



Turn Key Home Inspections
Lake Saint Louis MO, 63367
314-420-5627

Home Inspection Report



123 Main St.
Wildwood, MO 63025

Turn Key Home Inspections

Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior	3
Deck and Balcony	5
Roof	7
Interior	10
Garage/Carport	11
Kitchen	12
Fireplace/Wood Stove	13
Bathrooms	14
Laundry Room/Area	15
Electrical	16
Structure	19
Plumbing	20
Air Conditioning	23
Heating System	24
Attic	26
Summary	27

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Inspected	Item was unable to be inspected for safety reasons, due to lack of power, inaccessible or disconnected at the time of the inspection.
Not Present	Item was either missing, not installed or could not be found.
Recommend Monitoring	Observe for any changes over a period of time.
Further Evaluation	It is recommended that the item be further evaluated by a professional that specializes in this area.
Maintenance Item	Items that are considered a normal part of home ownership. Items that can indicate common or normal aging. Minor repairs that can often be done by a home owner.
Recommend Upgrading	Upgrade items to help improve quality of living in the home and to bring to modern building standards.
Defective	Item is not functioning as intended and is in need of repair or replacement. Item is functional but is existing beyond it's design life. Item has the potential to cause harm to person or the property.

General Information

Property Information

Property Address 123 Main Street
City Wildwood Missouri MO Zip 63025

Client Information

Client Name Jon Smith

Inspection Company

Inspector Name James Dick
Company Name Turn Key Home Inspections
Turn Key Home Inspections Turn Key Home Inspections
City Lake Saint Louis State MO Zip 63367
Phone 314-420-5627
E-Mail james@turnkeyinspections.org

Conditions

Others Present Buyer Property Occupied Occupied
Estimated Age 1960 Entrance Faces North
Inspection Date 12-12-19
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 40 degrees
Weather Sunny Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Attached
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection

Lots and Grounds

This inspection is a general overview of the exterior and interior of the home and is not intended to be an itemized list of repairs deemed necessary. This inspection is not intended to address or included any geological conditions or site stability information. For information concerning these conditions a geological or soil specialist should be consulted. Any reference to grade is limited to areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not determine drainage performance of the site or the conditions of any underground piping, including water and sewer piping or septic system.

1. Acceptable
2. Acceptable
3. Maintenance Item

Driveway and Walks:

Porch and Patio:

Grading and Vegetation: There was vegetation observed growing too close to the house. There should be adequate distance between the plants and wall coverings. Plants that touch wall coverings can physically damage them and create conditions for fungal growth. Recommend trimming back all vegetation that is touching the house.



4. Defective

Grading and Vegetation: Inadequate grade slope away from the home was observed (front of the house). The recommended grade slope away from the home is 6" per 10'. Improper grade slopes create conducive conditions for water intrusion and inadequate foundation performance. Areas of improper grade slope away from the home are in need of a repair by a qualified contractor.

Exterior

As described in the inspection agreement, This company conducted a visual inspection of the exterior of the home following the American Society of Home Inspectors Standards of Practice. These standard exclude fences, outbuilding, recreational items, screens, awnings, and other seasonal items. Dust to dawn and or censored lights are not tested during this inspection. comments on these items are provided as a courtesy and should not be considered exhaustive.

Exterior Surface

1. Maintenance Item

Type: Brick veneer, Vinyl siding - Exterior sealant improvements are needed at the wall claddings . Sealants applied between the penetrations and the exterior walls prevent moisture intrusion and help prevent insects from getting into the home. Recommend repairs by a qualified contractor.

Exterior (Continued)

Type: (continued)



- 2. Acceptable
- 3. Acceptable
- 4. Defective

Fascia/Soffits: Enclosed

Entry Doors: Functional at the time of the inspection

Electrical: GFCI outlet would not trip when tested(front and back of the house). GFCIs are a breaker or receptacle designed to shut off in the event of a ground fault. Current building standards require that all exterior outlets be protected with GFCIs. Recommend repairs by a qualified electrical contractor.



- 5. Recommend Upgrading

Electrical: The exterior electrical receptacles in wet locations were observed to lack appropriate covers. Receptacle covers in wet locations should allow receptacle to be sealed while in use. Upgrades are recommended as desired by a qualified electrical contractor.

Deck and Balcony

1. Location:
2. Pictures
3. Defective

Stairs/Railings: Loose guard railing noted during the inspection. Railing should be built so they will resist a force of at least 200 pounds applied in any direction at any point. Lack of properly installed guardrail is a fall/safety hazard. Recommend repairs by a qualified contractor.



4. Recommend Upgrading Stairs/Railings: A graspable handrail was not provided on the back deck. Current building standards state that the stairway handrail grip should not be larger than 2". Stairway handrails that are not graspable are a safety hazard.

5. Defective Post and Footing: Deck posts were observed to have wood rot or other deterioration. Damaged or deterioration wood support posts may not support the deck as intended and should be repaired or replaced as necessary by a qualified contractor.

The post was observed to be improperly attached to the beam using only nails. Currents buildings standards require that post and beam be attached using 1/2" machine bolts. Recommend repairs be made by a qualified contractor.



6. Acceptable

Post and Footing:

Deck and Balcony (Continued)

7. Defective

Decking: There was rot observed on the deck boards. Rot weakens the decking and causes distress to the deck. Damaged wood may need to be repaired or replaced and the conditions that have promoted the rot should be remedied. Recommend repairs be made by a qualified contractor.



8. Defective

Ledger Board: Flashing is missing at the point of attachment of the structure. When installing a deck it is always recommended that flashing be installed behind the siding material that extends over the ledger board/band joist to prevent moisture from entering the structure attachment. Recommend further evaluation and repairs by a qualified contractor.

The ledger board was improperly secured to a cantilevered area of the home. Attaching the ledger board is prohibited if not done correctly due to the fact there is not adequate support from the cantilevered section of the home. This is because there is no support below the cantilever to keep the rim joist at the house from pulling loose. Recommend further evaluation and repairs by a qualified contractor.



9. Acceptable

Joist: No concerns noted

10. Acceptable

Beams: No concerns noted

Roof

This inspection report is an opinion of the general conditions of the roofing material at the time of the inspection. This company can not offer an opinion as to whether the roof leaks or maybe subject to leakage in the future. The only way to ensure the roof does not is to observe it during a prolonged rain. Based upon our experience, we intend to provide information that can help plan and budget for roof repairs or replacement.

Roof Surface

1. Method of Inspection: On roof
2. Pictures



3. Acceptable Material: Asphalt shingle
4. Approximate Age: 1-5 years
5. Acceptable, Further Evaluation Layers: 1 layer

Roof (Continued)

6. Not Present

Flashings: Missing kick-out flashing during the time of the inspection. Current building standards require a kick out flashing at the roof covering and wall intersections. This type of flashing diverts water away from the siding and into the gutter. This will help prevent penetration of water into the house envelope. Recommend repairs by a qualified roofing contractor.

Missing drip edge flashing was noted at the time of the inspection. Drip edge flashing is a metal piece of flashing that is located at the edge of the roof and is meant to direct water away from the roof and into the gutter. Recommend adding drip edge flashing by a qualified roofing contractor when roofing material is replaced.



7. Defective

Gutters and Downspouts: The gutters are not properly sloped towards the downspout. The gutters should be sloped toward the gutters 1/16 " per foot. Gutters that are not properly sloped may not function properly. Improperly sloped rain gutter create conducive conditions for siding deterioration, siding and eave damage, roof covering, water penetration and inadequate grade drainage. Recommend repairs by a qualified roofing contractor.



Roof (Continued)

8. Maintenance Item

Gutters and Downspouts: The downspout extensions are not properly installed, missing, disconnected or tilting toward the structure. This is allowing water to accumulate around the foundation which is known to cause foundation problems when left unattended also moist areas around the home are attractive to termites. It is recommended that the downspouts be extended at least 6' away from the foundation of the home to help prevent foundation problems in the future.



9. Acceptable

Plumbing Vents: Lead

10. Recommend Upgrading

B Vent: The b vent serving the water heater and furnace was noted as being too short. Current building standards require that any b vent termination on a roof top have adequate clearance. This is to help the combustion gases exhaust properly and help prevent back drafting. Recommend repairs by a qualified HVAC contractor.



South Chimney

11. Acceptable

Chimney: Framed

12. Acceptable

Flue Cap: No concerns noted

13. Acceptable

Chase Cover: No concerns noted

14. Acceptable

Chimney Flashing: No concerns noted

Interior

Living Space

1. Pictures
2. Acceptable
3. Recommend Upgrading

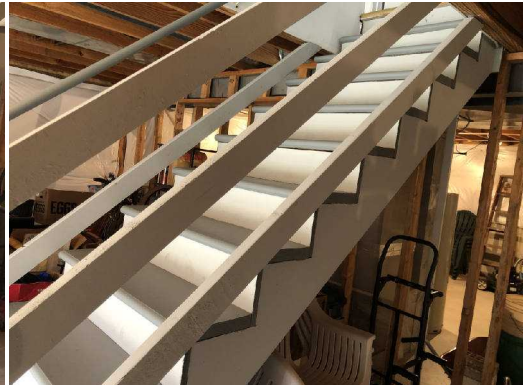
Walls and Ceilings: No concerns noted

Stairs/Railings: The basement staircase height was observed to be inadequate and was a safety hazard(too low). Current building standards require the railing be at least 34" and no more than 38" above a sloped line connecting the stair treads. Recommend repairs by a qualified contractor.



4. Defective

Stairs/Railings: Improper railing spacing noted during the inspection. Current building standards does not allow anymore than 4" space between the rails. This is a safety hazard for small children Recommend repairs by a qualified contractor.



5. Acceptable
6. Acceptable
7. Recommend Upgrading

Floor: No concerns noted

Doors: Functional at the time of the inspection

Windows and Screens: It was noted that the window in the bedroom and living room were too low to the floor. Current building standards require that any window that is more than 72" above grade and the window sill is less than 24" above the floor be required to have fall protection that does limits any opening to be less than 4". This presents a fall safety hazard and protective measures should be taken to prevent falls. Recommend repairs be made by a qualified contractor.

Interior (Continued)

Windows and Screens: (continued)



8. Acceptable

9. Acceptable

Windows and Screens: Functional at the time of the inspection

Electrical: Functional at the time of the inspection

Garage/Carport

We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally there would be a minimum of 1/2" type X drywall on the walls that separate the garage from habitable rooms and a 20 minute fire rated door separating the house and garage.

Attached Garage

1. Pictures

2. Type of Structure: Attached Car Spaces: 3

3. Defective

Garage Doors: The pressure reversing sensors did not activate when tested. Pressure sensors provide entrapment protection for motor operated doors. This is a safety concern. Recommend repairs be made by a qualified contractor.



4. Acceptable

Service Door/Steps: Functional at the time of the inspection

Garage/Carport (Continued)

5. Defective

Ceiling and Walls: Loose drywall seams noted during the inspection. The openings could allow hot gases to travel into the home quicker. For optimal protection the joints should be sealed. Recommend repairs by a qualified contractor.



6. Acceptable

Structure/Foundation: No concerns noted

7. Defective

Electrical: Receptacle was observed to be not functional at the time of the inspection. The cause of the receptacle not functioning as intended should be determined and repaired by a qualified electrical contractor.

Kitchen

This is a visible examination of the cabinets, countertops, and appliances. We do operate a representative number of cabinets and drawers and check for functionality. We test the basic operating controls of the appliances: such as range/cook top, microwave, dishwasher and garbage disposal. All other appliances are not inspected and considered outside the standards of practice.

Kitchen

1. Pictures

2. Defective

Cooking Appliances: The burner was not fully functional during the inspection. The cause of the burner not working should be determined and repaired as necessary by a qualified contractor.



3. Acceptable

Ventilator: Functional at the time of the inspection

4. Acceptable

Disposal: Functional at the time of the inspection

5. Acceptable

Dishwasher: Functional at the time of the inspection

6. Acceptable

Microwave: Functional at the time of the inspection

7. Acceptable

Sink: No concerns noted

Kitchen (Continued)

- 8. Acceptable
- 9. Acceptable
- 10. Defective

Electrical: Functional at the time of the inspection

Plumbing/Fixtures: Functional at the time of the inspection

Counter/Cabinets: **The wrong type of screws were installed to secure cabinets to the walls. This has allowed the cabinets to pull away from the wall. Screws rated for this type of installation are recommended[cabinet screws]. These types of screws have better shear strength. Recommend repairs by a qualified contractor.**



Fireplace/Wood Stove

Our evaluation of this unit is based on the visibility of the readily accessible areas without disassembling. It is always suggested that chimney flues be inspected by qualified chimney sweep prior to use. Ensure that a gas safety inspection is performed on gas units prior to closing. Fireplaces require routine cleaning to prevent buildup of creosote in the flue.

Living Room Fireplace

- 1. Pictures



Fireplace/Wood Stove (Continued)

Pictures (continued)



- | | |
|-----------------------|--|
| 2. Acceptable | Fireplace Construction: Prefab |
| 3. Type: Wood burning | |
| 4. Acceptable | Firebox: Refractory Panels |
| 5. Acceptable | Flue: Metal |
| 6. Acceptable | Damper: Functional at the time of the inspection |
| 7. Acceptable | Hearth: Flush mounted |

Bathrooms

Bathroom

- | | |
|------------------------|---|
| 1. Pictures | |
| 2. Acceptable | Electrical: Functional at the time of the inspection |
| 3. Acceptable | Counter/Cabinet: No concerns noted |
| 4. Acceptable | Sink/Basin: No concerns noted |
| 5. Recommend Upgrading | Plumbing: Missing shut-off valves on the faucets(both bathrooms). Current building standards require all fixtures to have shut-off valves besides baths and showers. Recommend upgrades by a qualified plumbing contractor. |
| 6. Maintenance Item | Plumbing: Slow drain was observed in the bathroom sink. The cause of the slow drain should be determined and repaired as necessary by a qualified plumbing contractor. Recommend an evaluation and possible repairs by a qualified contractor. |



Bathrooms (Continued)

7. Defective

Shower and Tub/Surround: **Cracked tub observed during the inspection. This may not allow the tub to hold water as it is intended and may cause water damage. Recommend repairs by a qualified contractor.**



8. Acceptable

Ventilation: Functional at the time of the inspection

9. Acceptable

Toilets: Functional at the time of the inspection

Laundry Room/Area

.Washing machine and dryers are not tested during this inspection. Nor are they moved to inspect areas behind or under them. The supply lines and drains are visually inspected only. The condition of the inside of the dryer vent pipe cannot be fully determined during a visual non-invasive inspection therefore it is recommended that the dryer vent system be cleaned and serviced for safety.

Laundry Room/Area

1. Pictures



2. Recommend Upgrading Electrical: **The washing machine electrical connections were observed to lack ground fault circuit interrupter [GFCI] device protection. According to current building standards all laundry room electrical receptacles including the washing machine electrical connection should have GFCI protection. Lack of GFCI protection in required locations is a safety hazard. Recommend upgrades by a qualified electrical contractor.**

3. Acceptable

Washer Bibs and Hoses: Visually inspected only

4. Not Present

Water Catch Pan:

5. Acceptable

Dryer Ducts and Vent: No concerns noted

6. Not Present

Dryer Gas Line:

7. Acceptable

Washer Drain: Visually inspected only

Electrical

This inspection does not include low voltage systems, telephone wiring, intercoms, alarms systems, TV cables, or smoke detectors. Smoke detectors should be replaced every ten years for safety reasons. Electrical components concealed behind finished surfaces, furnishings and storage could not be inspected. Only a representative number of outlets and lights fixtures were tested. Code compliance varies from municipality to municipality and can not be determined during this inspection.

1. Service Size Amps: 200 Volts: 120-240 Volt
2. Acceptable Service: Underground
3. Acceptable Electric Meter No concerns noted



4. Acceptable Conductor Type: Non-metallic sheathed cable
5. Recommend Upgrading Ground: **No grounding rod was noted during the inspection. Current building standards require 2 sources of ground for the main dwelling. This is to provide a path for lightning and provide personal protection. Recommend upgrades by a qualified electrical contractor.**
6. Not Present CO Detectors: Lack of carbon monoxide detectors were observed during the time of the home inspection. Current building standards require that homes with gas fired appliances, wood burning fireplace and or an attached garage should have installed carbon monoxide detectors outside of all sleeping areas and at each story. Lack of a carbon monoxide detector in required locations is a safety hazard.
7. Recommend Upgrading Smoke Detectors: It is recommended to replace smoke detector batteries with each change of ownership and once annually for reasons of safety. Replacement of smoke detectors older than 10 years is recommended [smoke detectors appear to be older than 10 years]. - **There did not appear to be enough smoke alarms located in required locations (bedrooms) This is a safety hazard. Under current building standards there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the home including basements. Recommend upgrades be made to increase personal protection.**

The smoke alarms were not electrically interconnected. Under current building standards if one smoke alarm sounds all other smoke alarms should activated. Recommend upgrades by a qualified contractor to meet current standards and to increase personal protection.

Main Electric Panel

Electrical (Continued)

8. Acceptable

Electric Panel: No concerns noted



9. Acceptable

Manufacturer: Challenger

10. Maximum Capacity: 200 Amps

11. Recommend Upgrading AFCI Circuits: Deficient AFCI was observed during the time of the inspection. All homes can benefit from the added protection of AFCIs. Although no requirement exists to do so, it is recommended that the client consider having a qualified electrical contractor further evaluate and upgrade branch circuits to include AFCI protection for enhanced safety.

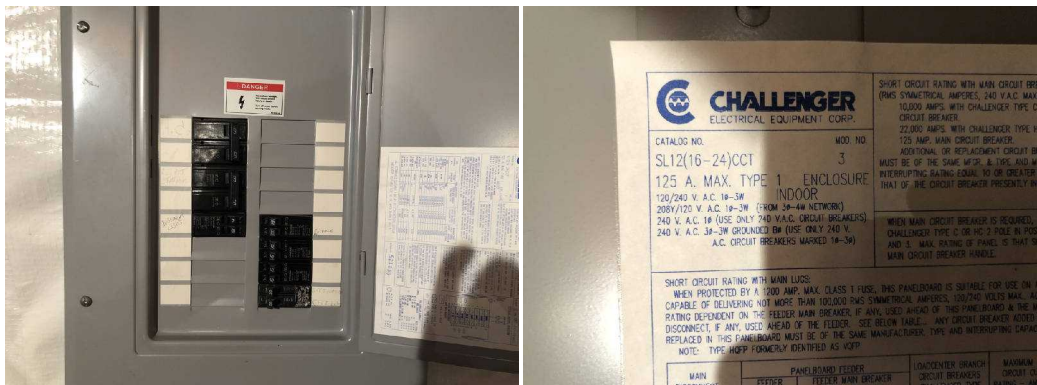
12. Recommend Upgrading Breakers/Fuses: The electrical service panel breakers were not properly labeled. Each electric service panel breaker should be adequately labeled as to what appliance or circuit it serves. Recommend having circuits labeled prior too closing.

13. Is the panel bonded? Yes

Sub Panel Electric Panel

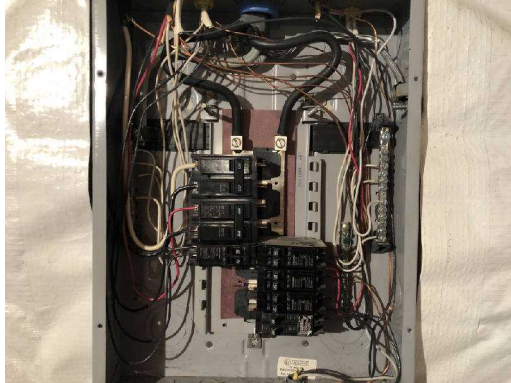
14. Acceptable

Electric Panel: No concerns noted



Electrical (Continued)

Electric Panel: (continued)



15. Acceptable

Manufacturer: Challenger

16. Maximum Capacity: 125 Amps

17. Recommend Upgrading AFCI Circuits: Deficient AFCI was observed during the time of the inspection. All homes can benefit from the added protection of AFCIs. Although no requirement exists to do so, it is recommended that the client consider having a qualified electrical contractor further evaluate and upgrade branch circuits to include AFCI protection for enhanced safety.

18. Defective

Breakers/Fuses: Mismatched breaker sizes between the exterior HVAC equipment [Max/Min amperage], electric disconnect and/or the service panel breaker were observed. This can allow the unit to draw more power than it can handle without the breaker tripping allowing the circuit to overheat. This is a fire/safety hazard. Recommend further evaluation and repairs by a qualified HVAC contractor.



19. Recommend Upgrading

Breakers/Fuses: The electrical service panel breakers were not properly labeled. Each electric service panel breaker should be adequately labeled as to what appliance or circuit it serves. Recommend having circuits labeled prior too closing.

Electrical (Continued)

Breakers/Fuses: (continued)



20. Is the panel bonded? Yes

Structure

Assessing the structural integrity of a building is beyond the scope of a visual home inspection. Structural components concealed behind finished surfaces and storage can not be inspected. Only a representative sampling of visible structural components were inspected. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation by a structural specialist.

1. Pictures

2. Acceptable

3. Acceptable

4. Acceptable

5. Recommend Monitoring

Structure Type: Wood frame

Foundation: Poured

Beams: Steel I-Beam

Joists/Trusses: **Water damage was observed on the floor joist. Water damage can cause rot that can weaken the structural members. The cause of these water damage should be determined and repaired as necessary by a qualified contractor.**



6. Acceptable

7. Acceptable

Piers/Posts: Steel posts

Floor/Slab: Poured slab

Structure (Continued)

8. Recommend Monitoring Subfloor: [Water staining was observed on the subfloor during the time of the inspection. Recommend monitoring this area for any changes and repair as necessary by a qualified contractor.](#)

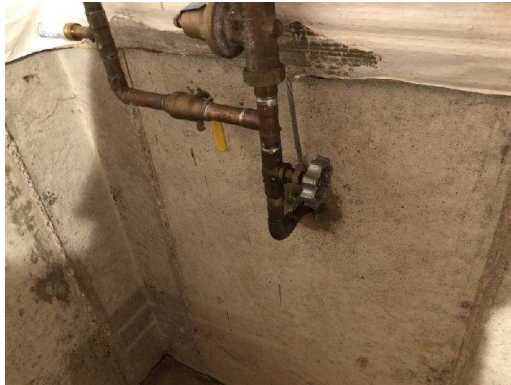


Plumbing

Private water (wells) and sewage disposal systems (septic systems) are not included in this inspection. It is strongly suggested that these systems be inspected by a qualified specialist prior to closing. The evaluation of the underground sewer lines is beyond the scope of this inspection. A plumbing company can be contacted to evaluate drains with a video camera if you are so inclined. Water quality is not tested. Plumbing drain lined and vent pipes concealed behind finished walls are not inspected

1. Acceptable

Main Water Shutoff: Visually inspected only



2. Acceptable
3. Acceptable
4. Acceptable
5. Acceptable

Pressure regulator[Check valve]: Visually inspected only

Expansion tank: Present

Water pressure: No concerns noted

Supply Pipes: Copper

Plumbing (Continued)

6. Recommend Monitoring Sump Pump: There was a sump pit noted with no pump. The pit was dry at the time of the inspection. Recommend monitoring.



7. Acceptable
8. Defective

Drain Waste Vent Pipes: PVC

Hose Bibs: The hose bib was observed as inoperative, disconnected or have no water flow during the time of the inspection. The cause for the hose bib being inoperative should be determined and repaired or replaced as necessary by a qualified plumbing contractor.



9. Acceptable
10. Recommend Upgrading

Gas Meter: No concerns noted

Gas Service Lines: It was noted during the inspection the gas and water lines were both copper. To avoid any confusion in the future it is recommended that all the gas plumbing be identified every 3' prior to closing.

Basement Water Heater

11. Defective

Water Heater Operation: The water heater appeared to be past the end of its lifespan and the future life expectancy cannot be determined. The average lifespan of a water heater is about 10-12 years depending on usage and other factors. Yearly maintenance and close monitoring for rust, leaks or other defects is recommended. You can continue to use and service the water heating equipment until replacement is necessary.

Plumbing (Continued)

Water Heater Operation: (continued)



12. Manufacturer: State

13. Type: Natural gas Capacity: 50 Gal.

14. Approximate Age: 1999 Area Served: Whole house

15. Recommend Upgrading Flue Pipe: **There was an aluminum flue pipe noted at the time of the inspection. This is not recommended by local building standards. Recommend qualified contractor replace with a galvanized flue pipe.**

16. Acceptable Water shut-off: Visually inspected only

17. Acceptable Gas shut-off: Visually inspected only

18. Acceptable TPRV and Drain Tube: No concerns noted

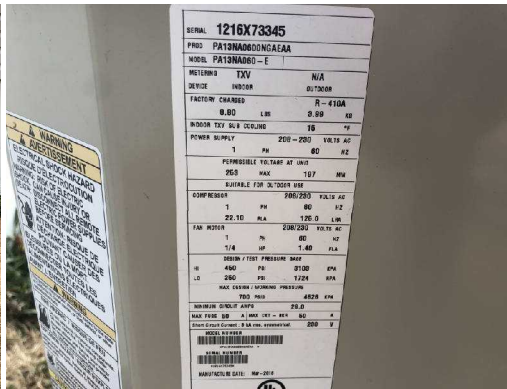


Air Conditioning

The inspector does not perform pressure test on cooling systems; therefore, no representation is made regarding charge or line integrity. Exterior A/C units should not become overgrown with foliage. Clearance requirements vary. Change the filter on a regular bases to deep dirt and debris off the coolant coil. Clean the condensation line annually. Clean lint and debris out of compressor coils on a regular bases. Have the unit serviced by a certified heating and cooling specialist annually. If the outside temperature is less than 60 degrees the air conditioning system can not be tested. The evaporator coil portion of an air conditioner cannot be accessed without disassembly and cannot be checked during a visual inspection.

AC System

1. Pictures



2. Acceptable

A/C System Operation: The cooling equipment could not be operated or properly inspected for performance due to outside air temperature being less than 60 degrees at the time of the inspection. Operation at or below 60 degrees could cause damage to the unit. Inspection of the cooling equipment was limited to visual observation.

3. Acceptable

Exterior Unit: Pad mounted

4. Acceptable

Refrigerant lines No concerns noted

5. Not Inspected

Main Disconnect:

Air Conditioning (Continued)

Main Disconnect: (continued)



- 6. Manufacturer: Payne
- 7. Area Served: Whole house Approximate Age: 2016
- 8. Fuel Type: Electric Temperature Differential:
- 9. Type: Central A/C Capacity: 5 Ton

Heating System

The inspector is not equipped to fully inspect furnace heat exchangers for evidence or cracks or holes, as dismantling the unit would be required. This is beyond the scope of this inspection. Closed systems are not inspected do to inaccessibility. The inspector can not light pilots. The inspector does not test safety devises . Thermostats are not checked for calibration timed functions. Adequacy, efficiency, or the even distribution of air throughout the property cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers, and dehumidifiers are not inspected. Determining the conditions of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Asbestos material has been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. It is recommended that the furnace be serviced annually to assure safe and reliable heat.

Heating System

1. Pictures



2. Acceptable

Heating System Operation: Functional at the time of the inspection

Heating System (Continued)

3. Acceptable

Heating Unit: No concerns noted



4. Manufacturer: Bryant

5. Type: Forced air Capacity: 132,000 BTU

6. Area Served: Whole house Approximate Age: 2016

7. Fuel Type: Natural gas

8. Acceptable

Electric shut-off switch: Functional at the time of the inspection

9. Acceptable

Gas shut-off valve: Visually inspected only

10. Acceptable, Defective

Flue Pipe: Galvanized

11. Acceptable

Distribution: Metal duct

12. Acceptable

Thermostats: Functional at the time of the inspection

13. Acceptable

Filter: No concerns noted



14. Suspected Asbestos: No

Attic

.Attics are only entered when safe clearance is provided. If the attic is inspected from the attic scuttle hole a partial review is made and no conclusion to concealed areas can be commented on. When stains are present, this company can only comment on the conditions at the time of the inspection. Some can lights are IC rated and can be installed with insulation around them while a lot of older ones are not rated for this type of installation and require an air gap. It is beyond the scope of the home inspection to be able to identify whether or not they are rated to be in contact with insulation or not.

Main Attic

1. Method of Inspection: In the attic
2. Pictures



3. Acceptable
 4. Acceptable
 5. Acceptable
 6. Acceptable
 7. Acceptable
 8. Acceptable
 9. Recommend Upgrading
- Unable to Inspect: 50%
Roof Framing and Sheathing: Truss
Attic Access: No concerns noted
Ventilation: Soffit Vents, Roof Vents
Insulation Type and Depth: Blown in fiberglass
Wiring/Lighting: No concerns noted
Bathroom Fan Venting: The bathroom fan improperly vents directly into the attic. This can cause condensation on roof members and insulation which could eventually cause mold. Recommend evaluation and correction by a qualified contractor to allow for the vent to be routed to the exterior of the home.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Grading and Vegetation: Inadequate grade slope away from the home was observed(front of the house). The recommended grade slope away from the home is 6" per 10'. Improper grade slopes create conducive conditions for water intrusion and inadequate foundation performance. Areas of improper grade slope away from the home are in need of a repair by a qualified contractor.

Exterior

2. Electrical: GFCI outlet would not trip when tested(front and back of the house). GFCIs are a breaker or receptacle designed to shut off in the event of a ground fault. Current building standards require that all exterior outlets be protected with GFCIs. Recommend repairs by a qualified electrical contractor.

Deck and Balcony

3. Stairs/Railings: Loose guard railing noted during the inspection. Railing should be built so they will resist a force of at least 200 pounds applied in any direction at any point. Lack of properly installed guardrail is a fall/safety hazard. Recommend repairs by a qualified contractor.
4. Post and Footing: Deck posts were observed to have wood rot or other deterioration. Damaged or deterioration wood support posts may not support the deck as intended and should be repaired or replaced as necessary by a qualified contractor.

The post was observed to be improperly attached to the beam using only nails. Currents buildings standards require that post and beam be attached using 1/2" machine bolts. Recommend repairs be made by a qualified contractor.

5. Decking: There was rot observed on the deck boards. Rot weakens the decking and causes distress to the deck. Damaged wood may need to be repaired or replaced and the conditions that have promoted the rot should be remedied. Recommend repairs be made by a qualified contractor.
6. Ledger Board: Flashing is missing at the point of attachment of the structure. When installing a deck it is always recommended that flashing be installed behind the siding material that extends over the ledger board/band joist to prevent moisture from entering the structure attachment. Recommend further evaluation and repairs by a qualified contractor.

The ledger board was improperly secured to a cantilevered area of the home. Attaching the ledger board is prohibited if not done correctly due to the fact there is not adequate support from the cantilevered section of the home. This is because there is no support below the cantilever to keep the rim joist at the house from pulling loose. Recommend further evaluation and repairs by a qualified contractor.

Roof

7. Gutters and Downspouts: The gutters are not properly sloped towards the downspout. The gutters should be sloped toward the gutters 1/16 " per foot. Gutters that are not properly sloped may not function properly. Improperly sloped rain gutter create conducive conditions for siding deterioration, siding and eave damage, roof covering, water penetration and inadequate grade drainage. Recommend repairs by a qualified roofing contractor.

Defective Summary (Continued)

Interior

8. Living Space Stairs/Railings: Improper railing spacing noted during the inspection. Current building standards does not allow anymore than 4" space between the rails. This is a safety hazard for small children Recommend repairs by a qualified contractor.

Garage/Carport

9. Attached Garage Garage Doors: The pressure reversing sensors did not activate when tested. Pressure sensors provide entrapment protection for motor operated doors. This is a safety concern. Recommend repairs be made by a qualified contractor.
10. Attached Garage Ceiling and Walls: Loose drywall seams noted during the inspection. The openings could allow hot gases to travel into the home quicker. For optimal protection the joints should be sealed. Recommend repairs by a qualified contractor.
11. Attached Garage Electrical: Receptacle was observed to be not functional at the time of the inspection. The cause of the receptacle not functioning as intended should be determined and repaired by a qualified electrical contractor.

Kitchen

12. Kitchen Cooking Appliances: The burner was not fully functional during the inspection. The cause of the burner not working should be determined and repaired as necessary by a qualified contractor.
13. Kitchen Counter/Cabinets: The wrong type of screws were installed to secure cabinets to the walls. This has allowed the cabinets to pull away from the wall. Screws rated for this type of installation are recommended[cabinet screws]. These types of screws have better shear strength. Recommend repairs by a qualified contractor.

Bathrooms

14. Bathroom Shower and Tub/Surround: Cracked tub observed during the inspection. This may not allow the tub to hold water as it is intended and may cause water damage. Recommend repairs by a qualified contractor.

Electrical

15. Sub Panel Electric Panel Breakers/Fuses: Mismatched breaker sizes between the exterior HVAC equipment [Max/Min amperage], electric disconnect and/or the service panel breaker were observed . This can allow the unit to draw more power than it can handle without the breaker tripping allowing the circuit to overheat. This is a fire/safety hazard. Recommend further evaluation and repairs by a qualified HVAC contractor.

Plumbing

16. Hose Bibs: The hose bib was observed as inoperative, disconnected or have no water flow during the time of the inspection. The cause for the hose bib being inoperative should be determined and repaired or replaced as necessary by a qualified plumbing contractor.
17. Basement Water Heater Water Heater Operation: The water heater appeared to be past the end of its lifespan and the future life expectancy cannot be determined. The average lifespan of a water heater is about 10-12 years depending on usage and other factors. Yearly maintenance and close monitoring for rust, leaks or other defects is recommended. You can continue to use and service the water heating equipment until replacement is necessary.

Defective Summary (Continued)

Heating System

18. Heating System Flue Pipe: Galvanized