



HOME INSPECTIONS, INC.



Building Inspection Report

1010 Main St. Anywhere, USA



Inspection Date:
2/17/2015

Prepared For:
George Washington

Prepared By:
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Inspected by: RSR Date: 2/17/2015



Report Overview

THE HOUSE IN PERSPECTIVE

This is a new Two-story single family home.

CONVENTIONS USED IN THIS REPORT

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 unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

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 and/or monitoring in order to determine if repairs are necessary.

- The front of the building faces south.

SUMMARY

All of the repairs should be done by qualified, licensed (if applicable) professionals. Obtain work orders and receipts for your records. Please read the entire report.

Support Beams and Posts

Repair: Most jurisdictions require the area around the support beams to be grouted in place where the beams sit inside their beam pockets on the foundation walls. This helps prevent shifting and rotation of the support beams.

In this case, someone made a half-hearted attempt to fill the beam pocket, with some being only a quarter filled. If this is required, which it appears that is, the beam pocket needs to be completely filled.

Repair: Almost all of the nuts and bolts that secure the support beams to the posts are loose and need to be tightened. These repairs need to be done before the basement is finished.

Exterior Walls

Repair: The vinyl siding around the exhaust and intake pipes for the furnace and the exhaust pipe for the water heater needs to be replaced. The installer over-cut around these pipes, leaving gaps large enough to expose the sheathing and gaps to big to caulk.

Repair: There is a very poor flashing detail on the roof over the front porch where this roof meets the garage roof. The different pitches of the two roofs have created a small alcove only visible from the porch roof (it can also be seen from the middle bedroom window). This installer used some step flashing and Tyvek tape in an effort to seal the area, but left some of the sheathing exposed. This is poor workmanship that needs to be repaired.

Repair: None of the exterior outlets are centered on their vinyl backer blocks. This will not affect the function of the outlet, but this is just another example of the poor workmanship on the exterior siding on the building. In my opinion, these should be repaired.

Repair: There is a small section of exposed step flashing just over the 2-car overhead door where the garage roof meets the roof over the front porch. This needs to be repaired for the flashing to shed water properly.

Repair: All of the wood trim needs to be caulked in place where it meets the vinyl siding. This includes the trim around the entry door and the overhead garage doors.

Repair: Caulk around the electric meter, gas meter pipe and the exhaust housing for the direct-vented fireplace.

Repair: There is a fairly large gap in between the decorative trim over the overhead garage door openings and trim pieces that are attached to overhead garage door jambs. There is a gap of nearly ½" wide in this area; large enough to see the wall sheathing behind it. This needs to be repaired to keep the area watertight.

Repair: All of the wood trim on the building needs to be touched up. There are some raw cut edges on some of the trim and most of the nail heads are unpainted and exposed.

Exterior Walls (cont'd)

Repair: Fill the nail holes on the trim around the overhead garage door openings and paint them to match the rest of the trim. Someone used a pneumatic framing nail gun to hold the trim in place and over-driven the nails.

Porch Ceiling

Repair: Some of the sections on the vinyl soffit on the entry porch ceiling are sagging and need to be re-secured in place, especially over the front entry door.

Repair: It's very apparent that the porch ceiling is pitching downward at least 1 1/2" from back to front along the west end of the porch (the porch ceiling is supposed to be level). It looks as if this was purposely built this way for the ceiling to clear the top of the living room window. I recommend talking to the builder to see what can be done to make this a little less noticeable.

Sliding Glass Door

Repair: The kickplate under this door is missing and needs to be installed.

Repair: The screen for the sliding glass door is missing and needs replaced.

Window Well

Repair: Replace the missing window well cover to keep out debris and to prevent anyone from falling into this opening.

Garage

Safety Issue: Repair: There is a large gap in between the top plate of the steel column and the drywall on the garage ceiling; large enough to expose the floor sheathing and the wood beam that the post is supporting. This gap needs to be sealed to preserve the fire separation between the garage and the garage attic area.

Repair: The trim for the garage attic access hatch needs to be installed.

Repair: The metal garage service door (the door from the garage to the living space) is dented and damaged and needs to be replaced.

Outlets

Repair: The GFCI outlet along the back wall of the garage does not reset and needs to be replaced.

Repair: There is no power to the outlets in the 2nd floor hall bathroom. I tried resetting the GFCI outlet in this bathroom with out success. Either there is a problem with the outlet or the wiring to the outlet that needs to be repaired.

Smoke Detectors

Repair: Make sure that all of the dust covers on the smoke detectors have been removed.

Furnace

Repair: Condensate was found dripping into the furnace cabinet from somewhere behind the inducer motor and needs to be repaired.

Main Waste Line

Repair: Water was found dripping into the basement from the area where the 3" waste line for the 2nd floor bathrooms enters the basement ceiling. While searching for the source of the leak, I found that water was dripping from a shelf cleat in the main level coat closet; the same wall that the waste stack is located. To confirm that this was the source of the leak, the water in these bathrooms was operated again and water was found pouring out of the cleat. It looks as if the shelf installer drilled into the waste stack.

The wall needs to be opened and the damaged section of piping needs to be replaced. Please note that replacement is the only repair that I recommend. Any type of patching can eventually fail.

Water Heater

Repair: The discharge end of the exhaust pipe for the power vented water heater needs to be raised above the expected snow level for the area or at least 12" above the grading. I measured the discharge end of this pipe at 8 1/2" above the grading. This is a manufacturers requirement. See the installation manual that is on top of the water heater.

Interior

FYI: As a general note, there were some areas on the walls and trimwork that were dinged up a little through out the building and need to be touched up. These areas were marked with blue painters tape.

Main Stairway Wood Railing

Repair: Very poor workmanship was found on the wood handrail on the main staircase. There were numerous open trim joints on the wood trim around the posts and open and jagged-cut joints on some of the railings where the handrail meets their posts.

There are also some missing screw cap covers and some areas where the installer over-used a trim nail gun to secure some of the stair parts together and tried using wood putty to fill the excessive amount of holes.

The staircase and handrail is the centerpiece of the entryway and is the first thing you see when you enter the building. Talk to the builder to see what they plan to do to repair this railing. In my opinion, it should be removed and re-done by a qualified carpenter.

Wall and Ceiling Finishes

Repair: The interior walls and ceilings in the building were in the middle painted during the inspection. The painter came by a few days before the inspection and patched numerous nail pops, drywall dings and dents and was painting some of the rooms during the inspection. Check to make sure all of the rooms have been painted on your final walk through.

Windows

Repair: Replace the missing awning window screen in the south 2nd floor bathroom shower stall.

Repair: Replace the broken window glass in the widows over the kitchen sink and the 1st floor den.

Cabinets

Repair: Most of the cabinet doors in the bathrooms and kitchen are mis-aligned and need to be adjusted.

Master Bathroom

Repair: The shoe trim is missing on the base trim near the bottom left hand corner of the vanity cabinet in the master bathroom.

Repair: There is a gap where the right hand side vanity cabinet meets the back wall of the bathroom. The gap is open about 1/2" at the top to nothing on the bottom. This needs to be repaired.

2nd Floor Hall Bathroom

Repair: The shoe trim is missing on the base trim near the bottom left hand corner of the vanity cabinet in this bathroom as well and needs to be replaced.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the Illinois Home Inspector Licensing Act and the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

There was snow on the ground during the course of the inspection.

The estimated outside temperature was 18 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

Please know that there is no such thing as a perfect house and not every defect will be found. Every effort will be made to point out all existing defects, starting with safety and major concerns and then concentrating with the maintenance issues, but expect to have to do repairs and to perform routine maintenance. Creating a home improvement fund would be a wise idea to offset any improvement cost that come up in the future and also to save up for major upgrades (new roof, upgrading improvements, the HVAC system, ect.)

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured concrete
Columns:	•Steel beams and support columns
Floor Structure:	•2x12 conventional floor joists 16"o.c. w/ an OSB sub-floor
Wall Structure:	•Wood framed
Ceiling Structure:	•Truss
Roof Structure:	•2x10 rafters w/ OSB roof sheathing

STRUCTURE OBSERVATIONS

No major defects were found in the accessible structural components of the house. Overall the building appears to be structurally sound. The walls and floors are relatively plumb and level. There was nothing found that would indicate abnormal movement or settlement.

The basement walls are completely covered. The basement is in the process of being finished. The builder built the exterior walls of the basement, completely enclosing the foundation walls.



Someone made a poor attempt to grout this beam in its beam pocket. If it needs to be grouted, it needs to be filled top to bottom.

RECOMMENDATIONS / OBSERVATIONS

Support Beams and Posts

Repair: Most jurisdictions require the area around the support beams to be grouted in place where the beams sit inside their beam pockets on the foundation walls. This helps prevent shifting and rotation of the support beams.

In this case, someone made a half-hearted attempt to fill the beam pocket, with some being only a quarter filled. If this is required, which it appears that is, the beam pocket needs to be completely filled.

Repair: Almost all of the nuts and bolts that secure the support beams to the posts are loose and need to be tightened.

These repairs need to be done before the basement is finished.

LIMITATIONS OF STRUCTURE INSPECTION

- Structural components concealed behind finished surfaces could not be inspected.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of this home inspection.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Architectural asphalt shingles (gable roof)
Roof Flashings:	•Not visible
Roof Drainage System:	•Aluminum gutters •Downspouts discharge below grade
Method of Inspection:	•Walked on the roof

ROOFING OBSERVATIONS

The average life of an asphalt shingled roof is **15 to 17 years**. Many factors can affect the average life like the exposure to the sun, the pitch of the roof (the steeper the better) and proper attic ventilation. Two layers of shingles maximum are recommended on the roof. More than two layers can put excessive stress on the roof's structure.

Overall the roof is in satisfactory condition with the shingles lying flat and sealing properly. Minor granule loss was observed on the face of the shingles. This is considered normal aging for this age and type of shingle.

In all, the roof coverings show evidence of normal wear and tear for a home of this age. The estimated age of the shingles on this roof is about 1 year old.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF ROOFING INSPECTION

- 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.
- Chimney/flue interiors that 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

Wall Covering:	•Vinyl siding w/ engineered wood trim •Vinyl shakes on the front gable end of the building
Eaves, Soffits, And Fascias:	•Vinyl
Exterior Doors:	•Metal front entry door •Sliding glass door from the kitchen to the back of the building
Window/Door Frames and Trim:	•Vinyl windows
Entry Driveway:	•Asphalt
Entry Walkway:	•Concrete walkway to a covered concrete porch
Overhead Garage Door:	•Steel (3-car) •Automatic garage door openers were installed on both overhead doors
Surface Drainage:	•Graded away from the building

EXTERIOR OBSERVATIONS



The siding around the furnace intake and exhaust needs to be replaced.

Seal the asphalt driveway every 2 to 3 years to prevent premature deterioration. Sealing every year may cause a buildup of sealant and actually start to peel.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

Repair: The vinyl siding around the exhaust and intake pipes for the furnace and the exhaust pipe for the water heater needs to be replaced. The installer over-cut around these pipes, leaving gaps large enough to expose the sheathing and gaps to big to caulk.

Repair: There is a very poor flashing detail on the roof over the front porch where this roof meets the garage roof. The different pitches of the two roofs have created a small alcove only visible from the porch roof (it can also be seen from the middle bedroom window). This installer used

some step flashing and Tyvek tape in an effort to seal the area, but left some of the sheathing exposed. This is poor workmanship that needs to be repaired.

Repair: None of the exterior outlets are centered on their

vinyl backer blocks. This will not affect the function of the outlet, but this is just another example of the poor workmanship on the exterior siding on the building. In my opinion, these should be repaired.

Repair: There is a small section of exposed step flashing just over the 2-car overhead door where the garage roof meets the roof over the front porch. This needs to be repaired for the flashing to shed water properly.

Repair: All of the wood trim needs to be caulked in place where it meets the vinyl siding. This includes the trim around the entry door and the overhead garage doors.

Repair: Caulk around the electric meter, gas meter pipe and the exhaust housing for the direct-vented fireplace.

Repair: There is a fairly large gap in between the decorative trim over the overhead garage door openings and trim pieces that are attached to overhead garage door jambs. There is a gap of nearly 1/2" wide in this area; large enough to see the wall sheathing behind it. This needs to be repaired to keep the area watertight.

Repair: All of the wood trim on the building needs to be touched up. There are some raw cut edges on some of the trim and most of the nail heads are unpainted and exposed.

Repair: Fill the nail holes on the trim around the overhead garage door openings and paint them to match the rest of the trim. Someone used a pneumatic framing nail gun to hold the trim in place and over-driven the nails.



A very poor flashing detail was found on the roof over the front entry porch.

Porch Ceiling

Repair: Some of the sections on the vinyl soffit on the entry porch ceiling are sagging and need to be re-secured in place, especially over the front entry door.

Repair: It's very apparent that the porch ceiling is pitching downward at least 1 1/2" from back to front along the west end of the porch (the porch ceiling is supposed to be level). It looks as if this was purposely built this way for the ceiling to clear the top of the living room window. I recommend talking to the builder to see what can be done to make this a little less noticeable.

Sliding Glass Door

Repair: The kickplate under this door is missing and needs to be installed.

Repair: The screen for the sliding glass door is missing and needs to be replaced.

Window Well

Repair: Replace the missing window well cover to keep out debris and to prevent anyone from falling into this opening.

Garage

Safety Issue: Repair: There is a large gap in between the top plate of the steel column and the drywall on the garage ceiling; large enough to expose the floor sheathing and the wood beam that the post is supporting. This gap needs to be sealed to preserve the fire separation between the garage and the garage attic area.

Repair: The trim for the garage attic access hatch needs to be installed.

Repair: The metal garage service door (the door from the garage to the living space) is dented and damaged and needs to be replaced.

LIMITATIONS OF EXTERIOR INSPECTION

- Screening, shutters, awnings, or similar seasonal accessories, recreational facilities and outbuildings are not inspected.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240v main service - Service size: 200amp Eaton 40-slot panel and breakers
Service Drop:	•Underground
Service Entrance Conductors:	•Copper (#3/0awg)
Service Equipment & Main Disconnects:	•Main service rating 200amps •Breakers •Located: The west wall of the basement
Service Grounding:	•Copper •Ground rod connection
Service Panel & Over-current Protection:	•Panel rating: 200amp
Distribution Wiring:	•Copper
Wiring Method:	•Non-metallic cables (Romex)
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Exterior •Garage •Bathrooms •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Outlets

Repair: The GFCI outlet along the back wall of the garage does not reset and needs to be replaced.

Repair: There is no power to the outlets in the 2nd floor hall bathroom. I tried resetting the GFCI outlet in this bathroom with out success. Either there is a problem with the outlet or the wiring to the outlet that needs to be repaired.

Smoke Detectors

Repair: Make sure that all of the dust covers on the smoke detectors have been removed.

LIMITATIONS OF ELECTRICAL INSPECTION

- 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 that are not part of the primary electrical power distribution system.

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

Heating

DESCRIPTION OF HEATING

Heating System Type:	•Forced Air Furnace •Manufacturer: Lennox •Model Number: 193UH110XP48C-05 •Approximate Age: MFD in 2013 (new) •Unit size: 110,000btu
Energy Source:	•Gas
Vents, Flues, Chimneys:	•Plastic (PVC; 90%+ direct-vented unit)
Heat Distribution Methods:	•Ductwork
Other Components:	•Digital thermostat •Humidifier

HEATING OBSERVATIONS

Due to the position of the burners, the heat exchanger could not be viewed.

The only way to completely view the heat exchanger is to remove the blower motor and the burners and open the plenum (the ductwork directly on the supply side of the furnace). This is beyond the scope of this inspection

The average life expectancy of a forced air furnace is **17 to 20 years**. The most important factor in prolonging the life of the furnace is regular maintenance and changing or cleaning the filters monthly. I recommend that you have the furnace cleaned and serviced when you move in and then keep up on the regular maintenance. I also suggest you purchase and install carbon monoxide detectors. They are relatively inexpensive and readily available at most home improvement stores



Condensate was dripping into the furnace cabinet from somewhere behind the inducer motor.

RECOMMENDATIONS / OBSERVATIONS

Furnace

Repair: Condensate was found dripping into the furnace cabinet from somewhere behind the inducer motor and needs to be repaired.

LIMITATIONS OF HEATING INSPECTION

- The adequacy of heat supply or distribution balance is not inspected.
- The interiors of flues or chimneys that are not readily accessible are not inspected.

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

Cooling

DESCRIPTION OF COOLING

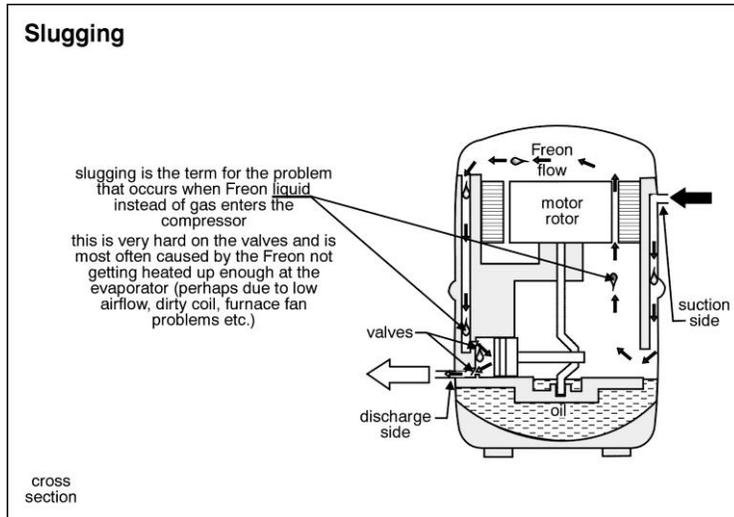
Central System Type:

•Central air conditioning •Manufacturer: Lennox •Model #: 13ACX-048-230-17 •Approximate Age: MFD in 2013 (new) •Capacity: 4 ton

Energy Source:

•Electricity •240v power supply

COOLING



Due to the colder temperatures, operating the AC system was not possible. Operating the system when temperatures fall below 60 degrees could possibly damage the compressor (the outside temperature was 18° at the start of the inspection). The term for this is called “slugging”. This is when the refrigerant does not completely boil off, which can damage the compressor.

The average life expectancy of an air conditioning compressor (the heart of the A.C. system) is in the 15 to 17 year range. Keep the cooling coils of the condenser clean and change filter at the air handler regularly. Also annual servicing is needed to keep the system operating as efficiently as possible.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF COOLING INSPECTION

- 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

The attic was accessed and inspected.

Attic Insulation:	•Type of insulation: Loose fill fiberglass and fiberglass batts •Average inches: 12+ •Estimated R-value: R-38
Exterior Wall Insulation:	•Not visible
Basement Wall Insulation:	•R-13 fiberglass batts on the foundation walls
Vapor Retarders:	•Kraft paper on the batt insulation
Roof Ventilation:	•Roof vents •Soffit vents
Exhaust Fan/vent Locations:	•Bathrooms discharge to the exterior through the rear soffit area in the attic and the dryer discharges to the exterior through the west gable end of the building

INSULATION / VENTILATION OBSERVATIONS

Based on what I could see, the attic area is reasonably well insulated and ventilated. I was able to access the attic and view most of the area. The levels of insulation appeared to be adequate and spread out evenly.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

- 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.
- 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

Water Supply Source:	•Public water supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•The front wall of the basement
Interior Supply Piping:	•Plastic (CPVC)
Waste System:	•Public sewer system
Drain, Waste, & Vent Piping:	•Plastic (PVC)
Water Heater:	•Gas •Manufacturer: Bradford-White power-vented water heater •Approximate Capacity in gallons: 50 •Age: MFD in 2014 (new)
Fuel Shut-Off Valves:	•Natural gas main shut off valve is located along the east exterior wall
Other Components:	•Sump pump

PLUMBING OBSERVATIONS



Water poured out from behind this shelf cleat in the main level closet when the 2nd floor fixtures were operated.



This is the result of the leak.

The average life expectancy of a water heater is **8 to 12 years**. Signs of when a water heater is starting to fail are the loss of the hot water supply (hot showers tend to get shorter) and leakage around the base of the water heater.

I recommend installing a battery back up sump pump in case the primary pump fails or if the power to the home goes out during a storm. Most insurance policies will not cover the cost related to basement flooding unless a flood insurance policy is purchased

RECOMMENDATIONS / OBSERVATIONS

Main Waste Line

Repair: Water was found dripping into the basement from the area where the 3" waste line for the 2nd floor bathrooms enters the basement ceiling. While searching for the source of

the leak, I found that water was dripping from a shelf cleat in the main level coat closet; the same wall that the waste stack is located. To confirm that this was the source of the leak, the water in these bathrooms was operated again and water was found pouring out of the cleat. It looks as if the shelf installer drilled into the waste stack.

The wall needs to be opened and the damaged section of piping needs to be replaced. Please note that replacement is the only repair that I recommend. Any type of patching can eventually fail.

Water Heater

Repair: The discharge end of the exhaust pipe for the power vented water heater needs to be raised above the expected snow level for the area or at least 12" above the grading. I measured the discharge end of this pipe at 8 1/2" above the grading. This is a manufacturers requirement. See the installation manual that is on top of the water heater.

LIMITATIONS OF PLUMBING INSPECTION

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface is not inspected.
- Water quantity and water quality are not tested.
- Interiors of flues or chimneys that are not readily accessible are not inspected.
- Water conditioning systems, fire and lawn sprinkler systems and private waste disposal systems are not inspected.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Pre-finished hardwood flooring •Ceramic tile
Window Types & Glazing:	•Single hung •Fixed panel •Insulated glass
Doors:	•Wood-hollow core

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Interior

FYI: As a general note, there were some areas on the walls and trimwork that were dinged up a little through out the building and need to be touched up. These areas were marked with blue painters tape.

Main Stairway Wood Railing

Repair: Very poor workmanship was found on the wood handrail on the main staircase. There were numerous open trim joints on the wood trim around the posts and open and jagged-cut joints on some of the railings where the handrail meets their posts.

There are also some missing screw cap covers and some areas where the installer over-used a trim nail gun to secure some of the stair parts together and tried using wood putty to fill the excessive amount of holes.

The staircase and handrail is the centerpiece of the entryway and is the first thing you see when you enter the building. Talk to the builder to see what they plan to do to repair this railing. In my opinion, it should be removed and re-done by a qualified carpenter.

Wall and Ceiling Finishes

Repair: The interior walls and ceilings in the building were in the middle painted during the inspection. The painter came by a few days before the inspection and patched numerous nail pops, drywall dings and dents and was painting some of the rooms during the inspection. Check to make sure all of the rooms have been painted on your final walk through.

Windows

Repair: Replace the missing awning window screen in the south 2nd floor bathroom shower stall.

Repair: Replace the broken window glass in the widows over the kitchen sink and the 1st floor den.

Cabinets

Repair: Most of the cabinet doors in the bathrooms and kitchen are mis-aligned and need to be adjusted.

Master Bathroom

Repair: The shoe trim is missing on the base trim near the bottom left hand corner of the vanity cabinet in the master bathroom.

Repair: There is a gap where the right hand side vanity cabinet meets the back wall of the bathroom. The gap is open about 1/2" at the top to nothing on the bottom. This needs to be repaired.

2nd Floor Hall Bathroom

Repair: The shoe trim is missing on the base trim near the bottom left hand corner of the vanity cabinet in this bathroom as well and needs to be replaced.

LIMITATIONS OF INTERIOR INSPECTION

- Furniture, storage, appliances and/or wall hangings are not moved and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances:

Laundry Facility:

- Gas range •Microwave oven •Dishwasher •Waste disposal •Refrigerator
- The dryer is vented outside •Gas piping for the dryer •120v circuit for the washing machine •Hot and cold water supply for the washing machine •Waste standpipe for draining the washing machine

APPLIANCES OBSERVATIONS

All of the appliances in the home are new and operated as intended when tested.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection. Appliances are tested to verify operation only.

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

Fireplace

DESCRIPTION OF FIREPLACE

Fireplaces: •Fireplace insert /w an enclosed firebox •Gas
Vents, Flues, Chimneys: •Direct-vented unit

FIREPLACE OBSERVATIONS

The fireplace in this home is a direct-vented unit with an enclosed firebox and a ceramic gas log set installed. With this system, the natural gas tends to burn clean. Little maintenance will be required as opposed to a traditional wood-burning fireplace. Over time, depending how often you use this fireplace, the firebox and glass will need to be cleaned due to soot build up. Always keep children away from the fireplace during operation. The glass will stay hot for some time after the flame is off.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF FIREPLACE INSPECTION

- 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 or 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.