is non flammable, and is rated so on the product used.

Service/Repair

Crawl Space Ventilation - None

Normally a crawl space should have adequate ventilation to control moisture buildup. Recommend at least one square foot of free vent space for every 300 square feet of crawl space floor area.

Satisfactory

Crawl Space Drainage - None

FURNACE

Satisfactory

FURNACE 1 - Heat Adequacy / Distribution Balance

We inspect the installed heating equipment, vent system, flue piping, and chimney, and verify there is a heat source for every room. We do not determine the heat supply adequacy or distribution balance. This is a job for a qualified heating technician, should you desire this done.

We remove the normally removeable service panels and visually inspect the condition of the furnace. We inspect the interior of the heat exchanger with an inspection mirror and flashlight. The heat exchanger is light metal or rust colored, with no excessive rust or corrosion. We tested the flue gasses with a Bacharach Monoxor II carbon monoxide (CO) meter. Levels were less than 10 parts per million (PPM) which is within acceptable levels (0 to 99 PPM).

Satisfactory

Furnace 1 Mfg. - Lennox

Furnace 1 is the larger of two installed furnaces. It heats the 1st floor.

Satisfactory

Furnace 1 Energy Source - Natural Gas

Satisfactory

Furnace 1 BTU Per Hour - 100,000 +

Satisfactory

Furnace 1 Age - 15

Satisfactory

Furnace 1 Filter - Disposable

Change disposable filters at least every three months. As furnaces have electrical circuitry in them, ALWAYS turn off the power to the furnace any time you change a filter or remove any of the panels to service the furnace.

Satisfactory

Service Disconnect - Furnace Mounted Switch

Satisfactory

Furnace 1 Air Distribution Type - Direct Drive Fan

Satisfactory

Furnace 1 Heat Exchanger - Pass

Even when great care is taken to inspect heat exchanger visually most of it is not accessible and some defects may not be visible.

Satisfactory

Furnace 1 Flame Pattern - Pass

Satisfactory

Furnace 1 Operation - Normal Operation

The furnace responded to normal controls (the thermostat) and operated normally. For optimal continued operation, have the furnace serviced annually by a qualified heating technician.

Satisfactory

Furnace 1 Vent / Flue Piping - Single Walled

Single wall metal flue pipe connects to the chimney.

FURNACE

Satisfactory

Furnace 1 Distribution System - Up Flow

Satisfactory

Furnace 1 Duct System Material - Metal Duct

Satisfactory

Furnace 1 Thermostat - Single zone, Programmable

This furnace has a programmable thermostat. We only verify that the thermostat controls and fan switch operates the furnace (and AC if installed). We do not have time to check all cycles and program settings.

Satisfactory

Furnace 1 Humidifier - Operational

The Humidifier is operating. However, since humidifiers are subject to frequent breakdown and buildup of scale, they require frequent maintenance. As per our inspection agreement operation of humidifiers is beyond the scope of the inspection and this is a limited review.

Satisfactory

Gas Piping - Shut Off Valves

2d FURNACE

Satisfactory

FURNACE 2 - General Comment

We tested the combustion flue gasses for carbon monoxide (CO) with a Bacharach Monoxor II CO meter. Levels were less than 10 PPM. This is within acceptable levels (less than 99 PPM). There was no CO in the supply air.

Recommend the furnace be serviced annually by a qualified heating contractor as part of normal maintenance.

Satisfactory

Furnace 2 Mfg. - Lennox

Satisfactory

Furnace 2 Energy Source - Natural Gas

Satisfactory

Furnace 2 BTU Per Hour - 75,000 +

Satisfactory

Furnace 2 Age - 8

Satisfactory

Furnace 2 Filter - Disposable

Change disposable filters at least every three months.

Satisfactory

Service Disconnect - Furnace Mounted Switch

Satisfactory

Furnace 2 Air Distribution Type - Direct Drive Fan

Satisfactory

Furnace 2 Heat Exchanger - Pass

Even when great care is taken to inspect heat exchanger visually most of it is not accessible and some defects may not be visible.

Satisfactory

Furnace 2 Flame Pattern - Pass

Satisfactory

Furnace 2 Operation - Normal Operation

The furnace responded to normal controls (the thermostat) and operated normally. For optimal continued operation, have the furnace serviced annually by a qualified heating technician.

Satisfactory

Furnace 2 Vent / Flue Piping - Single Walled

Single wall metal flue pipe connects to the chimney.

2d FURNACE

Satisfactory

Furnace 2 Distribution System - Up Flow

Satisfactory

Furnace 2 Duct System Material - Metal Duct

Satisfactory

Furnace 2 Thermostat - Single zone, Programmable

This furnace has a programmable thermostat. We only verify that the thermostat controls and fan switch operates the furnace (and AC if installed). We do not have time to check all cycles and program settings.

Satisfactory

Furnace 2 Humidifier - Operational

The Humidifier is operating. However, since humidifiers are subject to frequent breakdown and buildup of scale, they require frequent maintenance. As per our inspection agreement operation of humidifiers is beyond the scope of the inspection and this is a limited review.

Satisfactory

Gas Piping - Shut Off Valves

COOLING

Satisfactory

COOLING SYSTEM - General Comment

There are two AC units installed. One cools the 1st floor and basement, one the 2d floor. This section describes both units.

Satisfactory

Cooling System 1 Brand - Lennox

Satisfactory

Cooling System 1 Tonnage - 2.5 Ton

Satisfactory

Cooling System 1 Approx. Age - 15

Both units about 15 years old. This is about the maximum design life.

Comment

Cooling System Coils and Fins - Other

Fins on the exterior unit (compressor/condenser unit) should be cleaned due to accumulation of lint and debris. Dirty fins cause the unit to work too hard and is inefficient at cooling.

Satisfactory

Cooling System Electrical - Ext. Disconnect

Satisfactory

Cooling Lines - Insulation

Satisfactory

Condensate Drain - Plastic

Satisfactory

Differential Temp 1 - Details

Return temp = 74 degrees. Supply temp = 56 degrees. Differential Temp = 18 degrees.
This is in the normal range of from 14 to 21 degrees.

Satisfactory

Differential Temp 2 - Details

Return temp = 76 degrees. Supply temp = 56 degrees. Differential temp = 20 degrees.
This is in the normal range of from 14 to 21 degrees F.

WATER HEATER

Satisfactory

WATER HEATER - Carbon Monoxide Test

We operate the water heater by turning a hot water faucet and running the water until the water heater comes on. We test the flue gasses with a Monoxor II carbon monoxide (CO) meter. CO levels were less than 20 parts per million (PPM), which is within acceptable limits (0 to 99 PPM).

Satisfactory

Water Heater 1 Mfg. - Rheem

Satisfactory

Water Heater 1 Approx. Age - 14

Water heaters 10 years old and older are considered fully depreciated, and may have limited useful service life remaining.

Satisfactory

Water Heater 1 Size - 50 Gallon

Satisfactory

Water Heater Fuel - Gas

Satisfactory

Water Heater Flue Pipe - Single Wall

Single wall metal flue pipe connects to the chimney.

Satisfactory

Water Heater Gas Piping - Valve On Off

Satisfactory

Water Heater Cold Water Valve - Present

Satisfactory

Water Pipe Connections - Satisfactory

Satisfactory

Temp. Pressure Relief Valve - Present

Satisfactory

Water Heater Exterior Jacket - OK

PLUMBING

Satisfactory

Water Source - Municipal

Satisfactory

Municipal Main Supply Size - 3/4

Satisfactory

Municipal Main Supply Type - Copper

Satisfactory

Main Water Shut Off - Basement

Main water shutoff valve for the house located on the water main (in the basement), on the street side of the water meter.

Satisfactory

Interior Visible Water Pipes - Copper

Satisfactory

Supply Comments - General

We check all visible water supply piping for condition, leaks and corrosion. We check all faucets and fixtures in the house. Unless otherwise noted, the piping is in good condition, and the water flow and pressure is adequate at all fixtures checked. It is normal, however, for some falloff in the water flow and pressure when two or more faucets are operating at the same time, especially when a bathtub, dishwasher or washing machine is filling, as there are no flow restrictors in these fixtures.

PLUMBING

Satisfactory

Waste System - Municipal

Satisfactory

Interior Waste/Vent Pipes - Cast Iron, Galvanized

Satisfactory

Number of Outside Spigots - 2

Service/Repair

Type of Outside Spigots - Frost Free

The hose faucet on the front of the house makes a loud chattering noise when we turn on the water. replace this hose faucet.

Even with frost free exterior hose faucets, ensure that hoses are removed in the Winter to allow the faucet to drain and prevent freezing and broken pipes.

Satisfactory

Waste comments - General

We inspect all visible drain, waste and vent piping for condition, leaks and corrosion or deterioration. We check the drains by running water at all fixtures. We cannot inspect underground or concealed piping. Unless otherwise noted, the drain, waste and vent piping is in satisfactory condition, and the drains ran freely.

Satisfactory

Gas Piping - Black Pipe

Black pipe is the preferred gas piping. Pipe appears properly supported and installed where visible. Drip legs are present at installed appliances.

ELECTRIC

Satisfactory

Main Electrical Service - Underground Lateral Cable

Satisfactory

Main Electrical Service Wire - Copper

Satisfactory

Main Electric Panel Accessibility - Accessible

Satisfactory

Voltage Available - 110 / 220

Satisfactory

Main Electric Panel Location - Basement

Satisfactory

Main Electrical Disconnect - Breaker

Satisfactory

Main Service Amperage - 200 Amp

Satisfactory

Sub Panel Amperage - None

Satisfactory

Interior House Wiring - Copper

Satisfactory

Type of House Wire - Conduit

Satisfactory

Grounding - Water Pipe

ELECTRIC

Satisfactory

Breakers in Use - Other

Number of circuits in use in panel 1 (main panel) = 95 percent. 2 spaces for expansion.

Satisfactory

Electrical Duplex Receptacles - 3 Slotted, Adequate

LAUNDRY

Satisfactory

Laundry Sink - None

Satisfactory

Laundry Water Faucets - Gate Type

Satisfactory

Washer Hoses - Rubber Hoses

Rubber hoses installed as water supply for the washing machine. These hoses typically have a service life of 2 to 3 years, after which they weaken and can burst, resulting in serious water damage to the home. We recommend replacing the hoses upon closing. A better choice of hose is a stainless steel braided hose. This type hose has a long service life, and is much less prone to breakage.

Satisfactory

Washer Drains - Trapped Line

Satisfactory

Dryer Vented - Wall

Service/Repair

Laundry Energy Source - 220 Electric, Gas

Unused gas feed for the drier is turned off at the valve, but is not capped. Have the pipe capped.

Satisfactory

Laundry Electric - Grounded

KITCHEN

Satisfactory

Kitchen Walls - Drywall

Satisfactory

Kitchen Ceiling - Drywall

Satisfactory

Kitchen Floors - Wood

Satisfactory

Kitchen Heating Source - Central

Comment

Kitchen Doors Windows - Tested

Kitchen window missing the screens.

Satisfactory

Kitchen Cabinets - Wood.

Satisfactory

Kitchen Counter tops - Granite

Satisfactory

Kitchen Sink - Stainless, Double bowl

KITCHEN

Satisfactory

Kitchen Sink Faucet - Operational

Satisfactory

Kitchen Drain and Trap - Chromed, No Leaks

Satisfactory

Garbage Disposal - Continuous Feed

Satisfactory

Dishwasher Brand. - Whirlpool

Satisfactory

Exhaust Fan Hood - Hood Exhaust

Satisfactory

Range / Oven - Electric, Drop In, Magic Chef

Satisfactory

Surface Cooktop - Electrical, Magic Chef

Satisfactory

Kitchen Wall Receptacles - Grounded, GFI Protected

Counter top outlets are ground fault circuit interrupt (GFCI) protected outlets. Test the outlets monthly using the built in test button.

Satisfactory

Kitchen Switches Fixtures - Recessed

HALF BATH

Satisfactory

Half Bath Floor - Ceramic Tile

Satisfactory

Half Bath Walls and Ceilings - Drywall

Satisfactory

Half Bath Doors - Passage Door

Satisfactory

Half Bath Windows - No Window

Satisfactory

Half Bath Switches and Fixtures - Operated

Satisfactory

Half Bath Receptacles - Grounded, GFCI Outlet Installed

A Ground fault interrupt outlet was noted and tested. Recommend testing these outlets monthly using the built in button.

Satisfactory

Half Bath Ventilation - Fan

Satisfactory

Half Bath Sink Basin - Satisfactory

Satisfactory

Half Bath Sink Faucets - Operates - Normal Flow

Satisfactory

Half Bath Sink Drain and Trap - Functional Drainage

Water drains normally, as fast as the faucet fills the sink.

HALF BATH

Defect/Safety Concern

Toilet Bowl and Tank - Not Anchored to the Floor, Toilet leaking

The toilet bowl is loose at the floor anchor bolts and is leaking. A loose toilet may leak at the wax seal, and could cause damage to the floor or ceiling below. Recommend a plumber inspect and re-secure the toilet to the floor.

Satisfactory

Toilet Operation - Flushes

Satisfactory

Number of Half Baths - 1

BATHROOM

Satisfactory

Bathroom Floor - Ceramic tile

Satisfactory

Bathroom Walls and Ceilings - Drywall

Satisfactory

Bathroom Door - Passage Door

Satisfactory

Bathroom Window - Operated

Satisfactory

Bathroom Switches and Fixtures - Operated

Comment

Bathroom Receptacles - Not GFCI Protected

Bathroom outlets are not ground fault circuit interrupt (GFCI) protected. Recommend an electrician replace the outlets with GFCI outlets for safety.

Satisfactory

Bathroom Ventilation - Window, Fan

Satisfactory

Bathroom Exhaust System - Other

Other = No fan in the hall bathroom. We recommend all bathrooms with bath tubs or showers have an exhaust fan that is vented to the exterior, not to the attic.

Satisfactory

Tub Wall Encl. - Ceramic Tile

Satisfactory

Bathtub Faucets - Normal Flow

Satisfactory

Bathtub Stopper - Pop Up

Satisfactory

Bathtub Drain - Functional drainage

Satisfactory

Bath Showerhead - Standard

Satisfactory

Shower Stall Walls - Ceramic Tile

Satisfactory

Shower Doors - Tempered Glass

BATHROOM

Satisfactory

Shower Faucets - Individual

Satisfactory

Shower Drain - Floor Drain Stall

Satisfactory

Bathroom Sink Basin - Satisfactory

Satisfactory

Bathroom Sink Faucets - Single Lever, Operates - Normal Flow

Satisfactory

Bathroom Sink Stopper - Push Pull

Satisfactory

Bathroom Sink Drain and Trap - Functional Drainage

Sink drains normally, as fast as the faucet supplies water.

Satisfactory

Toilet Bowl and Tank - Anchored

Satisfactory

Toilet Operation - Flushes

Satisfactory

Bathroom Heating Cooling - Central Sys

Satisfactory

Number of Full Baths - 2

INTERIOR

Satisfactory

INTERIOR ROOMS - General Comment

Our interior inspection is a visual inspection of the structural condition of the walls, ceilings and floors. We also inspect a representative sample of the doors, windows, electric receptacles and switches, and all installed equipment such as fireplaces. We are inspecting for adequate structural condition and safe operation, not making a cosmetic inspection. Walls and ceilings often have plaster or drywall cracks, floors may have some sag or uneven areas, floor coverings may be worn and windows or doors may not close smoothly or fit well. Unless the condition is or may cause an unsafe situation or if we feel that the condition is due to a structural flaw that will adversely affect performance, we consider the system satisfactory. Any serious or significant defects and safety items will be specified in this report.

Satisfactory

Radon Testing - Radon Testing Done on this House

This house has a radon mitigation system installed. You have also requested that this home be tested for Radon. We have contracted with a professional Radon testing company, licensed by the State, to test this home. The test results will be provided to you at the end of the test, usually within three days of this inspection. If the results are high, the home can be fixed. Call us or the Radon testing company for more information if this is the case.

INTERIOR

Defect/Safety
Concern

Indoor Air Quality (IAQ) - General Comment

There is standing water on the plastic moisture barrier in the crawl space, peeling paint on the exterior of the house, and high moisture levels were found (using a moisture meter) on the wood paneling in the finished basement. Moisture can contribute to mold growth. Although we did not see visible mold, we recommend action to eliminate the source of water in the crawl space and high moisture levels in the basement, and have the home evaluated further for possible mold. Indoor air quality is a growing concern for many homeowners. As houses become more energy efficient there is less of an air exchange that can sometimes result in indoor air quality degradation. Also, chemicals in building materials, household items and furniture can add to the poor quality of indoor air. Recently, mold has become an issue in that some molds and their toxins can be detrimental to our health. Also, some chemicals (radon, lead, asbestos and others in building materials) and biologicals (spores, pollen, dust mites, etc.) can be detrimental. As clearly stated in our Inspection Agreement we do not inspect for Product Defects or Environmental Concerns. If, during the course of the inspection, we see clear visual evidence of product defects or suspected environmental concerns that may affect the indoor air quality, we will make you aware of what we see, and recommend you have further analysis done by an expert in that field. However, please realize that we are not experts in this field, and the purpose of our inspection is not a determination of indoor air quality. If concerned, we encourage you to have an environmental assessment conducted by a qualified environmental testing laboratory. For additional information on indoor air quality, visit the EPA web site at <http://www.epa.gov/iaq>

Satisfactory

Interior Rooms - Living Room, Family Room, Dining Room, Hallway Entry, Home Office

Satisfactory

Number of Bedrooms - 4

Satisfactory

Interior Walls - Dry Wall

Dry walled walls can develop hairline cracks, especially at drywall tape joints and corner beads. These cracks are generally considered cosmetic, and are caused by expansion and contraction of the framing due to changes in humidity and temperature at different times of the year. Cracks can be easily fixed if you desire, by most painters.

Defect/Safety
Concern

Interior Ceilings - Dry Wall

There is a moisture damaged area (bubble) in the living room ceiling about 10 feet in from the West wall. This area is under the area where the flat roof meets the side of the house. There is a leak in the roof or flashing allowing this water penetration. Have the leak repaired and the drywall evaluated for mold.

Satisfactory

Interior Floors - Wood

Satisfactory

Interior Switches - Sample Number Tested

Satisfactory

Interior Outlets - Three Prong Grounded

Satisfactory

Interior Heat Source - Heat Source Every Room

All rooms had a source of heat. Powder rooms and hallways often do not have a heat source as they are interior rooms.

Satisfactory

Interior Fire Place 1 - Masonry

Located in the living room.
Gas starter installed, keep the key away from children.

Satisfactory

Interior Fire Place 2 - Masonry

Located in the family room.

Satisfactory

Visible Flues and DMPs - Operated

Satisfactory

Closets - Doors in Place

INTERIOR

Satisfactory

Smoke Detectors - General Comment, One On Each Level

Smoke detectors are an important safety device in any home. Properly functioning smoke detectors installed on each level of the home (and recommended in each bedroom of the home) can provide early warning of fire or smoke. Please note that we DO NOT TEST SMOKE DETECTORS. We do report on their absence if we do not find a smoke detector on each level of the home. The Consumer Product Safety Commission (CPSC) recommends that smoke detectors be tested monthly, and that batteries are changed once a year, or when the detector makes a "chirping" sound. Some newer homes are required to have smoke detectors that are "hard wired" to the home's electrical system. Some of these will sound all of the detectors in the house when one detector is activated. For your safety, we recommend that you follow the CPSC's guidelines, and any local requirements, for type of smoke detectors to install, and the testing and maintenance of these detectors. Another good source of information is your local Fire Department.

Satisfactory

Carbon Monoxide Detectors - Installed

Satisfactory

Stairways - With Hand Railings

Service/Repair

Windows - Sample Number Tested

Wood rot in the sill of the South window, Southeast 2d floor bedroom.

Satisfactory

Interior Doors - Representative sample operated

ATTIC

Satisfactory

Attic Accessibility - Access restricted

Due to low clearance and loose fill insulation, attic inspected from the area of the hatch only using a bright flashlight.

Satisfactory

Attic Entry Access - Hatch

Satisfactory

Attic Access Location - Bedroom

Satisfactory

Attic Structural Framing - Rafter framing

2x6 rafters on 16 inch centers.

Satisfactory

Attic Framing Spacing - 16 inches on Center

Satisfactory

Attic Sheathing - Plywood

Satisfactory

Attic Vapor Barrier - Paper Backing on Insulation

Satisfactory

Attic Floor Insulation - Fiberglass, Batt, Loose Fill

Satisfactory

Attic Insulation Thickness - 10 inches

Satisfactory

Attic Insulation R. Value - 30

Satisfactory

Attic Ventilation - Gable End, Roof Vents, Soffit Vents

ATTIC

Satisfactory

Attic Wiring - Covered with Insulation

Satisfactory

Attic (Plumbing) Vent Pipes - Vented Outside

Service/Repair

Attic Exhaust - Terminates in Attic

Exhaust fan from master bathroom terminates (exhausts) in the attic. This may cause condensation and moisture problems in the attic in freezing weather. Recommend bathroom fans be vented to the exterior through ductwork, as an upgrade.

Satisfactory

Attic Chimney Flues - Not Visible