



Brink's Home Inspection LLC Report

Prepared For Exclusive Use By
John Doe

For The Property Located At
0000 River Rd., Toledo, Ohio

The following list of items found during the inspection is a brief summary of the significant findings during the inspection. This list is not a substitute for reading the entire report.

MAJOR AREAS OF CONCERN:

DEFICIENT:

- Dryer exhaust duct is seperated in crawl
- Heating duct seperated in crawl
- Insect damage noted in crawl
- Bathroom fan exhaust in attic space
- AC did not respond

MAINTENANCE:

- Gutter cleaning and maintenance needed
- Open electrical connections in crawl
- Open ground in various outlets
- Reversed polarity at foyer outlet
- Brick mortar joints needs sealing
- Chimney flashing needs service

For question about this report please call or email Josh Brink 734-755-5002
josh@brinkshomeinspections.com

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General Information

Property Address:	0000 River Rd.
Property City:	Toledo
Property State:	Ohio
Inspection Date:	05.09.2011
Inspection Start Time:	12:39:00 PM
Inspection End Time:	03:40:00 PM
Inspection Weather:	Sunny and mild
Inspector's Name:	Joshua Brink
Client's Name:	John Doe
Client's Email:	Johndoe@yahoo.com
Buyer Agent Name:	Jane Doe
Seller Agent Name:	John doe
Inspection Fee:	\$300 plus \$125 Radon = \$425.00
Structure Type:	Wood Frame
Furnished:	Furnished
Number of Stories:	1
Structure Style:	Single Family
Property Occupation Status:	Unoccupied
People on Site At Time of Inspection:	Buyer

Summary Inspection Report

This summary report is intended to provide the client and those individuals directly involved in this transaction a convenient and cursory preview of some of the conditions and components that we have identified within our report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive, and should not be used as a substitute for reading the entire home inspection report, or be viewed as a tacit endorsement of the condition of components or features that do not appear in this summary report.

Exterior

Site Features

Yard Walls

1.1 -- DEFERRED: Evaluation of retaining wall is limited

1.2 -- SAFETY: Yard wall is leaning

Vegetation

1.3 -- COMMENTS: Foliage growing on structure needs removal

Grading and Drainage

Surface Drainage

1.4 -- COMMENTS: Surface drainage within 10 feet satisfactory

Elevations

1.5 -- COMMENTS: Exterior grade and interior floor elevations adequate

Grading

1.6 -- COMMENTS: Grading conditions appeared satisfactory

Hardscaping

Patio

1.7 -- COMMENTS: The patio areas are functional

Driveway

1.8 -- COMMENTS: The driveway is functional

Walkways

1.9 -- COMMENTS: The walkways are functional

Building Features

Wall Coverings

1.10 -- DEFICIENT: Opening in wall covering needs sealing

1.11 -- DEFICIENT: Gaps or openings in wall coverings need repair

1.12 -- COMMENTS: Wall covering appears functional

Fascia and Trim

1.13 -- MAINTENANCE: Paint loss or deterioration at fascia or trim

Eaves and Soffits

1.14 -- COMMENTS: Eaves or soffits in satisfactory condition

Doors and Windows

1.15 -- MAINTENANCE: Door or window exteriors need maintenance

Screens

1.16 -- DEFICIENT: Missing window screening

Porches and Stoops

1.17 -- COMMENTS: Porch or stoop is functional

Stairs and Landings

1.18 -- SAFETY: Non-uniform stairs a potential trip-hazard

Railings

1.19 -- COMMENTS: Handrailings and guardrailings are functional

Structural

Structure & Framing

Wall Structure

2.1 -- COMMENTS: Wall structure appeared functional

2.2 -- COMMENTS: Walls are conventionally framed with studs

Floor Structure

2.3 -- COMMENTS: The floor structure appeared functional

2.4 -- COMMENTS: Floor structure conventionally framed with piers

2.5 -- COMMENTS: Some of the floors squeak

Ceiling and Roof Structure

2.6 -- COMMENTS: Ceiling and roof structure functional

2.7 -- COMMENTS: Ceiling and roof structure framing type

Raised Foundation

Foundation Walls

2.8 -- COMMENTS: Foundation walls appear functional

Footings

2.9 -- DEFERRED: Footing presence or depth below soil not verified

Sill Plates & Anchorage

2.10 -- COMMENTS: Unable to confirm sill plate bolting to foundation

Basements and Cellars

Moisture and Dampness

2.11 -- COMMENTS: No evidence of recent moisture intrusion

Stairs and Steps

2.12 -- COMMENTS: Stairs or steps functional

Inspection Limitations

2.13 -- COMMENTS: Partially finished basement limited the inspection of the foundation walls

Garage Foundation

Concrete Slab

2.14 -- COMMENTS: Garage concrete slab foundation functional

2.15 -- COMMENTS: The garage slab has some typical cracking

Footings

2.16 -- DEFERRED: Footing presence or depth below soil not verified

Roof

Primary Roof

Roof Access

3.1 -- COMMENTS: Roof was walked on for the inspection

Composition Shingle

3.2 -- COMMENTS: Composition shingle roof covering satisfactory

3.3 -- MAINTENANCE: Multiple layers of roof coverings were installed

3.4 -- MAINTENANCE: Exposed Nails

Flashings

3.5 -- COMMENTS: Roof flashing appears satisfactory

Roof Drainage

3.6 -- DEFICIENT: Extensions needed on downspouts

3.7 -- MAINTENANCE: Gutters need cleaning and servicing

Attic and Loft

Attic

Access

4.1 -- COMMENTS: Access provided to enter and evaluate attic

Ventilation

4.2 -- COMMENTS: Ventilation and screening appears satisfactory

Insulation

4.3 -- COMMENTS: Attic floor appears sufficiently insulated

Attic Interior

4.4 -- PREVENTIVE: Moisture stains or evidence of roof leakage

Stairs and Ladders

4.5 -- SAFETY: Caution needed when using pull-down stairs

Electrical

Service

Service Entrance

5.1 -- COMMENTS: Service entrance type

Service Lines

5.2 -- COMMENTS: Service lines and connections satisfactory

Service Disconnect

5.3 -- COMMENTS: Main disconnect size and location

Grounding Electrode System

5.4 -- COMMENTS: Main panel appears correctly grounded

Main Panel

Main Panel

5.5 -- COMMENTS: Main panel size and location

5.6 -- COMMENTS: Main panel has no visible deficiencies

Panel Covers

5.7 -- COMMENTS: Interior and exterior panel covers satisfactory

Circuit Breakers

5.8 -- COMMENTS: Circuit breakers in main panel satisfactory

Sub Panel

Sub Panel

5.9 -- COMMENTS: Sub panel size and location

Wiring

Wiring Types

5.10 -- COMMENTS: Branch circuit wiring types and materials

Branch Circuit Wiring

5.11 -- COMMENTS: Wiring appears satisfactory

Exterior Wiring

5.12 -- COMMENTS: Exterior wiring appears satisfactory

Interior Wiring

5.13 -- COMMENTS: Interior wiring appears satisfactory

Basement Wiring

5.14 -- COMMENTS: Basement wiring appears satisfactory

Kitchen Wiring

5.15 -- COMMENTS: Kitchen wiring appears satisfactory

Garage Wiring

5.16 -- COMMENTS: Garage wiring appears satisfactory

Bathroom Wiring

5.17 -- COMMENTS: Bathroom wiring appears satisfactory

Attic Wiring

5.18 -- COMMENTS: Attic wiring appears satisfactory

Lights and Switches

Interior and Exterior

5.19 -- COMMENTS: All tested lights and switches were functional

Interior

5.20 -- DEFERRED: Light switches in home have no apparent function

Receptacle Outlets

Interior and Exterior

5.21 -- COMMENTS: All tested receptacle outlets were functional

Interior Outlets

5.22 -- SAFETY: Two interior outlets have open grounds

5.23 -- SAFETY: An interior outlet has reversed polarity

5.24 -- SAFETY: Ungrounded 2-pronged receptacle outlets

GFCI Protection

GFCI Receptacle Outlets

5.25 -- SAFETY: GFCI outlet failed to respond properly

Plumbing

Water Supply System

Water Main

6.1 -- COMMENTS: Water main size and material and entry location

Water Main Shut Off

6.2 -- COMMENTS: Main water shut-off valve handle satisfactory

Functional Flow

6.3 -- COMMENTS: Water flow at supply fixtures appears functional

Supply Pipes and Connectors

6.4 -- COMMENTS: Potable water supply pipes appear satisfactory

Hose Bibs

6.5 -- DEFICIENT: Hose bib not functional

Inspection Limitations

6.6 -- COMMENTS: finished basement ceiling limited supply line inspection

Drainage and Venting System

Drain and Vent Pipes

6.7 -- COMMENTS: Drainage and vent piping materials

6.8 -- COMMENTS: Drain and vent pipes are functional

Plumbing Fixtures

Sinks

6.9 -- COMMENTS: Sinks and related components functional

Toilets

6.10 -- COMMENTS: The toilets in the home are functional

Stall Showers

6.11 -- COMMENTS: The stall shower is functional

Tub-Showers

6.12 -- COMMENTS: The tub-shower is functional

Water Heater

Water Heater

6.13 -- COMMENTS: Water heater information

6.14 -- COMMENTS: Water heater functioning satisfactorily

Controls

6.15 -- COMMENTS: Control valve handle or knob functional

Combustion Chamber

6.16 -- COMMENTS: Combustion chamber appears satisfactory

Combustion Air

6.17 -- COMMENTS: Combustion air supply appears adequate

Water Line Connectors

6.18 -- MAINTENANCE: Minor rust or corrosion on pipe fittings

TPR Valve

6.19 -- COMMENTS: TPR valve and discharge line provided

Venting Provisions

6.20 -- COMMENTS: Vent pipe and cap appear functional

Gas Shut-Off Valve

6.21 -- COMMENTS: Gas control valve and connector functional

Drain Valve

6.22 -- COMMENTS: Drain valve satisfactory or not leaking

Gas Supply System

Meter and Main

6.23 -- COMMENTS: Gas meter appeared satisfactory

Gas Shut-Off

6.24 -- COMMENTS: Gas shut-off valve located at gas main

Lines and Valves

6.25 -- COMMENTS: Gas supply system appear satisfactory

Heating

Hydronic Radiant Heat

General Comments

7.1 -- DEFERRED: Hydronic radiant heating system

Heating System

7.2 -- COMMENTS: Hydronic radiant heating system satisfactorily

Expansion Tank

7.3 -- COMMENTS: Expansion tank appears satisfactory

Pressure Relief Valve

7.4 -- COMMENTS: PR valve appears satisfactory

Radiators and Convectors

7.5 -- COMMENTS: Radiators or convectors appear satisfactory

Heat and AC

Split System

Cooling

- 8.1 -- DEFICIENT: Air Filter is dirty and needs replaced
- 8.2 -- COMMENTS: Cooling system responded to user controls
- 8.3 -- COMMENTS: Secondary components responded to user controls
- 8.4 -- COMMENTS: Cooling system component information

Fireplace

Masonry

Fireplace

- 9.1 -- DEFERRED: NFPA recommends annual inspection
- 9.2 -- COMMENTS: Masonry fireplace
- 9.3 -- COMMENTS: Masonry fireplace system has no visible defects

Damper

- 9.4 -- COMMENTS: Damper is functional

Log Grate

- 9.5 -- COMMENTS: Log grate appeared functional

Glass Doors

- 9.6 -- COMMENTS: Fireplace glass doors functional

Fireplace Screen

- 9.7 -- COMMENTS: Fireplace screen appears satisfactory

Hearth Extension

- 9.8 -- COMMENTS: Hearth extension has cosmetic damage

Mantle and Legs

- 9.9 -- COMMENTS: Mantle and/or legs are satisfactory

Mortar Cap or Crown

- 9.10 -- DEFICIENT: Chimney crown has cracks that need sealing

Rain Cap

- 9.11 -- PREVENTIVE: No weather cap on chimney

Interior

Floors

Floor Coverings

- 10.1 -- COMMENTS: Floor coverings are functional

Walls and Ceilings

Walls

- 10.2 -- COMMENTS: There is damage to the wall covering

Ceilings

10.3 -- COMMENTS: Ceiling coverings are functional

Windows

Windows

10.4 -- COMMENTS: Window type

10.5 -- COMMENTS: All tested windows were functional

Hardware

10.6 -- DEFICIENT: Window has broken or missing latching hardware

Window Frames

10.7 -- DEFICIENT: Weatherstripping on window damaged or missing

Broken Glass

10.8 -- SAFETY: Cracked window needs replacement

Doors

Main Entry

10.9 -- COMMENTS: Main entry door is functional

Exterior

10.10 -- COMMENTS: Exterior doors satisfactory

Interior

10.11 -- COMMENTS: Interior doors satisfactory

Closets

10.12 -- COMMENTS: Closet doors satisfactory

Stairs and Landings

Handrails

10.13 -- COMMENTS: Handrailings appear functional

Stairs

10.14 -- COMMENTS: Stairs and landing appear satisfactory

Cabinet and Pantry

Cabinetry

10.15 -- COMMENTS: Cabinetry has damage or wear typical for its age

Built-In Appliances

Dishwasher

10.16 -- COMMENTS: Dishwasher responded to controls

Garbage Disposal

10.17 -- COMMENTS: Garbage disposal responded

Electric Range

10.18 -- COMMENTS: Electric range responded to controls

Microwave

10.19 -- COMMENTS: Microwave oven responded to controls

Laundry Provisions

Laundry Provisions

10.20 -- COMMENTS: Laundry provisions location

Washer Drainage

10.21 -- COMMENTS: Washer drain line present but not filled or tested

Dryer Venting

10.22 -- COMMENTS: Dryer exhaust provisions were satisfactory

Gas Supply

10.23 -- COMMENTS: Gas line and valve appears satisfactory

Electrical Supply

10.24 -- COMMENTS: 220v outlet was provided

Smoke Alarms

Placement

10.25 -- COMMENTS: Smoke detector installed in bedroom hallway

Testing

10.26 -- DEFERRED: Smoke detectors need testing prior to occupation

Carbon Monoxide Detectors

Placement

10.27 -- SAFETY: No carbon monoxide detectors installed

Ventilation and Exhaust

Bathroom

10.28 -- PREVENTIVE: It is important to use the bathroom windows

Other Components

Doorbells

10.29 -- COMMENTS: Doorbell responded

Garage

Interior

Firewall

11.1 -- COMMENTS: Garage firewall appears satisfactory

Doors

11.2 -- COMMENTS: Garage side door is functional

Windows

11.3 -- COMMENTS: Garage windows functional

Walls and Ceiling

11.4 -- COMMENTS: The wall coverings are functional

11.5 -- COMMENTS: Damage to the ceiling covering

Stairs and Steps

11.6 -- SAFETY: Caution needed when using pull-down stairs

General

Environmental Comments

Pre-1980 Construction

12.1 -- COMMENTS: Building constructed prior to 1980

Brink's Home Inspection LLC Report

Exterior

Site Features

Yard Walls

1.1 - DEFERRED: Evaluation of retaining wall strength, adequacy, and drainage falls outside the scope of a home inspection. Such evaluation will require the services of a geotechnical engineer. Our evaluation is limited to reporting significant defects that are visible and apparent at the time of the inspection.

1.2 - SAFETY: The concrete planter at the east side of the property is leaning, potentially rendering it unstable, and it should be evaluated by a masonry contractor..

Vegetation

1.3 - COMMENTS: There is foliage growing on or against multiple locations around the residence that we recommend be removed or trimmed back to help prevent damage to the wall coverings.



Grading and Drainage

Surface Drainage

1.4 - COMMENTS: Surface drainage conditions within 10 feet of the inspected structure(s) appeared satisfactory.

Elevations

1.5 - COMMENTS: There appears to be an adequate difference in elevation between the exterior grade and the interior floors.

Grading

1.6 - COMMENTS: Surface drainage conditions within 10 feet of the inspected structure(s) appeared satisfactory.

Hardscaping

Patio

1.7 - COMMENTS: The concrete patio areas at various locations around the residence are functional.

Driveway

1.8 - COMMENTS: The concrete driveway is functional.

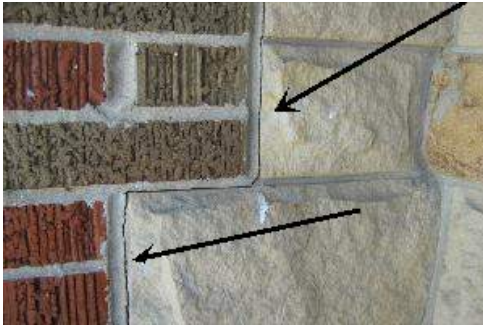
Walkways

1.9 - COMMENTS: The concrete walkways at various locations around the residence is functional.

Building Features

Wall Coverings

1.10 - DEFICIENT: There is an opening in the brick wall covering at multiple locations around the residence that needs to be repaired to help prevent pest and/or moisture intrusion.



1.11 - DEFICIENT: There are gaps or openings in the wood wall coverings at the right side of the residence that will need to be repaired or otherwise made watertight in order to help prevent against moisture or pest intrusion. This gap is above the electrical service behind the metal conduit.



1.12 - COMMENTS: The brick wall covering is in satisfactory condition.

Fascia and Trim

1.13 - MAINTENANCE: Paint loss or deterioration was observed at the wood trim at multiple locations around the residence. We recommend repainting for protection against the elements.

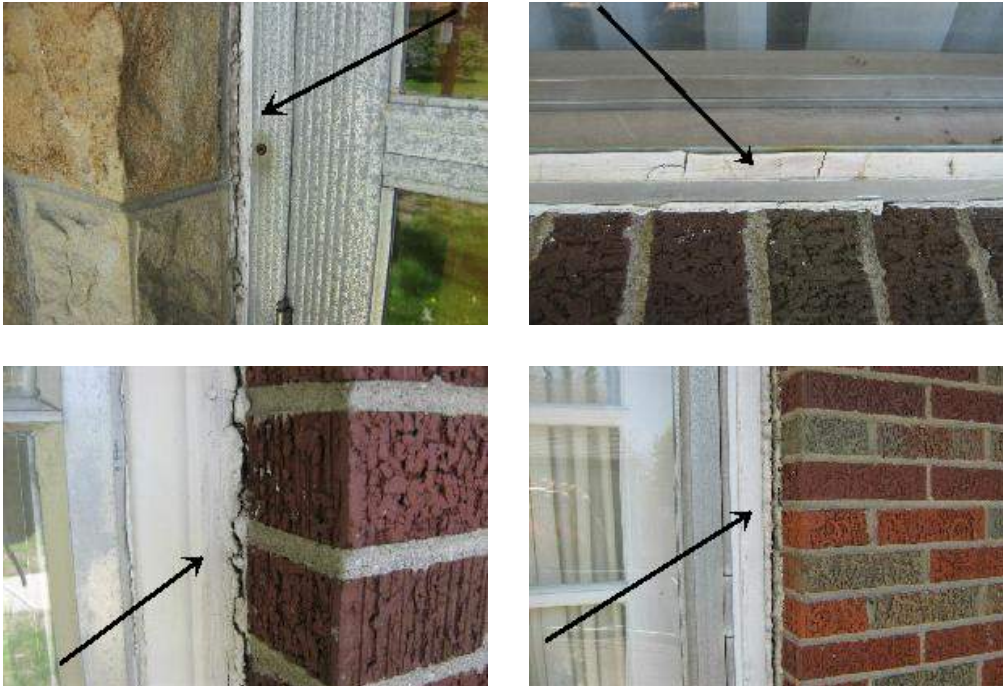


Eaves and Soffits

1.14 - COMMENTS: The soffits are in satisfactory condition.

Doors and Windows

1.15 - MAINTENANCE: The door and window exteriors at multiple locations around the residence are in need of maintenance-type service such as sanding and painting or refinishing.



Screens

1.16 - DEFICIENT: There are missing window screens at multiple locations around the residence that you may wish to have repaired.

Porches and Stoops

1.17 - COMMENTS: The porch at the front side of the residence appears functional.

Stairs and Landings

1.18 - SAFETY: The treads and risers at the stone stairs at the back side of the residence are not uniform and could prove to be a trip-hazard if this condition is not corrected.



Railings

1.19 - COMMENTS: The handrailings and guardrailings stairs at the attached concrete landing at the right side of the residence appear functional.

Structural

Structure & Framing

Wall Structure

2.1 - COMMENTS: The wall structure components appear functional.

2.2 - COMMENTS: The walls of the home would appear to be conventionally framed with 2x4 wood studs.

Floor Structure

2.3 - COMMENTS: Where visible, the floor structure components appeared functional.

2.4 - COMMENTS: The floor structure is conventionally framed with 2x10 wood joists supported by concrete stem walls and wood posts on concrete piers, and sheathed with diagonal wood planks.

2.5 - COMMENTS: Some of the wood floors on the upper level floors squeak when walked upon. This is not an uncommon condition, and correction is usually fairly straight-forward and typically involves installing special screws in the wood panels or plywood sheathing.

Ceiling and Roof Structure

2.6 - COMMENTS: The ceiling and roof structure appeared functional.

2.7 - COMMENTS: The ceiling and roof structure is framed with 2x6 wood joists and rafters.

Raised Foundation

Foundation Walls

2.8 - COMMENTS: The poured concrete foundation walls appear to be functional.

Footings

2.9 - DEFERRED: The Inspector does not verify the presence and depth of footings below the soil line.

Sill Plates & Anchorage

2.10 - COMMENTS: We were unable to confirm that the framing sill plate was bolted to the foundation concrete due to the type of perimeter floor framing that was employed.

Basements and Cellars

Moisture and Dampness

2.11 - COMMENTS: There is no evidence of recent moisture intrusion in the basement .

Stairs and Steps

2.12 - COMMENTS: The basement stairs are functional.

Inspection Limitations

2.13 - COMMENTS: Walls and ceiling in basement were finished in some areas and were not able to be seen by the inspector

Garage Foundation

Concrete Slab

2.14 - COMMENTS: Where accessible and exposed to view, we noted no significant abnormalities with the garage concrete slab foundation at the time of the inspection.

2.15 - COMMENTS: The garage slab has some typical cracking usually associated with shrinkage, settlement, expansion, etc, but do not appear to be structurally threatening.

Footings

2.16 - DEFERRED: The Inspector does not verify the presence and depth of footings below the soil line.

Roof

Primary Roof

Roof Access

3.1 - COMMENTS: The roof was walked on for the inspection.

Composition Shingle

3.2 - COMMENTS: The composition shingle roofing material appeared to be in satisfactory condition relative to its age. The roof was walked on for the inspection.

3.3 - MAINTENANCE: The roof has two layers of roof coverings, composition shingle over composition shingle, which can reduce the lifespan of the top layer of shingles.



3.4 - MAINTENANCE: Exposed nails in various locations on the roof should be addressed and sealed with the proper roof sealant or exterior caulk



Flashings

3.5 - COMMENTS: The roof flashing, where visible, appears to be in satisfactory condition. Flashing is an impervious material (usually galvanized sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from intersections between the roof covering and other materials.

Roof Drainage

3.6 - DEFICIENT: Downspouts should extend three or more feet away from the foundation to help keep water away from foundation walls.

3.7 - MAINTENANCE: The roof gutters need to be cleaned and serviced to perform properly.



Attic and Loft

Attic

Access

4.1 - COMMENTS: There is a clear access to the attic in the garage that was entered in order to evaluate the attic areas and components.

Ventilation

4.2 - COMMENTS: Ventilation within the attic appears to be adequate and the accessible vents appear properly screened.

Insulation

4.3 - COMMENTS: The attic floor is insulated with approximately 6 inches of fiberglass batt insulation, which should be adequate.

Attic Interior

4.4 - PREVENTIVE: There are moisture stains and/or sufficient evidence of prior roof leakage inside the attic, which should be evaluated by an appropriately qualified specialist for further remarks and recommendations.



Stairs and Ladders

4.5 - SAFETY: Extreme caution should be exercised with regards to the pull-down attic stairs, which are steeper than, and are not as safe as, normal stairs.

Electrical

Service

Service Entrance

5.1 - COMMENTS: The service entrance is overhead.



Service Lines

5.2 - COMMENTS: The service lines, mast weather head and cleat are in satisfactory condition.

Service Disconnect

5.3 - COMMENTS: The 100 amp main disconnect is located inside the main panel.

Grounding Electrode System

5.4 - COMMENTS: The main electrical panel appears to be properly grounded.

Main Panel

Main Panel

5.5 - COMMENTS: The residence is served by what appears to be a 100 amp panel, located at the right side of the garage



5.6 - COMMENTS: The main panel and its components have no visible deficiencies.

Panel Covers

5.7 - COMMENTS: The interior and exterior covers at the main panel appear functional.

Circuit Breakers

5.8 - COMMENTS: There were no visible deficiencies with the circuit breakers in the main electrical panel.

Sub Panel

Sub Panel

5.9 - COMMENTS: There is a 30 amp sub panel located at the laundry room side of the basement



Wiring

Wiring Types

5.10 - COMMENTS: Where visible and accessible, the branch circuit wiring in this residence is primarily vinyl-wrapped NM copper.

Branch Circuit Wiring

5.11 - COMMENTS: We observed no deficiencies with the visible and accessible branch circuit wiring at the time of the inspection.

Exterior Wiring

5.12 - COMMENTS: We observed no deficiencies with the visible and accessible exterior branch circuit wiring at the time of the inspection.

Interior Wiring

5.13 - COMMENTS: We observed no deficiencies with the visible and accessible interior branch circuit wiring at the time of the inspection.

Basement Wiring

5.14 - COMMENTS: We observed no deficiencies with the visible and accessible basement branch circuit wiring at the time of the inspection.

Kitchen Wiring

5.15 - COMMENTS: We observed no deficiencies with the visible and accessible kitchen branch circuit wiring at the time of the inspection.

Garage Wiring

5.16 - COMMENTS: We observed no deficiencies with the visible and accessible garage branch circuit wiring at the time of the inspection.

Bathroom Wiring

5.17 - COMMENTS: We observed no deficiencies with the visible and accessible bathroom branch circuit wiring at the time of the inspection.

Attic Wiring

5.18 - COMMENTS: We observed no deficiencies with the visible and accessible attic branch circuit wiring at the time of the inspection.

Lights and Switches

Interior and Exterior

5.19 - COMMENTS: All tested interior and exterior light fixtures and switches were functional.

Interior

5.20 - DEFERRED: There are light switches throughout the home that have no apparent function. We recommend that this condition be evaluated by an appropriately qualified specialist.

Receptacle Outlets

Interior and Exterior

5.21 - COMMENTS: All tested interior and exterior receptacle outlets were functional.

Interior Outlets

5.22 - SAFETY: There are outlets in the basement (east end) and the basement (west end) that have open grounds that will need to be evaluated by an appropriately qualified specialist and serviced for safe and proper function.



5.23 - SAFETY: There is an outlet in the basement work shop that has reversed polarity (hot and neutral wires misplaced) that will need to be evaluated by an appropriately qualified specialist and serviced for safe and proper function.



5.24 - SAFETY: Ungrounded 2-pronged exterior receptacle outlets were observed inside the home, which is standard for the period in which the home was built. We recommend, however, that these outlets be replaced with properly grounded 3-pronged outlets as a safety upgrade. In any event, ungrounded receptacle outlets should only be used with appliances that do not require grounding.



GFCI Protection

GFCI Receptacle Outlets

5.25 - SAFETY: The GFCI protected receptacle outlet at the south kitchen counter failed to respond properly when tested using the built-in test button and will need to be evaluated and serviced by an appropriately qualified specialist for safety.



Plumbing

Water Supply System

Water Main

6.1 - COMMENTS: Where exposed to view, the water main entering the home is 1 inch copper. The supply line enters at the right front side of the basement

Water Main Shut Off

6.2 - COMMENTS: The main water shut-off valve handle was in satisfactory condition.

Functional Flow

6.3 - COMMENTS: The water flow at the plumbing fixtures appeared functional. However, as water flow is a matter of personal desirability, and as temperature and flow fluctuations will often occur when other fixtures are operated simultaneously, we suggest that the client(s) test the flow at the shower(s) while operating other fixtures in order to determine whether or not it meets with their requirements.

Supply Pipes and Connectors

6.4 - COMMENTS: The potable water pipes, where visible, are copper, and appear to be in satisfactory condition.

Hose Bibs

6.5 - DEFICIENT: The hose bib at the front side of the home is not functional and needs service.



Inspection Limitations

6.6 - COMMENTS: finished basement ceiling limited view of supply lines in some areas

Drainage and Venting System

Drain and Vent Pipes

6.7 - COMMENTS: The drainage and vent piping is predominantly cast iron and galvanized steel with some newer ABS plastic.

6.8 - COMMENTS: The fixture drain and vent pipes within the home were functional at the time of the inspection.

Plumbing Fixtures

Sinks

6.9 - COMMENTS: The kitchen and bathroom sinks and related components are functional.

Toilets

6.10 - COMMENTS: The toilets responded properly when flushed.

Stall Showers

6.11 - COMMENTS: The stall shower in the basement bath is functional.

Tub-Showers

6.12 - COMMENTS: The tub-shower in the hall bathroom is functional.

Water Heater

Water Heater

6.13 - COMMENTS: There is a 24 year old, 40 gallon, RUUD natural gas water heater located in the basement.

6.14 - COMMENTS: The water heater was functioning satisfactorily at the time of the inspection, with no evidence of prior or active leakage observed.

Controls

6.15 - COMMENTS: The control valve handle or knob was functional.

Combustion Chamber

6.16 - COMMENTS: The combustion chamber is free of leakage and excessive rust or corrosion.

Combustion Air

6.17 - COMMENTS: The water heater appears to have an adequate combustion-air supply.

Water Line Connectors

6.18 - MAINTENANCE: There is minor rust or corrosion on the water line fittings, which is not uncommon. However, the rust or corrosion should be cleaned off with a wire brush to insure that the connections are not still leaking.



TPR Valve

6.19 - COMMENTS: A temperature and pressure relief (TPR) valve was installed at the water heater as required. The valve includes a discharge pipe that discharges to within 6 inches of the ground at a visible and accessible exterior location as needed.

Venting Provisions

6.20 - COMMENTS: The vent pipe and cap on the gas water heater appeared to be functional.

Gas Shut-Off Valve

6.21 - COMMENTS: The gas control valve and connector appear to be functional.

Drain Valve

6.22 - COMMENTS: A drain valve was installed on the water heater. No leakage was noted. However, our evaluation did not include turning or testing of the drain valve.

Gas Supply System

Meter and Main

6.23 - COMMENTS: The gas meter appeared to be in satisfactory condition, and is located at the front right side of the basement

Gas Shut-Off

6.24 - COMMENTS: The gas shut-off valve is located at the gas main.

Lines and Valves

6.25 - COMMENTS: Where visible, the gas supply system appears to be in satisfactory condition.

Heating

Hydronic Radiant Heat

General Comments

7.1 - DEFERRED: A hydronic radiant heating system typically uses a gas or oil boiler to heat water and an electric pump to circulate it through pipes or tubing under the floor or in the ceilings or to radiators on walls beneath windows. Heat in this residence is generated by a hydronic radiant heating system utilizing a boiler manufactured by Bryant that is fueled by natural gas. The boiler is located in the basement. However, since a hydronic radiant heating system has so many parts and variables to consider, our evaluation is very limited, and we recommend that it be evaluated by an appropriately qualified specialist.

Heating System

7.2 - COMMENTS: The hydronic radiant heating system responded satisfactorily to normal user controls.

Expansion Tank

7.3 - COMMENTS: The expansion tank appears to be in satisfactory condition.

Pressure Relief Valve

7.4 - COMMENTS: The pressure relief valve appears to be in satisfactory condition.

Radiators and Convectors

7.5 - COMMENTS: The radiators appear to be in satisfactory condition.

Heat and AC

Split System

Cooling

8.1 - DEFICIENT: Air filter is dirty and should be replaced as soon as possible.



8.2 - COMMENTS: The split-system central cooling responded to normal user controls at the time of the inspection, with an average differential temperature split of approximately 18 degrees F degrees between the air entering the return and that coming out of the registers.

8.3 - COMMENTS: All secondary system components including the controls, evaporator coil, condensate drain lines, drip pan, refrigerant lines and electrical disconnect (at the condenser) appeared to be functional and in satisfactory condition.

8.4 - COMMENTS: The central air-conditioning in this home is part of a split-system, with a 7 year old, 3 ton BRYANT condensing unit located at the left side of the residence, and a 3 ton BRYANT evaporator coil and Air handler located in the attic..



Fireplace

Masonry

Fireplace

9.1 - DEFERRED: The NFPA (National Fire Protection Agency) highly recommends an annual inspection of all fireplaces, chimneys, gas appliances and vents. They also recommend that an inspection take place upon the transfer of a property, the replacement of an appliance, an operating malfunction, or following an external event (such as an earthquake) likely to have caused damage. Our inspection of the fireplace and chimney pipe is limited to the readily visible areas and components, and a visual inspection such as that provided by your inspector is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the chimney pipe and the use of specialized tools and testing procedures, such as video cameras, etc., is needed to thoroughly evaluate the fireplace system. In one has not been performed over the past 12 months, such an inspection is recommended at this time for your safety.

9.2 - COMMENTS: The living room and basement fireplace and chimney system is a single-story brick masonry one. The chimney is clay-lined brick masonry type.

9.3 - COMMENTS: The masonry fireplace and chimney system has no visible defects.

Damper

9.4 - COMMENTS: The damper is functional.

Log Grate

9.5 - COMMENTS: The log grate appeared functional.

Glass Doors

9.6 - COMMENTS: The fireplace glass doors are functional.

Fireplace Screen

9.7 - COMMENTS: The fireplace screen appears satisfactory.

Hearth Extension

9.8 - COMMENTS: The hearth extension has some cosmetic damage but none that should effect its functionality.

Mantle and Legs

9.9 - COMMENTS: The wood mantle is in satisfactory condition.

Mortar Cap or Crown

9.10 - DEFICIENT: The chimney crown, which is designed to seal the chimney wall and shed rainwater, has one or more cracks that should be sealed to help prevent moisture intrusion.



Rain Cap

9.11 - PREVENTIVE: There is no weather cap on the chimney and we recommend having one installed to help prevent moisture intrusion and extend the life of the chimney.

Interior

Floors

Floor Coverings

10.1 - COMMENTS: The floor coverings are functional.

Walls and Ceilings

Walls

10.2 - COMMENTS: There is Minor damage to the wall covering in the kitchen that needs repair.



Ceilings

10.3 - COMMENTS: The ceiling coverings are functional.

Windows

Windows

10.4 - COMMENTS: The windows in this home are predominately a single paned gliding type.

10.5 - COMMENTS: All tested windows were found to be functional at the time of the inspection.

Hardware

10.6 - DEFICIENT: A window in the multiple locations has missing crank hardware that will need to be repaired or replaced.



Window Frames

10.7 - DEFICIENT: The weatherstripping or glazing compound on multiple windows is damaged or missing and needs replacement.

Broken Glass

10.8 - SAFETY: There is a window in the dining and bedroom that is cracked or broken and that will need to be replaced for safety.



Doors

Main Entry

10.9 - COMMENTS: The main entry door is functional.

Exterior

10.10 - COMMENTS: The exterior doors function satisfactorily. However some areas are in need of maintenance

Interior

10.11 - COMMENTS: The interior doors function satisfactorily.

Closets

10.12 - COMMENTS: The closet doors function satisfactorily.

Stairs and Landings

Handrails

10.13 - COMMENTS: The handrailings appear to be functional and secure.

Stairs

10.14 - COMMENTS: The stairs and landing appeared to be in satisfactory condition.

Cabinet and Pantry

Cabinetry

10.15 - COMMENTS: The cabinetry in the Kitchen and bath has damage or wear that is commensurate with its age.

Built-In Appliances

Dishwasher

10.16 - COMMENTS: The KitchenAid dishwasher responded to normal user controls and progresses through all of its cycles in the 'normal' mode.

Garbage Disposal

10.17 - COMMENTS: The garbage disposal responded to normal user controls.

Electric Range

10.18 - COMMENTS: The Kenmore electric range (includes the stove burners, oven components, and primary controls) responded to normal user controls.

Microwave

10.19 - COMMENTS: The built-in GE microwave oven responded to normal user controls.

Laundry Provisions

Laundry Provisions

10.20 - COMMENTS: The laundry provisions are located in the basement

Washer Drainage

10.21 - COMMENTS: There is a washer drain line present, but the line was not filled or tested and we cannot guarantee that the drain line is functional.

Dryer Venting

10.22 - COMMENTS: Dryer exhaust provisions were satisfactory.

Gas Supply

10.23 - COMMENTS: The gas line and valve for the clothes dryer appeared to be in satisfactory condition. However, the valve was not turned or tested, and should be capped if it not to be used.

Electrical Supply

10.24 - COMMENTS: A 220 volt outlet was provided but was not tested.

Smoke Alarms

Placement

10.25 - COMMENTS: There is a battery powered smoke detector in the bedroom hallway.

Testing

10.26 - DEFERRED: Because it is not unusual for a lengthy period of time to pass between the time the inspection took place and when the home is actually occupied, it is imperative that all smoke detectors, both battery and hardwired, be tested for safe and proper function prior to occupation of the premises.

Carbon Monoxide Detectors

Placement

10.27 - SAFETY: There are no carbon monoxide detectors installed anywhere in the home. We recommend that carbon monoxide detectors be installed throughout the home for safety before the premises are occupied.

Ventilation and Exhaust

Bathroom

10.28 - PREVENTIVE: As there are no mechanical exhaust provisions, it is important to use the bathroom windows when taking hot or extended baths and/or showers, as this will help prevent the build-up of condensation and mold growth on the bathroom walls and ceilings.

Other Components

Doorbells

10.29 - COMMENTS: The doorbell responded audibly to its test button.

Garage

Interior

Firewall

11.1 - COMMENTS: Where visible, the firewall in the garage appeared to be in satisfactory condition. The normally required rating, however, could not be verified.

Doors

11.2 - COMMENTS: The garage side door is functional but may have wear or cosmetic damage commensurate with its age.

Windows

11.3 - COMMENTS: All tested garage windows were found to be functional at the time of the inspection.

Walls and Ceiling

11.4 - COMMENTS: The wall coverings appear functional, with typical wear or cosmetic damage commensurate with their age.

11.5 - COMMENTS: There is minor damage to the ceiling covering that needs repair.

Stairs and Steps

11.6 - SAFETY: Caution should be exercised with regards to the pull-down attic stairs, which are steeper than normal stairs and are not as safe as normal stairs.

General

Environmental Comments

Pre-1980 Construction

12.1 - COMMENTS: It appears that the residence was constructed prior to 1980, and it is therefore possible and even highly probable that lead-based paint, asbestos, and other materials considered potentially hazardous may exist. However, since testing or inspecting for any environmental hazards of any kind falls outside the scope of a home inspection, we recommend that you employ the services of an appropriately qualified environmental specialist at this time.