

# Building Analysis Report

## Christiansburg, VA



Prepared For:  
**Sample Report**

Inspection Date:  
**5/6/2016**

Report Number:  
**0000000**

Inspector:  
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# Table of Contents

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<b>REPORT OVERVIEW</b>	<b>3</b>
<b>ATTIC / BASEMENT</b>	<b>6</b>
<b>ROOFING</b>	<b>11</b>
<b>EXTERIOR</b>	<b>12</b>
<b>ELECTRICAL</b>	<b>19</b>
<b>HEATING</b>	<b>22</b>
<b>COOLING / HEAT PUMPS</b>	<b>24</b>
<b>INSULATION / VENTILATION</b>	<b>25</b>
<b>PLUMBING</b>	<b>28</b>
<b>INTERIOR</b>	<b>31</b>
<b>APPLIANCES</b>	<b>35</b>
<b>FIREPLACES</b>	<b>37</b>

# Report Overview

## THE HOUSE IN PERSPECTIVE

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The construction of this home is typical for this area, and the home is in average condition for its age. As with all homes, ongoing maintenance is required and improvements to the systems will be needed over time.

## CONVENTIONS USED IN THIS REPORT

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

**Major Concern:** a system or component which is considered significantly deficient or is at the end of its service life. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

**Safety Issue:** denotes a condition that the inspector considers to be unsafe.

**Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements which are recommended but not required.

**Monitor:** denotes a system or component needing further investigation by a qualified contractor, or monitoring by the client, in order to determine if repairs are necessary.

- For the purpose of this report, it is assumed that the house faces southeast.
- The inspection began at 1:20 PM and ended at 5:30 PM, which does not include preparing this report.

### WEATHER CONDITIONS

Fair.

The estimated outside temperature was 65 degrees F.

### PRESENT AT INSPECTION

Clients. Selling Agent (during part of the inspection).

### ESTIMATED AGE OF HOME

Approximately 22 years.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

- **Repair:** Stains around the vent stack indicate the flashing collar on the roof has leaked.
- **Repair:** There is a hole in the garage ceiling at the fireplace gas pipe. The hole should be sealed to restore the fire-and-fume barrier between the garage and the residence.
- **Repair:** Several sections of exterior wood trimwork have been damaged by decay.
- **Safety Issue:** The photoelectric sensors that trigger the safety reverse function of the automatic garage door openers are mounted 10 inches and 20 inches above the floor. According to the Door and Access Systems Manufacturers Association Technical Data Sheet #364, the sensors should be mounted with the lens no more than 6 inches above the garage floor.
- **Repair:** The center rail has separated from the bottom panel of the front garage door.
- **Major Concern:** The retaining wall is cracked and leaning. If movement of the wall continues, which appears likely, replacement of the wall will be necessary.
- **Repair:** The front porch slopes toward the house. The slope of the porch should direct runoff away from the house. Repair or replace the porch.
- **Safety Issue:** The landing at the front door is small. The width of the landing should be no less than the width of the doorway, and the landing should be at least 36 inches deep in the direction of travel.
- **Repair: Safety Issue:** Several conditions that conflict with the installation specifications in the National Electrical Code were found in the electrical system. Electrical conditions that fail to meet the requirements of the NEC may increase the risk of injury from electrical shock, and may increase the risk of ignition of combustible materials in the home. Consult a licensed electrician to evaluate the conditions noted on pages 19-21, and to make all necessary repairs and modifications.
- **Repair:** Insulation in the open wood-frame basement wall is installed with the flammable paper facings exposed. Cover the insulation as specified in the manufacturer's printed warning to protect it from sources of ignition.
- **Repair:** No access was found to the pump/motor under either of the whirlpool bathtubs. Access is necessary to allow inspection and repair of the mechanical equipment. Provide a means of access that meets the installation specifications of the whirlpool bathtub manufacturer.
- **Safety Issue:** The window sills in several rooms are only 12 inches above the floor, which is a fall hazard. The sill of an operable window that is more than 72 inches above grade should be at least 18 inches above the floor. For effective fall protection at these windows, the installation of an approved window guard is recommended. Since the bedroom windows provide emergency egress, any installed guard must be removable without tools or special knowledge.
- **Repair:** Several window sashes are obstructed by the metal cladding that was installed over the exterior casings. Repair as needed to allow the sashes to open and close properly.
- **Repair:** The doors at the south bedroom, master bathroom and the master bedroom closet binds against the door jambs. Trim or adjust as necessary to permit the doors to close and latch without binding.
- **Repair:** The blower exhaust port is obstructed by the hood, which prevents air from circulating. Modify the installation to meet the manufacturer's specifications, which will allow air to flow back into the house or outdoors.

## THE SCOPE OF THE INSPECTION

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The inspector is a member of the American Society of Home Inspectors, and the inspection and report meet the requirements of the ASHI Standards of Practice and Code of Ethics.

The ASHI Standards of Practice require the inspector to complete three separate tasks during the inspection:

1. Report those systems and components that are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives.
2. Offer recommendations to repair, monitor, or seek further evaluation of the reported conditions.
3. Explain the nature of the deficiencies, if they are not self-evident.

The inspector must identify each significantly deficient condition that is visible in the home (based on his professional judgment); he must fully describe and explain each of these conditions; and he must make a recommendation to correct each of these conditions.

**Note to buyers and sellers:** The requirement of the inspector to make recommendations for repair is intended only to inform the client as to the scope of each reported deficiency. It is not intended to suggest that the seller should be responsible for any repairs, nor is it intended to suggest that any of the repairs are essential to the contract of purchase.

The inspection report contains information that is required by the ASHI Standards of Practice. Items of information in the report may or may not pertain to the inspection clause in the contract of purchase.

The purpose of the inspection is to provide the client an accurate and objective assessment of the condition of the home. A conscientious effort is made to discover the significant deficiencies that exist in the home, but not every defect will be identified. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection.

# Attic / Basement

## DESCRIPTION OF ATTIC / BASEMENT

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### ATTIC

- Roof Framing:** •Rafters on 24" Centers
- Roof Sheathing:** •OSB
- Access:** •Door
- Method of Inspection:** •Entered the Attic

### BASEMENT

- Foundation Walls:** •Concrete Block
- Floor:** •Concrete
- Main Beams:** •Steel
- Underfloor Framing:** •Wood Joists

## ATTIC / BASEMENT OBSERVATIONS

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### General Comments

Part of the basement is finished. Structural components are concealed by finished surfaces.

### RECOMMENDATIONS / OBSERVATIONS

#### ATTIC

##### Evidence of Leaks

- **Repair:** Stains around the vent stack indicate the flashing collar on the roof has leaked.



## BASEMENT

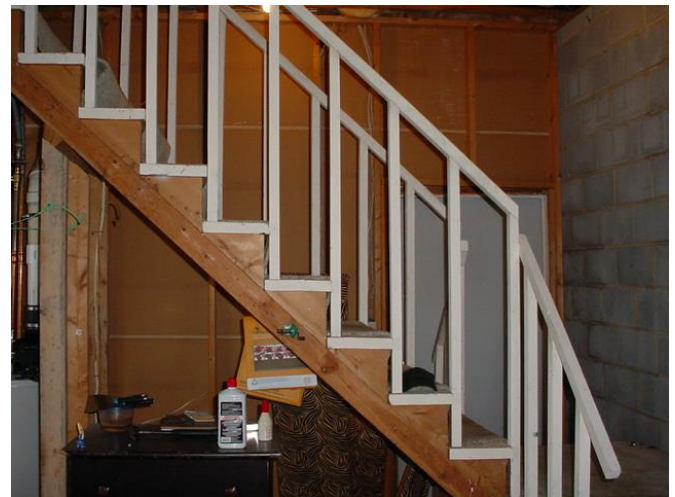


### Evidence of Water Penetration and Dampness

- **Improve:** Stains and efflorescence on the front wall are the results of the penetration of surface runoff. Evidence of water penetration in underground spaces typically indicates a need for exterior drainage improvements.

### Stairway

- **Safety Issue:** Openings in the basement stairway guard are 7 inches wide. Guards on open sides of stairways, raised floor areas, balconies and porches should have intermediate rails or ornamental closures that do not allow passage of an object 4 inches or more in diameter.





- **Safety Issue:** Clearance between one handrail and the wall is only 7/8-inch. To allow a handrail to be grasped safely, the clearance from the wall should be at least 1-1/2 inches.



- **Safety Issue:** One handrail is open-ended. Open handrails can catch purse straps and sleeves, which increases the risk of injury on a stairway. To eliminate this hazard, the ends of a handrail should return to the wall.







### Foundation

- An offset vertical crack in the front foundation wall is typical of settlement and lateral pressure exerted by saturated expansive soil. The crack has been patched. Reinforcement of the wall may be needed if movement continues.



### Garage

- **Safety Issue:** The garage floor appears to be relatively level. The area of floor used for parking automobiles or other vehicles should be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.



- **Repair:** There is a hole in the garage ceiling at the fireplace gas pipe. The hole should be sealed to restore the fire-and-fume barrier between the garage and the residence.



## **LIMITATIONS OF ATTIC / BASEMENT INSPECTION**

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing

## DESCRIPTION OF ROOFING

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<b>Roof Covering:</b>	•Laminated Asphalt/Fiberglass Shingle
<b>Roof Type:</b>	•Gable •Shed
<b>Roof Flashings:</b>	•Not Visible
<b>Age of Roof Covering:</b>	•Approximately 22 years
<b>Chimneys:</b>	•Wood Chase with Metal Flue
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge below grade
<b>Method of Inspection:</b>	•Viewed with binoculars

## ROOFING OBSERVATIONS

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### General Comments

The life expectancy of three-tab asphalt shingles is 15-20 years. Laminated asphalt shingles have a life expectancy of 20-30 years. The Age of Roof Covering stated above is an estimate based on the appearance of the shingles.

### RECOMMENDATIONS / OBSERVATIONS

#### Roof Covering

- The dark stains on the shingles are caused by the growth of algae, and are common on north-facing shingles in this region. The stains are a cosmetic concern only.



## LIMITATIONS OF ROOFING INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	•Wood Siding
<b>Foundation:</b>	•Brick
<b>Eaves, Soffits, and Facias:</b>	•Wood
<b>Exterior Doors:</b>	•Wood
<b>Window/Door Frames and Trim:</b>	•Wood •Metal-Covered
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways and Patios:</b>	•Concrete
<b>Porches:</b>	•Concrete
<b>Decks, Steps, Railings:</b>	•Treated Wood
<b>Overhead Garage Doors:</b>	•Metal •Automatic Openers Installed
<b>Surface Drainage:</b>	•Steep Lot
<b>Retaining Walls:</b>	•Brick

## EXTERIOR OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS



### Exterior Walls

- The wood siding is worn and cracked, particularly on the west exposure. Several cupped laps have been drawn back against the wall with screws. Keep gaps and cracks in the siding filled to minimize water penetration into the walls.





- **Improve:** Sections of the wood siding are in contact with the asphalt shingles on the roof. There should be a capillary break of 1-inch or more between shingles and wood siding to keep the wood from wicking moisture when the shingles are wet.



#### Exterior Wood Trimwork

- **Repair:** Several sections of wood trimwork have been damaged by decay.





### Deck

- **Safety Issue:** The steps in the deck stairway are only 8-1/2 inches deep. Treads that are less than 9 inches deep are tripping hazards.
- **Safety Issue:** The bottom step in the deck stairway is short. Steps in a stairway that vary in height more than 3/8-inch are tripping hazards.
- **Safety Issue:** The risers in the deck stairway are open. To prevent entrapment, the openings in a stairway should be no more than 4 inches wide.
- **Safety Issue:** Openings in the deck stairway guards are 5-3/4 inches wide. Guards on open sides of stairways, raised floor areas, balconies and porches should have intermediate rails or ornamental closures that do not allow passage of an object 4 inches or more in diameter.
- Sections of the decking are worn.







### Driveway

- The gap between the driveway and the apron and the cracks in the driveway are the results of settlement.



### Garage

- **Safety Issue:** The photoelectric sensors that trigger the safety reverse function of the automatic garage door openers are mounted 10 inches and 20 inches above the floor. According to the Door and Access Systems Manufacturers Association Technical Data Sheet #364, the sensors should be mounted with the lens no more than 6 inches above the garage floor.
- The auto-reverse mechanisms on the overhead garage doors responded properly to testing. This safety feature should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information.





- **Repair:** The center rail has separated from the bottom panel of the front garage door.



### Retaining Wall

- **Major Concern:** The retaining wall is cracked and leaning. If movement of the wall continues, which appears likely, replacement of the wall will be necessary.

### Porch

- **Repair:** The front porch slopes toward the house. The slope of the porch should direct runoff away from the house. Repair or replace the porch.
- **Safety Issue:** The landing at the front door is small. The width of the landing should be no less than the width of the doorway, and the landing should be at least 36 inches deep in the direction of travel.



### Patio

- The patio is broken and sloping, which is the result of settlement.



### Exterior Doors

- **Improve:** There is no hydraulic closer on the storm door at the master bedroom doorway. The closer is needed to reduce the potential for wind damage to the light-weight door, which opens to the exterior.



### **Recommended Safety Improvements**

Carbon Monoxide detectors are recommended in homes that have an attached garage. If only one detector is used, it should be placed near the bedrooms. A detector on each level in the home provides added protection.

## **LIMITATIONS OF EXTERIOR INSPECTION**

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



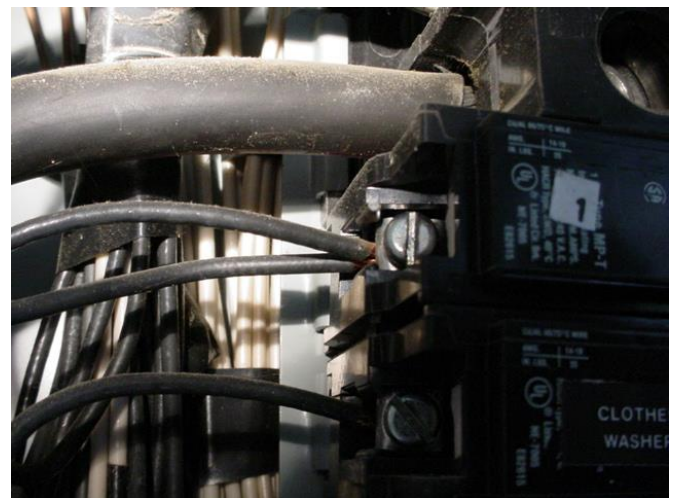
# Electrical

## DESCRIPTION OF ELECTRICAL

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amp
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Main Disconnects:</b>	•200 Amp Breaker at Main Panel
<b>Service Grounding:</b>	•Copper •Ground Connection Not Visible
<b>Main Panel:</b>	•200 Amp Rating with Breakers •Located in Garage
<b>Distribution Wiring:</b>	•Thermoplastic-Covered Copper Cable
<b>Outlets:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathrooms •Whirlpool Bathtubs •Exterior •Garage •Kitchen •Basement
<b>Smoke Detectors:</b>	•Hard Wired

## ELECTRICAL OBSERVATIONS

### RECOMMENDATIONS / OBSERVATIONS



#### Main Panel

- **Safety Issue:** Two breakers have two wires connected to terminals that were designed to secure one wire only. These “double-tap” connections are not as safe and reliable as the single-wire connection that is intended for each terminal.
- **Improve:** A low-voltage transformer is located in the panelbox. Low-voltage wiring and transformers should not be located in an enclosure with line-voltage circuits.



- **Safety Issue:** Multiple neutral wires are connected to several neutral bar terminals. For the most reliable wire connection that offers the least risk of overheating, each neutral wire should connect to a terminal that is not used for another conductor.



### Distribution Wiring

- **Safety Issue:** Electrical cables are exposed in the basement. Exposed wiring that is subject to physical damage should be adequately protected.



### Outlets

- **Safety Issue:** An outlet in the basement is uncovered. All boxes must be covered to isolate energized contacts and to contain sparks.
- **Repair: Safety Issue:** The GFCI device in the outlet at the master bedroom exterior door did not trip when tested. Rewire or replace the faulty GFCI outlet.



### Smoke Detectors

- **Safety Issue:** The smoke detectors appear to be more than ten years old. Replacement of older smoke detectors is recommended by the National Fire Protection Association.

## LIMITATIONS OF ELECTRICAL INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Heating

## DESCRIPTION OF HEATING

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- Energy Source:** •Gas
- Main-Level Furnace:** •RUUD •Model: UGED-10ERAJS •105,000 BTU •Heat Output: 145°  
•PVC Vent Pipe •Age: 22
- Upstairs Furnace:** •RUUD •Model: UGVG-10EAMER •100,000 BTU •Heat Output: 130°  
•Metal-Multi Wall •Age: 23
- Heat Distribution Methods:** •Ductwork
- Other Components:** •Electronic Air Cleaner (basement)

## HEATING OBSERVATIONS

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### General Comments

The average service life of a gas-fired forced-air furnace is 15-25 years. Gas-fired forced-air heating systems should be serviced annually.

### RECOMMENDATIONS / OBSERVATIONS

#### Main-Level Furnace

- The heating system functioned normally.





### Upstairs Furnace

- The heating system functioned normally.



### Return Air Ductwork

- **Repair:** The air filters are dirty. Replace the filters to improve air quality and flow.

### Recommended Safety Improvements

Carbon Monoxide detectors are recommended in homes with appliances that burn fossil fuels. If only one detector is used, it should be placed near the bedrooms. A detector on each level in the home provides added protection.

## LIMITATIONS OF HEATING INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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<b>Energy Source:</b>	•Electricity
<b>Main-Level Air Conditioner:</b>	•RUUD •Model: UAKA-042JAZ •Age: 22 •Size: 3.5 Ton •Temperature Differential: 18°
<b>Upstairs Air Conditioner:</b>	•RUUD •Model: UAKA-042JAZ •Age: 22 •Size: 3.5 Ton •Temperature Differential: 20°

## COOLING / HEAT PUMPS OBSERVATIONS

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### General Comments

The average service life of air conditioners and heat pumps is 8-12 years.

### RECOMMENDATIONS / OBSERVATIONS

#### Air Conditioners

- The temperature differentials were in the normal range, which indicates the cooling systems are operating properly.



## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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- |                                    |   |
|------------------------------------|---|
| <b>Attic Insulation:</b>           | •8" R-28 Cellulose Loosefill              |
| <b>Underfloor Insulation:</b>      | •3" R-11 Fiberglass Batts                 |
| <b>Roof Ventilation:</b>           | •Ridge Vents •Soffit Vents                |
| <b>Exhaust Fan/Vent Locations:</b> | •Bathrooms •Dryer •Radon Reduction System |

## INSULATION / VENTILATION OBSERVATIONS

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### General Comments

Insulation levels are typical for a home of this age and construction.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

#### Attic / Roof

- **Improve:** Insulation improvements to R-38 are recommended.







### Basement

- **Repair:** Insulation in the open wood-frame walls is installed with the flammable paper facings exposed. Cover the insulation as specified in the manufacturer's printed warning to protect it from sources of ignition.



### Radon Reduction System

- **Monitor:** An active radon reduction system is installed in this home. The vacuum gauge (manometer) indicates the system is under negative pressure, but the gauge does not measure the effectiveness of the system. Periodic radon tests are required to determine the effectiveness of a radon reduction system.



- **Improve:** The radon reduction system vent stack terminates against the soffit at the south roof overhang. To avoid staining the wood and deflecting the system exhaust back toward the house, the vent stack should extend above the roof.



## **LIMITATIONS OF INSULATION / VENTILATION INSPECTION**

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Plastic
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Polybutylene
<b>Drain, Waste, &amp; Vent Piping:</b>	•PVC
<b>Water Heater:</b>	•BRADFORD-WHITE •Gas Fired •40 Gallon •Thermostat Set: 155° •Age: 2
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve at Meter
<b>Laundry Connections:</b>	•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

## PLUMBING OBSERVATIONS

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### General Comments

The water pressure supplied to the fixtures is good. Only a slight drop in flow was noted when two fixtures were operated simultaneously.

The waste disposal system was pushed, and all fixtures drained properly.

The average service life of water heaters is 8-12 years.

Polybutylene is a type of plastic that was used in the manufacture of water supply piping from the late 1970s to the mid 1990s, and it is found in many of the homes built during that period. Polybutylene piping has a reputation for leaking, and it is at the center of a class-action lawsuit that resulted in a billion-dollar settlement. Early polybutylene piping systems were assembled with plastic (acetal) fittings, which were found to be the cause of many of the leaks. Metal fittings were used in later polybutylene installations, and were found to be more reliable than the acetal fittings. As of May 1, 2009, the filing deadline for all new claims to the administrator of the class-action lawsuit had expired.





## RECOMMENDATIONS / OBSERVATIONS

### Water Heater

- **Safety Issue:** Adjusting the thermostat to a setting no greater than 130° is recommended. Temperatures above 130° are a scald hazard.



### Bathrooms

- **Repair:** No access was found to the pump/motor under either of the whirlpool bathtubs. Access is necessary to allow inspection and repair of the mechanical equipment. Provide a means of access that meets the installation specifications of the whirlpool bathtub manufacturer.
- **Safety Issue:** Debris discharged from the jets when the upstairs whirlpool bathtub was tested. Clean and disinfect the whirlpool bathtub according to the manufacturer's instructions.



## LIMITATIONS OF PLUMBING INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior

## DESCRIPTION OF INTERIOR

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<b>Wall Materials:</b>	•Drywall
<b>Ceiling Materials:</b>	•Drywall •Wood
<b>Floor Surfaces:</b>	•Engineered Wood •Carpet •Tile
<b>Window Type(s) &amp; Glazing:</b>	•Wood; Casement; Double Glazed •Vinyl; Casement; Double Glazed
<b>Doors:</b>	•Raised Panel Hardboard-Hollow Core

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

The interior finishes are in good condition. Typical minor flaws are visible.

### RECOMMENDATIONS / OBSERVATIONS

#### Ceiling Finishes

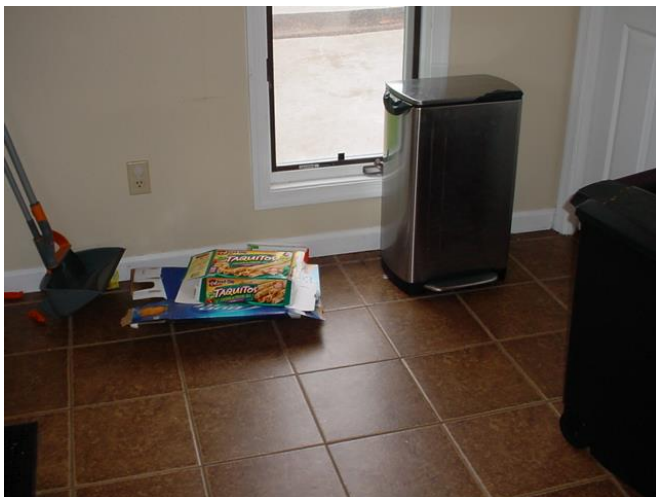
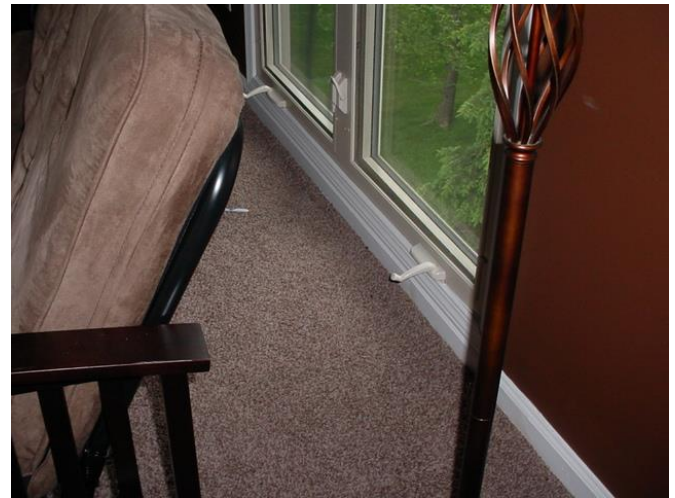
- The master bedroom ceiling is stained and cracked. No evidence of recent water contact was detected.





### Windows

- **Safety Issue:** The window sills in several rooms are only 12 inches above the floor, which is a fall hazard. The sill of an operable window that is more than 72 inches above grade should be at least 18 inches above the floor. For effective fall protection at these windows, the installation of an approved window guard is recommended. Since the bedroom windows provide emergency egress, any installed guard must be removable without tools or special knowledge.
- **Repair:** Several window sashes are obstructed by the metal cladding that was installed over the exterior casings. Repair as needed to allow the sashes to open and close properly.







- Moisture has condensed in the space between panes in several windows. This failure of the seal between the panes can affect the insulating value and the clarity of the windows.



- **Safety Issue:** The windows above the bathtubs appear to be glazed with standard glass. To minimize the risk of injury, windows in a bathtub wall that are less than 60 inches above the floor of the tub should be glazed with safety glass.
- **Safety Issue:** The large window in the west bedroom appears to be glazed with standard glass. A window with an area of more than 9 sq.ft. and a sill that is less than 18 inches above the floor should be glazed with safety glass.



### Loft

- **Improve: Safety Issue:** The loft guard deflects when force is applied. Reinforce as needed to allow the guardrail to resist a single concentrated load of 200 pounds applied in any direction at any point along the top rail.



### Doors

- **Repair:** The doors at the south bedroom, master bathroom and the master bedroom closet binds against the door jambs. Trim or adjust as necessary to permit the doors to close and latch without binding.

## LIMITATIONS OF INTERIOR INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- The home is occupied. The inspection was limited by furniture and storage in the living spaces.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Appliances

## DESCRIPTION OF APPLIANCES

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### KITCHEN

#### Refrigerator:

- SAMSUNG •Frostproof •Ice maker •Refrigerator temp 38°
- Freezer temp -10° •Age: 3

#### Range:

- MAYTAG •Age: 1-5

#### Dishwasher:

- LG •Age: 1-5

#### Disposer:

- ISE •Age: 1-5

#### Range Hood:

- KENMORE •Ventless

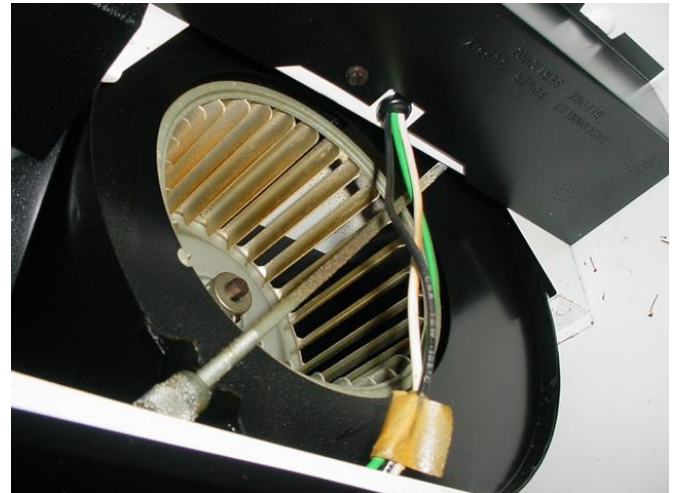
## APPLIANCES OBSERVATIONS

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### General Comments

Average Service Life of Appliances: Dishwashers and Garbage Disposers: 5-12 years; Refrigerators and Ranges: 15-20 years; Clothes Washers and Dryers: 6-12 years.

### RECOMMENDATIONS / OBSERVATIONS



#### Range Hood

- **Repair:** The blower exhaust port is obstructed by the hood, which prevents air from circulating. Modify the installation to meet the manufacturer's specifications, which will allow air to flow back into the house or outdoors.

#### Refrigerator

- **Monitor:** The ice maker was not in use at time of inspection. Verify proper function.

**Electric Range**

- **Safety Issue:** The label attached to the oven door specifies the installation an anti-tip bracket, because the range is unstable when the oven door is open. Install the bracket to prevent the range from tipping.

**LIMITATIONS OF APPLIANCES INSPECTION**

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- Ice-makers and through-door ice and water delivery features are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Ages of appliances are approximate.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Fireplaces

## DESCRIPTION OF FIREPLACES

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**Fireplace:** •Steel Firebox with Damper •Gas Logs Installed  
**Vents, Flues, Chimneys:** •Metal Flue-Insulated Multi-Wall

## FIREPLACES OBSERVATIONS

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### General Comments

The National Fire Protection Association recommends a Level II inspection upon the sale or transfer of a property or after an operating malfunction or external event that is likely to have caused damage to a chimney. A Level II inspection consists of a visual evaluation by a certified sweep of all accessible sections of the chimney. It may also include a performance test such as a smoke test or a pressure test and possibly an interior chimney video inspection if recommended by the sweep. Chimney sweeps are certified by the Chimney Safety Institute of America.

### RECOMMENDATIONS / OBSERVATIONS

#### Fireplace

- The gas-fired appliance in the fireplace functioned normally.



### Recommended Safety Improvements

Carbon Monoxide detectors are recommended in homes with appliances that burn fossil fuels. If only one detector is used, it should be placed near the bedrooms. A detector on each level in the home provides added protection.

## LIMITATIONS OF FIREPLACES INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.