

Home Inspection Report

for

Joe Client
1234 Any Street
Gadsden, Alabama 35901



Inspected by:
Steven V. Brewster

License # HI-0652

January 3, 2005

Brewster
Home
Inspections

PMB 188
3331 Rainbow Drive, Suite E
Rainbow City, AL 35906
(256) 490-0872



Brewster Home Inspections

PMB 188, 3331 Rainbow Drive, Suite E
Rainbow City, AL 35906

Phone (256) 490-0872

Fax (256) 442-2868

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION

Case #: 05-000 Inspection Date: 1/3/2005 Time: 9:00 AM
Client Name: Joe Client
Mailing Address: 456 Main St
City/State/Zip: Attalla, AL 35954
Phone: (256) 123-4567 Other: Cell: (256) 000-0000
Inspection Site Address: 1234 Any Street
City/State/Zip: Gadsden, Alabama 35901
Phone:
Contact Person:

WEATHER/LIMITATIONS/MISC

Weather: Overcast
Soil Conditions: Damp
Approximate Temp: 46 degrees
Limitations: The house is occupied/furnished preventing the inspector from visualizing all areas. The basement was full of boxes and stored items preventing visualization of all areas. The pump house was locked preventing inspection.
Present at Time of Inspection: Client, pest control professional

BUILDING CHARACTERISTICS

Building Orientation: West / Southwest
Building Type: Single family residence Estimated Age: 1987
Stories: One Space Below Grade: None

UTILITY SERVICE

Water Source: Private
Fuel Source: Propane gas
Utility Status: All serviceable
Sewage Disposal: Private



Brewster Home Inspections

PMB 188, 3331 Rainbow Drive, Suite E
Rainbow City, AL 35906

Phone (256) 490-0872

Fax (256) 442-2868

INSPECTION CONDITIONS

PAYMENT INFORMATION

Total Fee:

Paid By:

CONTINGENT AND LIMITING CONDITIONS

The report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or nongovernmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Brewster Home Inspections certifies that they have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the Better Business Bureau in accordance with its Construction Industry Arbitration Rules then pertaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Brewster Home Inspections to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

FOUNDATIONS / BASEMENTS / CRAWLSPACES

Foundation Type:	Monolithic slab (<i>footed</i>), concrete block basement walls
Support Column:	Steel columns
Subfloor:	Plywood
Main Beam Type:	2" x 12" built-up
Floor Joists:	2" x 10" - 16" o.c.
Basement/Crawlspace:	Full basement
Base Surface:	Concrete
Insulation:	None
Access Via:	Stairwell, exterior door
Inspected By:	Walking through

OBSERVATIONS

Slab: Appears Functional.

Basement Walls: Functional Except: The block walls are laid on the monolithic slab. The front and west walls are at least 4' to 5' below grade and efflorescence is seen indicating moisture absorption by the walls from the exterior. Basements are usually constructed with the foundation walls on a footing and then the slab is poured within the walls.



Sills: Appear Functional. No anchor bolts are seen.

Support Columns: Needs Further Evaluation: The span between the 2" x 12" built up beam is > 10 feet. Current building practices recommend that this type beam span no more than 7 feet between columns/posts. Recommend evaluation by a licensed contractor.

Floor Joists: Appear Functional.

Main Beam (Girder): Appears Functional.

Subfloor: Functional Except: Water stains on the subfloor beneath the hall bathroom commode measure normal moisture content indicating an old water leak. A small portion of the subfloor beneath the rear bedroom patio door has moisture damage (ongoing) from an improperly flashed door opening. Moisture content measured > 97% indicating active moisture intrusion.

FOUNDATIONS / BASEMENTS / CRAWLSPACES



Moisture Intrusion: Efflorescence is seen on the front and south side walls indicating moisture is wicking through the block. No significant volume of moisture intrusion is seen but the inspector can not warrant that future moisture intrusion will not occur. A dehumidifier is operating continuously in the basement.

Ventilation: Appears Functional.

HVAC Ducting: Needs Minor Repair: Several of the supply pipes need to be insulated to prevent condensation during air conditioning months use.

Plumbing: Appears Functional.

Electrical: Functional Except: The inspector recommends that the receptacles be GFCI protected.

Inspector's Comments: *The inspector recommends a complete termite inspection be performed by a licensed pest control professional.*

ROOF / ATTIC SPACE

Type of Roof: Gable
Roof Covering: Asphalt 3-tab
Roof Trusses: 2" x 4" - 24" o.c.
Roof Decking: Plywood (*with H-clips*)
Ceiling Joists: Trusses
Walls: 2" x 4" - 16" o.c.
Insulation: Fiberglass - batt
Ventilation: Gable end vents, soffit vents

OBSERVATIONS

ATTIC

Access: Hatch in master bedroom closet

Inspected By: Crawling/walking through

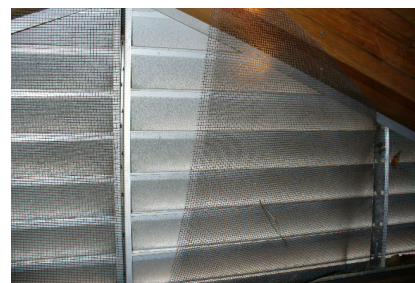
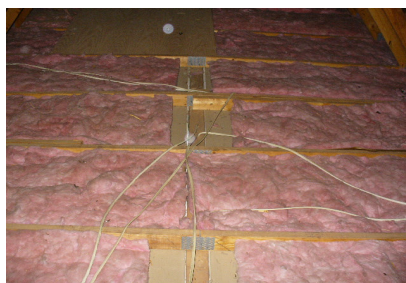
Roof Framing: Functional Except: Recent repairs have been made to the chimney chase due to a previous water leak around the chimney. Evidence of moisture intrusion is seen on the framing but tests within normal limits (10%mc) indicating adequate repairs.



Roof Decking: Functional Except: Old water stains from a previous water leak are seen around the chimney chase. Moisture content was within normal limits (10%). A small section of decking is bowed near the edge on the front exterior.

Moisture Intrusion: No current moisture intrusion is seen.

Insulation: Needs Repair: The attic has 3-1/2" of fiberglass batt insulation installed between the trusses. There are areas that do not have insulation installed. Typical standards for attic insulation require at least 10" for in our region. Recommend installing additional insulation.



ROOF / ATTIC SPACE

Ventilation: Needs Minor Repair: The screens on the gable vents are detached which can allow birds/animals to enter the attic space. Recommend securing the screens.

Electrical: Needs Minor Repair/Fire Safety Hazard: There are open wire splices and junction boxes that need covers installed.



Chimney: Functional Except: The metal chimney appears functional but the chimney chase does not have a proper rated fire wall installed.

ROOF SURFACE

How Inspected: Walking on

Roof Appearance: Lies flat.

Roof Covering: Appears Functional. One layer of roof covering is seen.

Flashings: Appear Functional.



GUTTERS AND DOWNSPOUTS

Gutter Type/Location: Aluminum, front

Gutter Condition: Needs Minor Repair: The gutters are sagging at the joints and are full of leaves. Recommend securing the gutters and removing the debris.

Downspouts: Functional Except: The inspector recommends that the downspouts be diverted away from the foundation wall by utilizing splash guards and/or piping.

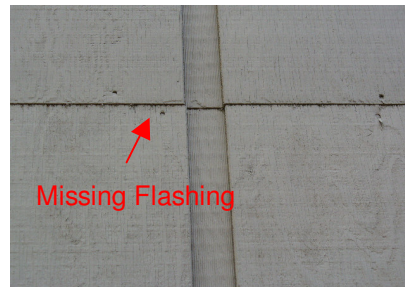
Inspector's Comments: *The inspector recommends gutters and downspouts be installed on all drip edges to divert runoff water away from foundation walls.*

EXTERIOR COMPONENTS

Type Siding:	T1-11 Plywood
Trim Type:	Wood
Soffits:	Wood
Main Entry Door:	Solid wood with storm door
Other Ext. Doors:	Metal insulated patio door units
Porch:	Wood (<i>front</i>)
Deck:	Wood (<i>rear</i>)
Driveway/Walkway:	Gravel, pavers
Public Walkway:	None
Garage:	1-car attached
Garage Door:	Metal, single width

OBSERVATIONS

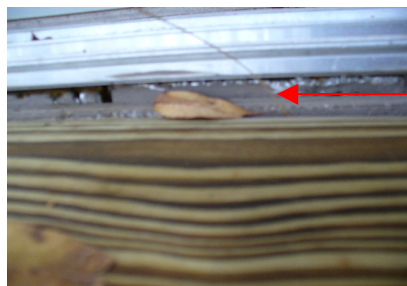
Siding: Needs Repair: The siding has moisture damage near the rear deck surface. These small areas are easily penetrated with a probe and will require replacement in the future. Recommend installing gutters on the rear drip edge to prevent water from splashing onto the siding and further moisture damage. There is not a proper flashing installed between butt joints or where the deck joins the home. These areas need to be caulked/sealed and painted. A small section of siding has been damaged near (above) the electrical service drop.



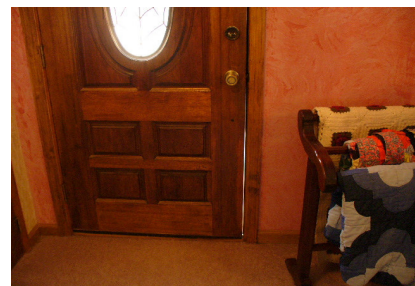
Trim/Fascia: Appears Functional.

Soffits: Appear Functional.

Exterior Doors: Needs Minor Repair: The front entry door has a large gap between the door and the jamb preventing the door from latching/sealing properly. The dining room patio door needs minor alignment to close without rubbing. Neither of the rear patio doors have proper exterior flashing installed beneath the threshold and should be sealed to prevent further moisture intrusion into the subfloor and framing.



Flashing
Absent



EXTERIOR COMPONENTS

Porch/Deck: Functional Except: The front porch does not have proper baluster spacing of 4" apart. Neither the front porch or rear deck has a flashing installed between the ledger and the siding. This may allow premature moisture damage to the siding and framing. There is at least one deck board (at the dining room end) that needs to be fastened/nailed down.



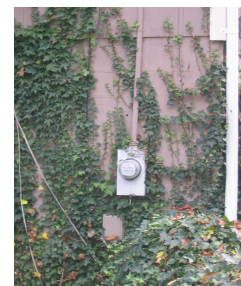
Exterior Stairs: Needs Minor Repair: The top hand rail on the front stairs should terminate into a newel or post.

Driveway/Parking: Appears Functional.

Walkways: Appears Functional.

Grading/Drainage: The lot appears to drain away from the foundation walls.

Garage Door: Needs Minor Repair: The top panel of the garage door has minor damage and one of the glass panes is broken and needs replacement. The door does not meet the concrete floor and there is no weather-stripping installed on the exterior. This can allow moisture intrusion during a blowing rain.



Garage Door Opener: Appears Functional.

Landscape/Shrubs: Functional Except: The ivy on the side of the house should be cut back to prevent damage to the siding.

PLUMBING

Water Supply Line: 3/4" PVC
Water Meter Location: Front yard
Distribution Supply: CPVC, PVC
Waste Water Pipe: PVC
Vent Pipe: PVC
Water Heater Type: General Electric (*electric*)
Capacity: 40 gal
Fuel Distribution Pipe: Copper



OBSERVATIONS

Main Water Shut-Off: At incoming supply pipe in basement.

Main Fuel Shut-Off: At tank.

Supply Pipes: Appears Functional. The home may be supplied by a well and pump. Recommend determining from the seller if a well and pump supplies the residence with potable water. If the home is supplied by a well, recommend the water quality be tested by an approved lab. A sufficient amount of water was run during the inspection without any significant decrease in water flow.

Waste Pipes: Appear Functional.

Vent Pipes: Appear Functional.

Water Heater: Needs Further Evaluation/Repair: The water heater appears to have a small leak as evidenced by the water in and around the drip pan and the corrosion seen on the base of the tank. Recommend evaluation by a licensed plumber.



Exterior Faucets: None Present: A hose bibb is seen in the basement at the incoming water supply pipe.

Septic System: Inspection of a septic system is beyond the scope of a visual inspection. There were no signs in the area of the septic system that would indicate SAS failure.

Inspector's Comments: *The inspector recommends that a licensed plumber perform the evaluation and repairs of the plumbing system.*

ELECTRICAL SYSTEM

Service Drop: Overhead
Supply Voltage: 240 Volt

Main Service Panel

Mfg: Challenger
Type: Breakers
Rating: 200 amp
Location: Basement
Disconnect: 200 amp breaker

Branch Wiring: Non-metallic sheathed copper



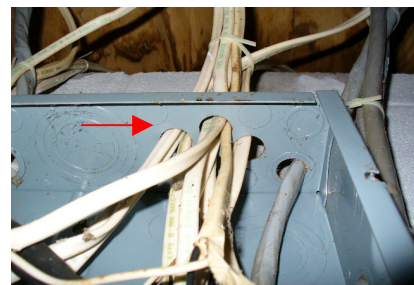
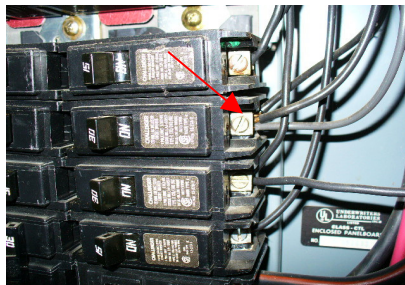
Damaged light fixture in hallway

OBSERVATIONS

Service Entrance: Appears Functional.

Service Ground: Beneath meter: The ground wire is penetrating the soil beneath the meter but the grounding rod and connectors are not visible.

Main Service Panel: Needs Immediate Repair/Fire Safety Hazard: The panel has overfusing (30 amp breakers on 20 amp rated circuits) and double/triple tapping (2 or 3 circuits on one breaker). The branch circuits do not have connectors/bushings installed where they enter the panel. The panel does not appear to have been installed by a professional. The inspector recommends that the panel be repaired by a licensed electrician.



Interior Receptacles: Needs Minor Repair: One receptacle in the middle front bedroom near the window tests with open ground. The receptacle behind the mirror in the master bathroom needs a cover installed.

Exterior Receptacles: Appear Functional. There is one receptacle noted at the rear deck but none seen on the front of the house.

GFCI Receptacles: None present: The inspector recommends GFCI receptacles be installed in bathrooms, kitchens, and exterior areas to prevent possible shock hazards.

Light Fixtures: Functional Except: The fluorescent light above the kitchen sink did not function. The light fixture in the hallway is damaged. The light in the master bedroom closet is missing its globe.

Wall Switches: Appear Functional.

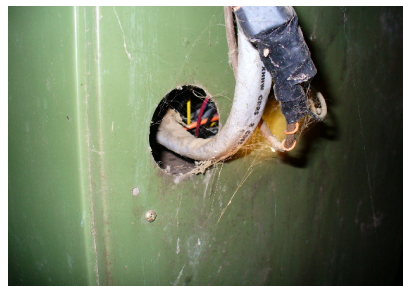
Inspector's Comments: *The inspector recommends that a licensed electrician perform the evaluation and repairs of the electrical system.*

HEATING / AIR CONDITIONING

HVAC SPLIT SYSTEM

Air Handler / Evaporator

Mfg: Rheem
Model: RHQA - 1315J
Serial #: H M2187 6531
Type: Heat pump
Age: 1987
BTU: Unknown
Fuel Type: Electric
Disconnect: Within sight
Location: Basement



OBSERVATIONS

Primary Unit: Needs Minor Repair: The electrical service cable is not installed in a proper connector.

Blower Motor: Appears Functional.

Condensate Drain: Needs Minor Repair: The condensate drain does not have a water trap installed.

Controls: Responded appropriately to controls.

Functional Test (Heat Mode)

Compressor / Condensor

Mfg: Rheem
Model: Unknown (label illegible)
Serial #: Unknown (label illegible)
Age: Unknown (label illegible)
Capacity: Unknown (label illegible)
Power Source: Electric
Service Disconnect: Not observed
Location: Exterior

Intake Air Temp: 65°
Output Air Temp: 84°
Strip Heat: 115°

OBSERVATIONS

Primary Unit/
Compressor and
Condensor: Needs Further Evaluation/Repair: The compressor continues to operate after the thermostat is satisfied. The system had to be switched to the off position for the compressor to shut down. This needs immediate repair to prevent permanent damage to the compressor. A disconnect is not installed at the unit.

Controls: Did not test in cooling mode. It is not recommended to switch between heat mode and cooling mode on a heat pump system when the outside temperature is below 65 degrees.

HEATING / AIR CONDITIONING

Inspector's Comments: *The inspector recommends the HVAC systems and components be serviced/inspected by a licensed HVAC professional to insure optimum efficiency and function of the system.*

DUCTWORK

Type: Metal/flexible insulated
Location: Basement



OBSERVATIONS

Ducts/Air Supply: Needs Minor Repair: Several of the supply ducts need insulation installed to prevent condensation build up during air conditioning season.

Ducts/Return/Air Filters: Appear Functional.

AUXILIARY EQUIPMENT

Gas Spaceheater: Appears Functional. The LP gas wall heater functioned properly.

FIREPLACE

Chimney Type: Type B metal
Fireplace Type: Prefab wood burning
Flue Liner Type: Metal

OBSERVATIONS

Chimney Exterior: Functional Except: The spark arrestor has minor damage. No repairs are necessary.

Fireplace: Functional Except: The fire brick is cracked at the back of the fireplace. The stone hearth has missing mortar in the joints.

Flue liner: Appears Functional

Inspector's Comments: *The inspector recommends the chimney and fireplaces be cleaned and inspected by a licensed chimney sweep prior to use.*



KITCHEN / LAUNDRY

Sink: Stainless steel
Counter Tops: Laminate
Cabinets: Wood product
Range: General Electric (*smooth surface*)
Vent Hood: Kenmore
Microwave: General Electric (*counter top*)
Dishwasher: Kenmore
Disposal: None
Trash Compactor: None
Refrigerator: Kenmore

OBSERVATIONS

Sink: Appears Functional.

Counter Tops: Appear Functional.

Cabinets: Functional Except: Some doors need minor adjustment to close properly and handles are loose on some of the drawers.

Range: Appears Functional. The oven light did not function (check bulb).

Ventilation: Not Functional: The vent hood does not have an external venting source. Recommend removing and replacing with an internal vented system. The vent hood is not hard wired but plugged into a receptacle beside the stove.

Microwave: Not Tested.

Dishwasher: Appears Functional. An air gap is not installed in the drain line.

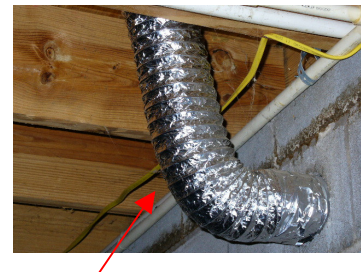
Refrigerator: Appears Functional.

UTILITY/LAUNDRY

Location: Adjacent to kitchen

Washing Machine: Plumbing and electrical services are provided.

Dryer: Needs Minor Repair: The flexible vent is not approved for dryer venting. Recommend installing a metal (flexible) approved dryer vent.



INTERIOR COMPONENTS

Doors: Wood (*hollow core*)
Windows: Metal (*single hung, double pane*)
Floors: Carpet, vinyl
Walls: Drywall
Ceilings: Drywall

OBSERVATIONS

Doors: Functional Except: Most doors need stops installed to prevent damage to the drywall. The front corner bedroom closet doors do not close properly and are not trimmed out professionally. The door to the basement swings out over the stairs which is prohibited by current safety practices.



Windows: Needs Minor Repair: The front corner bedroom side window and master bathroom windows do not close completely and lock. The window stools around the lock handles need to be trimmed to allow complete closure and locking. Some windows do not have screens.

Walls: Functional Except: The laundry room does not have base trim installed.

Ceilings: Appear Functional.

Floors: Needs Minor Repair: The floor covering in the kitchen has damage near the refrigerator and uneven areas are observed near the master bedroom.

Stairs/Handrails: Functional Except: The stairs to the basement are 29" wide. Current building practices require a minimum of 36" stair treads. The railings do not have proper guards installed.

Smoke Detectors: Functional Except: The battery powered smoke detector in the hallway did not function. An alarm system is installed but was not tested. Request information from seller regarding the service carrier and operational instructions.

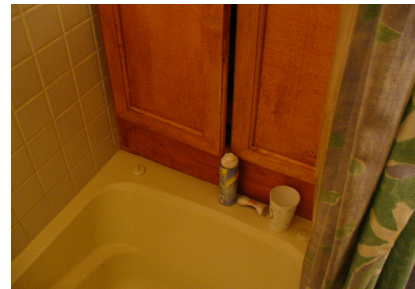
BATHROOM COMPONENTS

BATH #1

Type: 3/4 bath (*no shower*)
Location: Hallway
Wall Covering: Drywall
Floor Covering: Vinyl
Counter Top: Solid surface (*sink combo*)
Cabinet: Wood product
Sink: Solid surface
Tub Type: Fiberglass (*jetted*) with ceramic tile wall surround
Shower Type: Handheld sprayer for tub faucet
Shower Door: Curtain
Ventilation: None

OBSERVATIONS

- Walls: Appear Functional.
- Floor: Appears Functional.
- Cabinet: Functional Except: The cabinet behind the tub could sustain water damage if the shower curtain is not used properly.
- Sink: Appears Functional. The drywall has a large cut out for the water supply pipes which could allow unconditioned air to enter the cabinet/interior.
- Commode: Appear Functional.
- Tub: Needs Repair: The pump motor did not function for the whirlpool.
- Ventilation: None Present: The inspector recommends installing a ceiling exhaust fan to remove excess moisture from bathing.
- Electrical: Functional Except: The inspector recommends installing GFCI receptacles in bathrooms to prevent a shock hazard.



BATHROOM COMPONENTS

BATH #2

Type: 3/4 bath (*shower*)
Location: Master Bedroom
Wall Covering: Drywall
Floor Covering: Vinyl
Cabinet: Wood product
Sink: Vitreous china (*pedestal*)
Shower Type: Fiberglass unit
Shower Door: Hinged glass
Ventilation: Window



OBSERVATIONS

Walls: Appears Functional.

Floor: Appears Functional. A small section of base trim is missing near the shower.

Sink: Appears Functional.

Commode: Functional Except: Excessive amounts of the wax ring are present between the commode and floor. This is a cosmetic finding but usual construction practices would be to remove the wax then seal around the base of the commode with a silicone type caulk.

Shower: Appears Functional.

Ventilation: Appears Functional.

Electrical: Functional Except: The inspector recommends installing GFCI receptacles in bathrooms to prevent a shock hazard. The receptacle behind the mirror over the sink needs a cover installed.



SUMMARY OF FINDINGS

FOUNDATIONS / BASEMENTS / CRAWLSPACES:

Support Columns: Needs Further Evaluation: The span between the 2" x 12" built up beam is > 10 feet. Current building practices recommend that this type beam span no more than 7 feet between columns/posts. Recommend evaluation by a licensed contractor.

Subfloor: Functional Except: Water stains on the subfloor beneath the hall bathroom commode measure normal moisture content indicating an old water leak. A small portion of the subfloor beneath the rear bedroom patio door has moisture damage (ongoing) from an improperly flashed door opening. Moisture content measured > 97% indicating active moisture intrusion.

Moisture Intrusion: Efflorescence is seen on the front and south side walls indicating moisture is wicking through the block. No significant volume of moisture intrusion is seen but the inspector can not warrant that future moisture intrusion will not occur. A dehumidifier is operating continuously in the basement.

HVAC Ducting: Needs Minor Repair: Several of the supply pipes need to be insulated to prevent condensation during air conditioning months use.

Electrical: Functional Except: The inspector recommends that the receptacles be GFCI protected.

Inspector's Comments: *The inspector recommends a complete termite inspection be performed by a licensed pest control professional.*

ROOF/ATTIC SPACE:

Roof Framing: Functional Except: Recent repairs have been made to the chimney chase due to a previous water leak around the chimney. Evidence of moisture intrusion is seen on the framing but tests within normal limits (10%mc) indicating adequate repairs.

Roof Decking: Functional Except: Old water stains from a previous water leak are seen around the chimney chase. Moisture content was within normal limits (10%). A small section of decking is bowed near the edge on the front exterior.

Insulation: Needs Repair: The attic has 3-1/2" of fiberglass batt insulation installed between the trusses. There are areas that do not have insulation installed. Typical standards for attic insulation require at least 10" for in our region. Recommend installing additional insulation.

Ventilation: Needs Minor Repair: The screens on the gable vents are detached which can allow birds/animals to enter the attic space. Recommend securing the screens.

Electrical: Needs Minor Repair/Fire Safety Hazard: There are open wire splices and junction boxes that need covers installed.

Chimney: Functional Except: The metal chimney appears functional but the chimney chase does not have a proper rated fire wall installed.

SUMMARY OF FINDINGS

Gutter Condition: Needs Minor Repair: The gutters are sagging at the joints and are full of leaves. Recommend securing the gutters and removing the debris.

Downspouts: Functional Except: The inspector recommends that the downspouts be diverted away from the foundation wall by utilizing splash guards and/or piping.

Inspector's Comments: *The inspector recommends gutters and downspouts be installed on all drip edges to divert runoff water away from foundation walls.*

EXTERIOR COMPONENTS:

Siding: Needs Repair: The siding has moisture damage near the rear deck surface. These small areas are easily penetrated with a probe and will require replacement in the future. Recommend installing gutters on the rear drip edge to prevent water from splashing onto the siding and further moisture damage. There is not a proper flashing installed between butt joints or where the deck joins the home. These areas need to be caulked/sealed and painted. A small section of siding has been damaged near (above) the electrical service drop.

Exterior Doors: Needs Minor Repair: The front entry door has a large gap between the door and the jamb preventing the door from latching/sealing properly. The dining room patio door needs minor alignment to close without rubbing. Neither of the rear patio doors have proper exterior flashing installed beneath the threshold and should be sealed to prevent further moisture intrusion into the subfloor and framing.

Porch/Deck: Functional Except: The front porch does not have proper baluster spacing of 4" apart. Neither the front porch or rear deck has a flashing installed between the ledger and the siding. This may allow premature moisture damage to the siding and framing. There is at least one deck board (at the dining room end) that needs to be fastened/nailed down.

Exterior Stairs: Needs Minor Repair: The top hand rail on the front stairs should terminate into a newel or post.

Garage Door: Needs Minor Repair: The top panel of the garage door has minor damage and one of the glass panes is broken and needs replacement. The door does not meet the concrete floor and there is no weather-stripping installed on the exterior. This can allow moisture intrusion during a blowing rain.

Landscape/Shrubs: Functional Except: The ivy on the side of the house should be cut back to prevent damage to the siding.

PLUMBING:

Water Heater: Needs Further Evaluation/Repair: The water heater appears to have a small leak as evidenced by the water in and around the drip pan and the corrosion seen on the base of the tank. Recommend evaluation by a licensed plumber.

Inspector's Comments: *The inspector recommends that a licensed plumber perform the evaluation and repairs of the plumbing system.*

SUMMARY OF FINDINGS

ELECTRICAL SYSTEM:

Main Service Panel: Needs Immediate Repair/Fire Safety Hazard: The panel has overfusing (30 amp breakers on 20 amp rated circuits) and double/triple tapping (2 or 3 circuits on one breaker). The branch circuits do not have connectors/bushings installed where they enter the panel. The panel does not appear to have been installed by a professional. The inspector recommends that the panel be repaired by a licensed electrician.

Interior Receptacles: Needs Minor Repair: One receptacle in the middle front bedroom near the window tests with open ground. The receptacle behind the mirror in the master bathroom needs a cover installed.

GFCI Receptacles: None present: The inspector recommends GFCI receptacles be installed in bathrooms, kitchens, and exterior areas to prevent possible shock hazards.

Light Fixtures: Functional Except: The fluorescent light above the kitchen sink did not function. The light fixture in the hallway is damaged. The light in the master bedroom closet is missing its globe.

Inspector's Comments: *The inspector recommends that a licensed electrician perform the evaluation and repairs of the electrical system.*

HVAC (HEATING/AIR SYSTEM):

Air Handler / Evaporator

Primary Unit: Needs Minor Repair: The electrical service cable is not installed in a proper connector.

Condensate Drain: Needs Minor Repair: The condensate drain does not have a water trap installed.

Compressor / Condensor

Primary Unit/ Compressor and Condensor: Needs Further Evaluation/Repair: The compressor continues to operate after the thermostat is satisfied. The system had to be switched to the off position for the compressor to shut down. This needs immediate repair to prevent permanent damage to the compressor. A disconnect is not installed at the unit.

Ductwork

Ducts/Air Supply: Needs Minor Repair: Several of the supply ducts need insulation installed to prevent condensation build up during air conditioning season.

Inspector's Comments: *The inspector recommends the HVAC systems and components be serviced/inspected by a licensed HVAC professional to insure optimum efficiency and function of the system.*

SUMMARY OF FINDINGS

FIREPLACE:

Chimney Exterior: Functional Except: The spark arrestor has minor damage. No repairs are necessary.

Fireplace: Functional Except: The fire brick is cracked at the back of the fireplace. The stone hearth has missing mortar in the joints.

Inspector's Comments: *The inspector recommends the chimney and fireplaces be cleaned and inspected by a licensed chimney sweep prior to use.*

KITCHEN/APPLIANCES:

Cabinets: Functional Except: Some doors need minor adjustment to close properly and handles are loose on some of the drawers.

Ventilation: Not Functional: The vent hood does not have an external venting source. Recommend removing and replacing with an internal vented system. The vent hood is not hard wired but plugged into a receptacle beside the stove.

UTILITY/LAUNDRY:

Dryer: Needs Minor Repair: The flexible vent is not approved for dryer venting. Recommend installing a metal (flexible) approved dryer vent.

INTERIOR COMPONENTS:

Doors: Functional Except: Most doors need stops installed to prevent damage to the drywall. The front corner bedroom closet doors do not close properly and are not trimmed out professionally. The door to the basement swings out over the stairs which is prohibited by current safety practices.

Windows: Needs Minor Repair: The front corner bedroom side window and master bathroom windows do not close completely and lock. The window stools around the lock handles need to be trimmed to allow complete closure and locking. Some windows do not have screens.

Walls: Functional Except: The laundry room does not have base trim installed.

Floors: Needs Minor Repair: The floor covering in the kitchen has damage near the refrigerator and uneven areas are observed near the master bedroom.

Stairs/Handrails: Functional Except: The stairs to the basement are 29" wide. Current building practices require a minimum of 36" stair treads. The railings do not have proper guards installed.

Smoke Detectors: Functional Except: The battery powered smoke detector in the hallway did not function. An alarm system is installed but was not tested. Request information from seller regarding the service carrier and operational instructions.

SUMMARY OF FINDINGS

BATHROOM COMPONENTS:

BATH #1 Hallway

- Cabinet: Functional Except: The cabinet behind the tub could sustain water damage if the shower curtain is not used properly.
- Tub: Needs Repair: The pump motor did not function for the whirlpool.
- Ventilation: None Present: The inspector recommends installing a ceiling exhaust fan to remove excess moisture from bathing.
- Electrical: Functional Except: The inspector recommends installing GFCI receptacles in bathrooms to prevent a shock hazard.

BATH #2 Master Bedroom

- Commode: Functional Except: Excessive amounts of the wax ring are present between the commode and floor. This is a cosmetic finding but usual construction practices would be to remove the wax then seal around the base of the commode with a silicone type caulk.
- Electrical: Functional Except: The inspector recommends installing GFCI receptacles in bathrooms to prevent a shock hazard. The receptacle behind the mirror over the sink needs a cover installed.