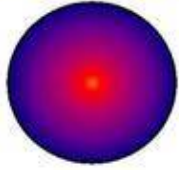




# BC Warner Inspections

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Email: [bcwarner@gmail.com](mailto:bcwarner@gmail.com)  
Phone: (937) 423-2949



**And Thermal Imaging Services**

## Summary Page

### Sample Home Inspection Report









Client(s): **John Sampleton**


Property address: **1 Sample Drive  
Sample City, USA**


Inspection date: **September 9, 2004**


This summary page published on 5/16/2009 12:31:28 AM EDT


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, may involve moderate to significant expense |
|  | Repair/Maintain | Recommend repair and/or maintenance, may involve minor to moderate expense    |
|  | Minor Defect    | Recommend repair, may involve minor expense                                   |
|  | Maintain        | Recommend ongoing maintenance   |
|  | Evaluate        | Recommend evaluation by a specialist  |
|  | Comment         | For your information  |

1) Exterior:  - One or more trip hazards were found in the sidewalk due to cracks and/or settlement. Recommend having a qualified paving contractor repair or replace sidewalk section(s) as necessary to eliminate trip hazards.


2) Exterior:  - Exposed wiring due to splices not being contained in junction box. Recommend having a qualified electrician evaluate and install junction boxes with cover plates where needed to contain wiring splices.

3) Exterior:  - One or more ground fault circuit interrupter (GFCI) receptacles didn't trip with the inspector's test instrument. Recommend having a qualified, licensed electrician evaluate and repair or replace receptacles or the wiring to the receptacles as necessary.

4) Exterior:  - Handrail(s) are missing from one or more flights of stairs with more than two risers. This is a safety hazard. Recommend having a qualified contractor install graspable handrails that your hand can completely encircle at stairs with more than two risers where missing.

5) Exterior:  - Paint appears to be peeling or deteriorated at the eaves or soffits. Recommend scrape, prime, and paint as needed now and as regular maintenance in the future to prevent weather and water damage from occurring.


Due to state of disrepair, potential for damage and/or rot exists and may incur significant cost to repair.


6) Exterior:  - Moderate cracks (1/8" to 3/4") were found in the foundation. These may be a structural concern and the client may wish to hire a qualified geotechnical engineer to evaluate possible soil movement and/or a structural engineer to evaluate the integrity of the structure. At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including:


- Hydraulic cement. Requires chiseling a channel in the crack to apply. See

<http://www.quickrete.com/catalog/HydraulicWater-StopCement.html> for an example.


- resilient caulks (easy to apply). See <http://www.quickrete.com/catalog/GrayConcreteRepair.html> for an example.
- Epoxy sealants (both a waterproof and structural repair). See <http://www.mountaingROUT.com/> for examples of these products.


7) Exterior:  - Soil is in contact with or less than 6" from siding and/or trim. This is a conducive condition for wood destroying insects and organisms. Recommend grading soil as necessary so there's at least 6" of space between the siding and trim and the soil below.




8) Exterior:  - Shrub(s) in contact with siding. Recommend pruning or moving shrub(s) so there's at least a one foot gap between shrub(s) and siding. This gap should exist to allow siding and trim materials to dry quickly after it rains, and to eliminate pathways to the structure for wood destroying insects.




9) Roof:  - Roof covering appears to be at or beyond the end of its serviceable life. These conditions indicate that random failures may or have already occurred. The potential for damage to interior surfaces and structures is great. Due to the poor condition, this roof may require the additional expense of installing or replacing sheathing, such as plywood or oriented strand board (OSB).

Recommend qualified roofing contractor evaluate and replace.




10) Roof:  - Moss is growing on the roof. This is a conducive condition for wood destroying insects and organisms which can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>

11) Roof:  - Significant amounts of debris have accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the roof structure or make water accumulate around the foundation. Recommend cleaning gutters now and as necessary in the future.



12) Attached garage:    - The garage vehicle door "auto-reverses", but requires too much force. The door should reverse relatively easily when closing and when it strikes something. This is a safety hazard, especially for small children. Recommend having a qualified garage door contractor evaluate and repair or replace opener as necessary.




13) Attached garage:    - Extension cord(s) are used as permanent wiring with the electric garage door opener(s). This is an unsafe practice. Recommend having a qualified electrical contractor evaluate and repair as necessary so no extension cords are needed. Possible solutions include:




- Replacing the cord on the opener with a longer cord
- Moving the existing outlet closer to the opener
- Installing an additional grounded outlet closer to the opener



14) Attached garage:    - Evidence of "light to moderate" rodent infestation was found in one or more areas. The Center for Disease Control (CDC) defines this as less than 20 feces per square foot. Rodent infestation may be a safety hazard due to the risk of contracting [Hantavirus Pulmonary Syndrome \(HPS\)](#). HPS is a rare (only 20-50 cases per year in the United States) but deadly (40% mortality rate) disease transmitted by infected rodents through urine, droppings, or saliva. Humans can contract the disease when they breathe in aerosolized virus. For example, from sweeping up rodent droppings.

Recommend following guidelines in the CDC's [Clean Up, Trap Up, Seal Up](#) article for eradicating rodents, cleaning up their waste and nesting materials, and preventing future infestations. While Hanta virus is believed to survive less than one week in droppings and urine, specific precautions should be taken during clean up. The clients may wish to consult with a qualified, licensed pest control operator for eliminating the infestation. A qualified licensed abatement contractor or industrial hygienist could be contacted for clean up. If the infestation was minimal, clean up of rodent waste and nesting materials in non-living spaces (crawl spaces and attics) may not be necessary, or may be performed for aesthetic reasons only (odor and appearance).


15) Attached garage:   - Garage-house door isn't auto-closing. Recommend installing hinges with springs or an automatic door closing device so door closes and latches automatically to prevent vehicle fumes from entering building.


16) Electric service:    - One or more circuit breakers are "double tapped", where 2 or more wires are clamped in a circuit breaker terminal, and the circuit breaker is only designed for 1 wire. This is a safety hazard since wires may come loose and cause arcing, sparking and fires. Recommend having a qualified electrician evaluate and repair.


17) Electric service:    - One or more bushings are missing from where wires enter main panel through holes. This is a safety hazard since the wiring insulation can be cut or abraded on the metal edge of the hole. Recommend having a qualified electrician evaluate and repair as necessary.


18) Electric service:   - Legend for overcurrent protection devices (breakers or fuses) is missing, unreadable


or incomplete. Recommend installing, updating or correcting the legend as necessary so it's accurate.


19) Water heater:  - Temperature-pressure relief valve drain line is missing. Recommend having a qualified plumber install a drain line extending to within 6" from the floor, or routed so as to drain outside.


20) Water heater:  - Hot water temperature greater than 120 degrees fahrenheit. Recommend adjusting thermostat so water temperature doesn't exceed 120 degrees to avoid scalding danger. For more information on scalding dangers, visit <http://www.tap-water-burn.com/>


21) Water heater:  - The estimated useful life for water heaters is 8-12 years. This water heater appears to be at this age or older and may need replacing at any time.


22) Heating and air conditioning:  - Because of the age and/or condition of this furnace, recommend that a qualified heating and cooling technician inspect the heat exchanger and perform a Carbon Monoxide test when it's serviced.


23) Heating and air conditioning:  - The estimated useful life for air conditioning compressors is 8 to 15 years. This unit appears to be approaching this age and may need replacing at any time.


24) Heating and air conditioning:  - Last service date of this system is more than 2 years ago or is unable to be determined. Recommend asking seller when it was last serviced. If unable to determine or if more than 2 years ago, recommend that this system be evaluated and serviced by a qualified heating and cooling technician before closing. Recommend that this system be inspected, serviced and repaired as necessary every 2 years in the future.


25) Heating and air conditioning:  - This system is equipped with throw-away filter(s). They appear to be dirty. Recommend replacing filter(s) now and every 2 months in the future if the thermostat's fan position is set to "Auto", or monthly if it's set to "On".

26) Attic:  - No firewall is installed between the attached garage and the attic. Recommend having a qualified contractor install a 20 minute-rated fire wall.


27) Attic:  - Exposed wiring due to splices not being contained in junction box. Recommend having a qualified electrician evaluate and install junction boxes with cover plates where needed to contain wiring splices.


28) Attic:  - Non-metallic sheathed wiring is unsupported or inadequately supported. This type of wiring should be attached to runners or to solid backing with fasteners at intervals of 4 1/2 ft. or less. Recommend having a qualified electrician evaluate and repair as necessary.

29) Attic:  - Water stains visible in roof sheathing and framing members. Sheathing and framing material are wet, apparently from an active leak in the roof. Recommend qualified roofing contractor repair or replace roof. Damage and staining may continue into interior ceiling and wall sections.


30) Plumbing and laundry:  - The clothes dryer is equipped with a plastic or foil, accordion-type, flexible duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow. Recommend replacing the duct with a rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow.


For more information, visit: <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>


31) Plumbing and laundry:  - Steel hangers are used to support copper water supply pipes. This contact between dissimilar metals causes corrosion. Recommend having a qualified plumbing contractor evaluate water supply pipes where these hangers have been used, and repair or replace pipes if necessary. Recommend replacing steel hangers with appropriate hangers that won't cause corrosion.

32) Plumbing and laundry:  - The water pressure is greater than 80 psi. Pressures above 80 psi may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are more likely to burst with higher pressures. Recommend having a qualified plumber evaluate and make modifications to reduce the pressure below 80 psi. Installing a pressure reducing valve on the main service pipe is a common solution to this problem. Typically the pressure can't be regulated at the water meter.






















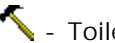
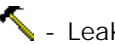
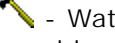
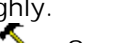
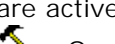

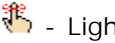
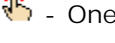
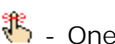
33) Fireplaces and solid fuel burning appliances:  - Fireplace hearth is less than 18" deep. This is a fire hazard. Recommend installing a non-combustible hearth pad or extending hearth to at least 18" deep.

34) Fireplaces and solid fuel burning appliances:  - All solid fuel burning appliances (woodstoves and fireplaces) should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary.

35) Crawl space:  - Flex duct supports are too narrow and may damage the ducts and/or constrict air flow through the ducts. Most manufacturers and the Sheet Metal and Air Conditioning Contractors National Association (SMACNA) recommend that flex duct support straps be 1 1/2" wide or more. Recommend having a qualified heating and cooling contractor evaluate and repair as necessary.

36) Crawl space:  - Some insulation in the crawlspace has fallen down. Recommend reinstalling or replacing this

insulation.

- 37) Interior rooms:   - One or more electric receptacles has reversed polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard and poses a risk of shock. Recommend having a qualified, licensed electrician evaluate and make repairs as necessary.
- 38) Interior rooms:   - One or more ground fault circuit interrupter (GFCI) receptacles didn't trip with the inspector's test instrument. Recommend having a qualified, licensed electrician evaluate and repair or replace receptacles or the wiring to the receptacles as necessary.
- 39) Interior rooms:   - An anti-tip device is not installed on stove or washer. Without this device, a small child (in the right situation) can easily tip the appliance over causing bodily injury. Recommend install brackets per manufacturer recommendations. Various devices or brackets may be purchased at home appliance or hardware stores.
- 40) Interior rooms:   - No ground fault circuit interrupter (GFCI) devices (receptacles or circuit breakers) are visible for the kitchen. GFCI devices help prevent electric shocks in areas that may have water present. Recommend having a qualified, licensed electrician install GFCI protection for receptacles over counter tops and around sinks.
- 41) Interior rooms:   - Recommend installing additional smoke detectors as necessary so a functioning one exists in each hallway and bedroom. For more information on smoke detectors visit <http://www.cpsc.gov/cpscpub/pubs/5077.html>
- 42) Interior rooms:   - One or more bedroom windows have inadequate egress in the event of a fire due to their being stuck shut. Recommend repairing window(s) as necessary so they open and close easily.
- 43) Interior rooms:   - A deadbolt is installed on door where a key is required to open it from both sides. This can be a safety hazard since the door can't be opened if the deadbolt is locked and the key isn't available. Recommend replacing this deadbolt with one that doesn't require a key from both sides.
- 44) Interior rooms:   - Cover plate(s) are missing from one or more electric switch boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard and poses a risk of both fire and shock. Recommend installing cover plates over switch boxes where missing.
- 45) Interior rooms:  - One or more fuel burning appliances are present in this home. Carbon monoxide (CO) is a by-product of incomplete combustion in these appliances. CO is a colorless, odorless, tasteless gas. In other words, you can not see, smell or taste carbon monoxide, but CO is a poisonous and deadly gas. Recommend install a quality CO alarm near bedrooms and other living areas. Combination smoke alarm / CO alarms are available. Recommend all fuel burning appliances be maintained and checked regularly by qualified technicians.
- 46) Interior rooms:   - Kitchen's under-sink food disposal is noisy. Recommend having a qualified plumbing contractor evaluate and repair or replace as necessary.
- 47) Interior rooms:   - The doorbell appeared to be inoperable at the time of inspection. Recommend that a qualified electrician evaluate and repair as necessary.
- 48) Interior rooms:  - Toilet appears to be loose and may need reanchoring. Recommend repairing so toilet is securely fastened to the floor.
- 49) Interior rooms:  - Leak at drain under sink. Recommend repairing leak.
- 50) Interior rooms:  - Water stains visible in ceiling. Ceiling material is wet, apparently from an active leak in the roof. Recommend repairing roof leak. Recommend removing wet wallboard or plaster and replacing with new after area has dried thoroughly.
- 51) Interior rooms:  - Screen(s) torn in one or more windows. Window(s) may not provide ventilation during months when insects are active. Recommend repairing or replacing screens.
- 52) Interior rooms:  - One or more deadbolt mechanisms are difficult to operate. Recommend repairing or replacing as necessary.
- 53) Interior rooms:  - Vinyl floor tiles are installed in some rooms that are "wet areas" (kitchen, bathrooms, laundry room, etc.). This is a poor choice of floor material since water can seep through the cracks and infiltrate the wooden subfloor beneath. Recommend replacing vinyl floor tiles with a waterproof floor such as sheet vinyl where necessary.
- 54) Interior rooms:  - Light in range hood inoperable. Recommend replacing light bulb or repairing as necessary.
- 55) Interior rooms:  - One or more areas of the counter is loose. Recommend secure countertop to base using short length screws.
- 56) Interior rooms:  - One or more light fixtures appear to be inoperable. Recommend replacing bulb(s) where necessary. If light(s) still don't work then recommend having a qualified electrician evaluate and repair as necessary.