



## A Closer Look Home Inspection

Website: <http://www.reporthost.com/acloserlookhi>

Email: [tom\\_rees@yahoo.com](mailto:tom_rees@yahoo.com)

Phone: (801) 674-4994

4646 S Quail Park Dr. #C

Holladay, UT 84117

Inspector: Tom Rees

### Summary Page

### Property Inspection Report











Client(s): **John Smith**




Property address: **123 Main Street, USA**


Inspection date: **Wednesday, June 11, 2008**


This summary page published on 4/18/2009 9:40:02 AM MDT


Concerns are shown and sorted according to these types:


	Safety	Poses a risk of injury or death
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Summary Page Item	This concern will appear in Summary Page
	Comment	For your information

	WDO/WDI Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	WDO/WDI Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	WDO/WDI Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

4) Roof:  - The roof surface material is beyond or at the end of its service life and needs replacing now. The client(s) should consult with a qualified roofing contractor to determine replacement options and costs.

18) Attic:  - The ceiling insulation's R rating is significantly less than what's recommended for this area. Recommend having a qualified contractor install additional insulation as per standard building practices for better energy efficiency.

21) Exterior:  - Section of wiring that wasn't terminated was found at rear of home. This is a potential safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary. For example, cutting the wire to length and terminating the wire with wire nuts in a securely anchored, covered, properly sized junction box.


28) Exterior:  - This property is clad with composition wood fiber siding. Many brands of this type of siding by different manufacturers are known to deteriorate and/or fail prematurely due to moisture penetration. Failure is typically visible in the form of swelling, cracking and delamination, especially at the bottom edges. Class action lawsuits have been filed or are being filed against most manufacturers of this material.


Some areas of siding on this structure show the symptoms described above and need replacement and/or maintenance. Some manufacturers (Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with "Permanizer Plus", a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The "Permanizer Plus" sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.


A qualified contractor should evaluate and replace siding as necessary, and/or seal and repaint as necessary and as described above, or by other methods specified by the siding's manufacturer.


For more information, visit:

<http://www.siding4u.com/failing-siding-help.php>

34) Electric service:  - Wires to rear exterior sub-panel are spliced into the service conductor wires in the main service panel. This "splicing before the main" is a safety hazard because no overcurrent protection exists for these circuit(s). A qualified electrician should evaluate and repair as necessary.

41) Heating and cooling:  - The heat exchanger in the gas furnace is damaged and/or deteriorated from rust, corrosion, cracking and/or holes. This is a safety hazard due to combustion gases entering the air supply ducts. A qualified heating and cooling contractor should evaluate and make repairs and/or replace components as necessary.

43) Heating and cooling:  - The estimated useful life for most forced air furnaces is 15 to 20 years. This furnace appears to be past its economic life and may need replacing at any time. Recommend budgeting for a replacement in the near future.

47) Plumbing and laundry:  - Low flow indicator was running at water meter with all water off in home, this would indicate a leak in service or supply pipes. A qualified plumber should evaluate and repair/replace as necessary.