

Quality Home Services

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Home Inspection Report

Client(s): **John Smith**

Property address: **5555 E. 5th St.
Anytown, USA**

Inspection date: **May 30th 2005**

This report published on 8/8/2009 7:17:12 AM CDT

Thank you for choosing Quality Home Services. We've made every effort to provide you with a thorough, high quality inspection, and hope that the information in this report proves to be valuable in your consideration of this property. If for any reason you are unsatisfied with this report, or have questions after reviewing it, please don't hesitate to call us. If you are satisfied, please tell your friends about us.

This inspection complies with the National Association of Certified Home Inspectors' (NACHI) Standards of Practice. This report is intended to identify major defects within a structure that significantly affect its habitability although minor defects may be noted in the report. Cosmetic items such as damaged molding, trim, doors, cabinets, interior paint or carpet are generally excluded from this report.

Home inspection reports by nature focus on defects and may seem negative in tone. Some features of this property may be in excellent condition and of high quality but have not been mentioned, or been deemed adequate in the report. This is not meant to downplay this property's assets, but to focus on alerting you to potentially expensive problems. Bear in mind that all homes, regardless of their age, have some number of defects.

Home Inspection Report

Inspected Once - Inspected Right



National Association of Certified Inspectors

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a risk of injury or death
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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
Comment	For your information

General information

Report number: 153
 Structures inspected: 55555 E. 5th St. Anytown, USA
 Type of building: Single family
 Age of building: Built in 1968
 Property owner's name: Frank and Susan Jones
 Time started: 9:00 am
 Time finished: 12:00 noon
 Inspection Fee: \$299.00
 Payment method: Check # 5402 John Smith - Thank You
 Present during inspection: Client(s), Realtor(s)
 Occupied: No, but furnishings and stored items are present
 Weather conditions: Partly cloudy
 Temperature: Warm 75 Degrees
 Ground condition: Wet
 Front of structure faces: East
 Main entrance faces: East
 Foundation type: Unfinished basement

1) *Safety, Repair/Replace* - This property has one or more fuel burning appliances, and no carbon monoxide alarms are visible. This is a safety hazard. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions. For more information, visit <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

2) *Safety, Comment* - Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

- [The Environmental Protection Association \(http://www.epa.gov\)](http://www.epa.gov)
- [The Consumer Products Safety Commission \(http://www.cpsc.gov\)](http://www.cpsc.gov)
- [The Center for Disease Control \(http://www.cdc.gov\)](http://www.cdc.gov)

Exterior

Footing material: Poured in place concrete
 Foundation material: Poured in place concrete
 Apparent wall structure: Wood frame
 Wall covering: Wood shingles, Brick veneer
 Driveway material: Poured in place concrete
 Sidewalk material: Poured in place concrete
 Exterior door material: Solid core wood, Solid core steel, Sliding glass

3) *Safety, Repair/Replace, Evaluate* - One or more trip hazards were found in the driveway due to cracks, settlement and/or heaving. Recommend having a qualified contractor evaluate and repair or replace driveway sections as necessary to eliminate trip hazards.



Photo 12

4) *Safety, Repair/Replace* - One or more deck ledger boards are nailed to the structure rather than being attached by adequate fasteners. This poses a significant safety hazard since the ledger board(s) may separate from the structure, causing the deck(s) to collapse. A qualified contractor should install lag screws or bolts as per standard building practices to securely attach the ledger board(s) to the structure. For more information on installing deck ledger boards visit: http://www.hometime.com/Howto/projects/decks/deck_4.htm

And for more information on building safe decks in general, visit:
<http://www.thisoldhouse.com/toh/knowhow/exteriors/article/0,16417,212625,00.html>

5) *Safety, Repair/Replace* - Flashing is missing from above one or more deck ledger boards. This can cause moisture to accumulate between the ledger board(s) and the structure. Rot may result in this area and cause the ledger board fasteners to fail. The deck may separate from the structure in this event and poses a significant safety hazard. A qualified contractor should install flashing above ledger board(s) where necessary. For more information on installing deck ledger boards visit: http://www.hometime.com/Howto/projects/decks/deck_4.htm

And for more information on building safe decks in general, visit:
<http://www.thisoldhouse.com/toh/knowhow/exteriors/article/0,16417,212625,00.html>

6) *Safety, Repair/Replace* - Gaps larger than four inches were found in one or more guardrails. This is a safety hazard, especially for small children. A qualified contractor should make modifications as necessary so gaps in guardrails do not exceed four inches. For example, installing additional balusters or railing components.



Photo 7



Photo 8

7) *Safety, Repair/Replace* - - The deck flooring and the hand rail has several rotted boards, some covered with metal strips. A qualified contractor should evaluate and repair as necessary.



Photo 3



Photo 4



Photo 5



Photo 6

8) *Major Defect, Repair/Replace, Evaluate* - The middle section of the south wall hangs over the foundation wall approximately four inches. You can also see where the steel support beam has broken through the concrete before the anchors were put in place, then patched the hole with concrete patch. This was caused from the foundation wall bowing inward. A qualified contractor should evaluate and repair as necessary.



Photo 9



Photo 10

9) *Repair/Replace, Evaluate* - Minor cracks were found in one or more sections of brick veneer. A qualified contractor should evaluate and make repairs as necessary, such as repointing mortar to prevent water intrusion and further deterioration in the future.



Photo 11

10) *Repair/Maintain, Minor Defect, Evaluate* - - Mulch is in contact with or less than six inches from the brick. This is a conductive condition for wood destroying insects and organisms. Soil or mulch should be graded and/or removed as necessary so there are at least six inches of space between the brick and the soil below.

Roof

Roof inspection method: Traversed

Roof type: Hipped

Roof covering: New 30 year Timberline roofing shingles.

Gutter & downspout material: Aluminum with leaf guard.

Roof ventilation: Adequate

Garage

11) *Safety, Repair/Replace, Evaluate* - Safety containment cables are missing for the vehicle door springs. This is a safety hazard. Safety containment cables prevent springs from snapping free and causing damage or injury. A qualified contractor should evaluate and make repairs or replace components as necessary. For more information on garage door safety issues, visit: <http://www.cpsc.gov/cpsc/pub/pubs/523.html> or <http://www.ohdstl.com/safety.html>

12) *Safety, Repair/Replace, Evaluate* - One or more garage electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all garage receptacles, except for one for use with a refrigerator or freezer, have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

13) *Safety, Repair/Replace, Evaluate* - The pull-down attic stairs in the attached garage ceiling aren't fire-rated. This ceiling should have a one-hour fire rating to slow or prevent the spread of fire from the attached garage to attic spaces above the living areas. A qualified contractor should evaluate and make modifications to these stairs as necessary so they have a one hour fire rating. Other options include removing them or replacing them with commercially made, fire-rated stairs. Examples of possible solutions include:

- Installing 5/8 inch Type X sheetrock on the lower surface of the stair door and eliminating gaps around the edges of the door.
 - Removing the stairs and installing a traditional hatch made with 5/8 inch Type X sheetrock.
 - Installing a [Battic Door](#) and installing sheetrock over it as described at their [website](#).
 - Replacing these stairs with fire-rated stairs such as [Calvert USA Fire resistant commercial aluminum folding attic stairs](#).
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14) *Comment* - Much of the garage, including areas around the interior perimeter and in the center are excluded from this inspection due to lack of access from stored items.

Attic

Inspection method: Traversed

Roof structure type: Rafters

Ceiling structure: Ceiling beams

Insulation material: Fiberglass loose fill

Insulation depth: 5.5"

Insulation estimated R value: 13.75

15) *Repair/Replace* - One or more attic soffit vents are blocked by insulation and/or debris. This can reduce air flow through the attic, reduce the life of the roof surface because of high temperatures, and/or increase moisture levels in the attic. Repairs should be made as necessary, such as moving insulation or debris, so vents are unobstructed. Soffit vent shutes need to be installed at each soffit vent location in the attic to prevent insulation from covering the vents.

16) *Repair/Maintain, Minor Defect, Comment* - 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. R-30 is recommend. This would require and additional 6.5" of insulation.

17) *Comment* - Rafters are 2"x6" set at 24" on center with H clips installed for the 1/2" plywood sheathing. Collar ties and perlins are in place.

Electric service

Primary service type: Overhead

Primary service overload protection type: Circuit breakers, Fuses

Service amperage (amps): 200

Service voltage (volts): 120/240

Location of main service switch: Basement - West wall

Location of sub panels: Basement - West wall

Location of main disconnect: Breaker at top of main service panel

Service entrance conductor material: Copper

System ground: Ground rod(s) in soil
Main disconnect rating (amps): 100
Branch circuit wiring type: Non-metallic sheathed
Smoke detectors present: Yes

18) *Safety, Major Defect, Repair/Replace, Evaluate* - Some of service panels use older style, screw-in fuses. This type of fuse allows anyone to install incorrectly rated fuses, possibly resulting in damage to wiring. Based on the age and/or appearance of the panels using fuses, and/or deterioration of the panels or components inside, recommend having a qualified electrician replace the panels with modern panels and circuit breakers. If the panels aren't replaced, then a qualified electrician should evaluate and make repairs as necessary.

19) *Safety, Minor Defect* - One or more knockouts have been removed inside the main service panel where no wires and bushings are installed, and no cover(s) have been installed to seal the hole(s). This is a safety hazard due to the risk of fire. A qualified electrician should install knockout covers where missing.



Photo 18

20) *Repair/Replace, Evaluate, Comment* - Recommend having a qualified electrician to evaluate updating and installing one main service panel to a 200 amp service.

21) *Repair/Replace, Evaluate* - The legend for describing what each breaker controls in the main service panel is missing, unreadable or incomplete. Recommend installing, updating or correcting the legend as necessary so it's accurate. Evaluation by a qualified electrician may be necessary.

Water heater

Estimated age: Mfg. date: 03-2004
Type: Tank
Energy source: Natural gas
Capacity (in gallons): 40
Manufacturer: Rheem
Model: 42V40-40F

Heating and cooling

Primary heating system energy source: Natural gas
Primary heat system type: Forced air
Primary A/C energy source: Electric
Distribution system: Sheet metal ducts
Manufacturer: York
Filter location: In return air duct below furnace
Last service date: None found.

22) *Safety, Repair/Maintain, Evaluate* - The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas, this servicing should be performed annually in the future. For more information visit: <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

23) *Repair/Maintain* - The cooling fins on the outdoor condensing unit's evaporator coils are dirty. This may result in reduced efficiency and higher energy costs. A qualified heating and cooling contractor should clean the evaporator coils as necessary.

24) *Maintain* - Air handler filter(s) are dirty and should be replaced now. They should be checked monthly in the future and replaced as necessary.

Plumbing and laundry

Waste pipe material: Plastic

Location of main water shut-off valve: Basement, east wall.

Location of main water meter: Front yard.

Water service: Public

Service pipe material: Copper

Supply pipe material: Copper

Vent pipe material: Galvanized steel, Cast iron

Drain pipe material: Plastic, Galvanized steel, Cast iron

Waste pipe material: Cast iron

25) *Safety, Repair/Replace* - The clothes dryer exhaust duct is kinked, crushed and/or damaged. Air flow is restricted as a result. This is a safety hazard due to the risk of fire. The exhaust duct should be replaced or repaired, and by a qualified contractor if necessary. For more information, visit:

<http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>

<http://chimneykeepers.com/dryerclean.html>

26) *Safety, Comment* - Copper water supply pipes in homes built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children will be living in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions such as these may be advised:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than six hours.
- Install appropriate filters at points of use.
- Use only cold water for cooking and drinking. Hot water dissolves lead more quickly than cold water.
- Use bottled or distilled water.
- Treat well water to make it less corrosive.
- Have a qualified plumbing contractor replace supply pipes and/or plumbing components as necessary.

For more information visit:

<http://www.cpsc.gov/CPSCPUB/PUBS/5056.html>

<http://www.epa.gov/safewater/lead/index.html>

Basement

Pier or support post material: Steel

Beam material: Steel

Floor structure above: Solid wood joists

Pier or support post material: Steel

Beam material: Steel

Floor structure above: Solid wood joists

Basement: Unfinished

27) *Safety, Repair/Replace* - The receptacle for the sump pump is not a GFCI and should be replaced with a GFCI receptacle.

28) *Repair/Maintain* - Water stains on the rim joist, sub-floor and foundation wall - Water entering under the sliding glass door threshold.



Photo 17

29) *Evaluate, Comment* - The east, south and west foundation walls have wall stabilizers and steel piers installed. The floor perimeter has been cut and a perforated drainage line installed and drains into a newly installed sump pit. Buyers should ask sellers if there is a transferable warranty on the foundation work.



Photo 13



Photo 14



Photo 15



Photo 16



Photo 19



Photo 20

Kitchen

30) *Safety, Repair/Replace, Evaluate* - One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection.

For example, install GFCI receptacles or circuit breaker(s) as needed.

31) *Safety, Repair/Replace* - The range can tip forward, and no anti-tip bracket appears to be installed. This is a safety hazard since the range may tip forward when weight is applied to the open door, such as when a small child climbs on it, or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free standing ranges since 1985. An anti-tip bracket should be installed to eliminate this safety hazard. For more information, visit http://www.hgtv.com/hgtv/remodeling/article/0,1797,HGTV_3659_2017492,00.html

Bathrooms

32) *Safety, Repair/Replace, Evaluate* - One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

33) *Repair/Replace, Evaluate* - One of the bathtub faucets drip when turned off. A qualified plumber should evaluate and repair as necessary.

34) *Repair/Replace* - One or more sinks are clogged or drain slowly. Drain(s) should be cleared as necessary, and by a qualified plumber if necessary.

Hallway bath.

35) *Repair/Maintain* - Caulk is missing or deteriorated above the bathtub, where the tub surround meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.

Hallway bath.

Interior rooms

36) *Safety, Repair/Replace, Evaluate* - Extension cords are being used as permanent wiring in one or more areas. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring poses a fire and shock hazard, and is an indication that wiring is inadequate and should be updated. Extension cords may be undersized. Connections may not be secure, resulting in power fluctuations, damage to equipment, and sparks that could start a fire. Extension cords should be removed as necessary, or a qualified electrician should evaluate and make repairs as necessary. For example, install additional circuits and/or electric receptacles.

37) *Repair/Replace, Evaluate* - One or more doors bind in their jamb and cannot be closed and latched, or are difficult to open and close. A qualified contractor should evaluate and repair as necessary. For example, adjusting jambs or trimming doors.

38) *Repair/Replace* - One or more locksets are loose and should be tightened, repaired and or replaced as necessary.

Front Door - Hallway Bath

SCOPE AND LIMITATIONS OF THIS INSPECTION

This inspection is limited to a visual observation of the exposed and readily accessible areas of the home. The concealed and inaccessible areas are not included. Observation includes operation of the systems or components by means of the normal user controls. As per the Standards of Practice for the [National Association of Certified Home Inspectors \(NACHI\)](#) the inspector does not engage in the dismantling of equipment and destructive testing is not included. Some specific items are also excluded, and these are listed in the following section. If you feel there is a need for evaluation of any of these items, then you will need to arrange for specific inspections.

Items not Included

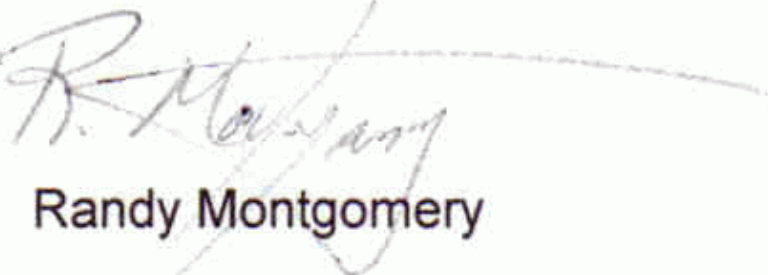
1. Recreational, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains, shrubs, trees, and tennis courts;
2. Cosmetic conditions (wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded, torn, or dirty floor, wall or window coverings etc.);
3. Noise pollution or air quality in the area;
4. Earthquake hazard, liquefaction, flood plain, soil, slide potential or any other geological conditions or evaluations;
5. Engineering level evaluations on any topic;
6. Existence or non-existence of solder or lead in water pipes, asbestos, hazardous waste, radon, urea formaldehyde urethane, lead paint or any other environmental, flammable or toxic contaminants or the existence of water or airborne diseases or illnesses and all other similar or potentially harmful substances (although the inspector may note the possible existence of asbestos in ceiling texture and furnace duct tape);
7. Zoning or municipal code (e.g. building, fire, housing (existing buildings), mechanical, electrical, plumbing, etc. code) restrictions or other legal requirements of any kind;
8. Any repairs which relate to some standard of interior decorating;
9. Cracked heat exchangers or similar devices in furnaces;
- 10 Any evaluation which requires the calculation of the capacity of any system or item that is expected to be part of the inspection. Examples include but are not limited to the calculation of appropriate wattage or wiring of kitchen appliances, appropriate sizing of flues or chimneys, appropriate ventilation to combustion-based items (e.g. furnaces, water heaters, fireplaces etc.), appropriate sizing, spacing and spanning of joists, beams, columns, girders, trusses, rafters, studs etc., appropriate sizing of plumbing and fuel lines, etc.;
11. Washers and Dryers;
12. Circuit breaker operation;
13. Specialty evaluations such as private sewage, wells, solar heating systems, alarms, intercom systems, central vacuum systems, wood and coal stoves, pre-fab and zero clearance fireplaces, space heaters, sprinkler systems, gas logs, gas lights, elevators and common areas unless these have been specifically added to the inspection description above but only to the degree that the inspector is capable of evaluating these items;
14. Items that are not visible and exposed including but not limited to concealed wiring, plumbing, water leaks, under bathtubs and shower stalls due to faulty pans or otherwise, vent lines, duct work, exterior foundation walls (below grade or covered by shrubs or wall/paneling, stored goods etc.) and footings, underground utilities, and systems and chimney flues;
15. Evaluations involving destructive testing;
16. Evaluation which requires moving personal goods, debris, furniture, equipment, floor covering, insulation or like materials;
17. Design problems and adequacy or operational capacity, quality or suitability;
18. Fireplace drafting;
19. To prevent damages to units, air conditioning when outside temperature below 60 degrees F.
20. Any evaluation which would involve scraping paint or other wall coverings;
21. Heating system accessories (e.g. humidifiers, electronic air cleaners etc.);
22. Legal description of property such as boundaries, egress/ingress, etc.;
23. Quality of materials;
24. Conformance with plan specifications or manufacturers specifications;
25. Flood conditions or plains;
26. Any other characteristics or items which are generally not included in a building inspection report on a regular basis.

Disclaimer:

In some cases we may recommend your consulting a specialist such as a structural engineer or licensed electrician. Hiring a specialist can be a prudent means of providing some protection of your financial investment in this property. WE DO NOT MAKE ANY TYPE OF WARRANTY OR GUARANTEE AS TO THE CONDITION OF THE PROPERTY. SOME THINGS MAY REMAIN HIDDEN OR BECOME DEFECTIVE AFTER THE INSPECTION. IT IS NOT POSSIBLE TO DETECT EVERY DEFECT WITHIN A

BUILDING DURING THE COURSE OF A GENERAL INSPECTION. THIS REPORT SHOULD BE USED IN CONJUNCTION WITH, AND NOT A REPLACEMENT FOR, A PRE-CLOSING WALK-THROUGH BY THE CLIENT. THIS INSPECTION IS NOT AN INSURANCE POLICY AGAINST HIDDEN DEFECTS, OR CONDITIONS THAT ARE NOT VISIBLE AND READILY APPARENT AT THE TIME OF INSPECTION.

THE COST OF THIS INSPECTION DOES NOT ENTITLE YOU TO ANY TYPE OF PROTECTION FROM HIDDEN FLAWS AND DEFECTS. THIS INSPECTION DOES NOT TRANSFER YOUR ULTIMATE RESPONSIBILITY TO QUALITY HOME SERVICES.


Randy Montgomery