

Wise Buy Home Inspection Service

05:03 May 20, 2004

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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 Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Maintenance	Item is not fully functional and requires repair or servicing. Typically the responsibility of the purchaser. The majority are the result of wear and tear.
Unacceptable	Item is UNSAFE or needs repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 5451 E Colonial Oaks Dr

City Rossville State IN Zip 46065

Contact Name Home Owner

Phone () -

Fax () -

Client Information

Client Name John Smith

Client Address 2671 Spring Circle

City Clearwater State FL Zip

Phone 1-800-555-1212

Fax () -

Inspection Company

Inspector Name Dallas Eikenberry

Company Name Wise Buy Home Inspection Service

Company Address 204 West Main Street

City Rossville State IN Zip 46065

Phone 765-379-9810

Fax 765-379-9810

E-Mail eikenberry@geetel.net

Amount Received Paid \$175 Thanks Dallas

Conditions

Others Present Buyer's Agent

Property Occupied Yes

Estimated Age 40 years

Entrance Faces West

Inspection Date 5/5/04

Start Time 9:15 AM

End Time 11:45 AM

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 70

Weather Partly Cloudy

Soil Conditions Damp

Space Below Grade Basement/Crawlspace

Building Type One Family

Garage Attached

Sewage Disposal Public

How Verified Visual Inspection

Water Source Public

How Verified Visual Inspection

Additions/Modifications N/A

Client: John Smith

Sample

Lots and Grounds

Proper surface drainage is very important, as well as, proper roof drainage. Whenever possible the slope of the ground away from the house should be 5 %, which is a drop of 6 inches for a distance of 10 feet from the house. If additional fill dirt is needed, do not put it within 3 inches of the siding, so as not to provide insects or water a pathway into the house.

Decks and porches are often built close to the ground where no viewing or access is possible.

1. Acceptable Walks: Concrete - Minor cracks
2. Acceptable Steps/Stoops: Concrete
3. Acceptable Patio: Concrete
4. Acceptable Deck: Treated wood
5. Acceptable Porch: Concrete
6. Maintenance Vegetation: Trim bushes and vines away from the house
7. Acceptable Grading: Minor slope
8. Acceptable Driveway: Concrete - Typical cracks
9. Acceptable Fences: Chain link

Exterior Surface and Components

Main House Exterior Surface

1. Acceptable Type: Vinyl Siding

Main House Exterior Surface

2. Acceptable Type: Brick Veneer
3. Maintenance Trim: Wood - Wood trim needs scraped and painted.
4. Acceptable Fascia: Aluminum
5. Acceptable Soffits: Aluminum
6. Not Present Door Bell:
7. Acceptable Entry Doors: Metal
8. Acceptable Patio Door: Sliding Glass
9. Acceptable Windows: Double Paned
10. Acceptable Window Screens: Vinyl mesh
11. Acceptable Basement Windows: Double paned
12. Acceptable Exterior Lighting: 110 Volt
13. Maintenance Exterior Electric Outlets: 110 Volt - Recommend outlets be GFCI protected.
14. Acceptable Hose Bibs: Frost Proof
15. Acceptable Gas Meter: West
16. Acceptable Main Gas Valve: Turn with a wrench 1/4 turn to shut off all gas.

Outbuilding

East Outbuilding

- | | |
|-----------------|---|
| 1. Acceptable | Exterior Surface: Wood |
| 2. Acceptable | Roof: Composition shingle - Estimated remaining life: 5 years, |
| 3. Acceptable | Roof Structure: Rafter |
| 4. Acceptable | Walls: Exposed Frame |
| 5. Acceptable | Floor: Plywood |
| 6. Acceptable | Foundation: Treated Wood Runners |
| 7. Acceptable | Doors: Wood |
| 8. Not Present | Windows: |
| 9. Maintenance | Electrical: 110 VAC outlets and lighting circuits - Outlets should be GFCI protected |
| 10. Not Present | Plumbing: |
| 11. Not Present | HVAC Source: |
| 12. Not Present | Gutters: |
| 13. Not Present | Downspouts: |
| 14. Not Present | Leader/Extension: |

Roof

When the report indicates that the roof is "acceptable," that means it is acceptable for its age and general usefulness. An acceptable roof may show evidence of past leaks or may soon develop leaks. Such a roof can be repaired, and give satisfactory service within the limits of its age. If a new roof is required, it may be installed over the existing layer. If two layers are installed it is strongly recommended that both layers be removed before installing another layer. Roof and surface water must be controlled to maintain a dry basement or crawl space. This means keeping gutters cleaned and aligned, extending downspouts, installing splash blocks or leaders, and building up the grade so roof and surface water are diverted away from the building.

Main house Roof Surface

- | | |
|-----------------|--|
| 1. | Method of Inspection: On Roof |
| 2. Acceptable | Unable to Inspect: 0% |
| 3. Unacceptable | Material: Composition Shingle - Life expectancy is approximately: 2 years, Roof has 2 layers. Trees are overhanging the roof. Damage is possible. |
| 4. | Type: Gable |
| 5. | Approx Age: 20 years |
| 6. Acceptable | Flashing: Aluminum |
| 7. Not Present | Skylights: |

North Chimney

- | | |
|-----------------|---|
| 8. Acceptable | Chimney: Brick |
| 9. Maintenance | Flue/Flue Cap: Recommend a flue cap be added. The mortar cap has minor cracks that need to be sealed to keep out water |
| 10. Acceptable | Chimney Flashing: Aluminum |
| 11. Acceptable | Plumbing Vents: Copper |
| 12. Maintenance | Gutters: Aluminum - Need cleaning |
| 13. Acceptable | Downspouts: Aluminum |
| 14. Maintenance | Leader/Extension: Extend runoff drains to move water away from foundation |

Garage/Carport

If the garage is attached to the house there needs to be a smoke/fire separation. The wall on the garage side needs to be at least half inch drywall with taped seams. Flammable materials should not be stored within closed garage areas.

South Garage

- | | | |
|-----------------|---|----------------------|
| 1. | Type of Structure: Attached | Car Spaces: 2 |
| 2. Acceptable | Garage Doors: Insulated | |
| 3. Acceptable | Door Operation: Mechanized | |
| 4. Unacceptable | Door Opener: Sears - Light Beam is working properly. The door did NOT reverse with moderate resistance applied. Down pressure needs to be adjusted so that door will reverse properly. | |
| 5. Acceptable | Roof Structure: Wood Truss | |
| 6. Acceptable | Service Doors: Metal | |
| 7. Acceptable | Walls: Paint | |
| 8. Acceptable | Ceiling: Paint | |
| 9. Acceptable | Floor/Foundation: Poured Concrete - Typical cracks | |
| 10. Acceptable | Hose Bibs: Frost Proof | |
| 11. Maintenance | Electrical: 110 VAC outlets and lighting circuits - Recommend garage outlets be GFCI protected. | |
| 12. Not Present | Heating: | |
| 13. Acceptable | Windows: Single Paned with Storms | |
| 14. Acceptable | Gutters: Aluminum | |
| 15. Acceptable | Downspouts: Galvanized | |
| 16. Maintenance | Leader/Extensions: Extend runoff drains to move water away from foundation | |

Electrical

There needs to be a minimum of one smoke detector on each floor and one in the hallway outside of sleeping rooms. At least one carbon monoxide detector is also recommended. According to Consumer Reports magazine, the most accurate CO models are those that are the plug-in variety. Ground Fault Circuit Interrupters are recommended on all outside outlets, garage outlets, kitchen counters, and bathroom outlets within 6 feet of water. (FYI- GFCI first required by NEC- Exterior- 1973, Bathrooms-75, Garage-78, Kitchen-87, Crawl Space and Unfinished Basements-90, Any receptacle replaced in an area presently requiring GFCI- 93, All Kitchen Counters-1996.)

Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed due to time constraints.

- | | | |
|-----------------|---|---------------------------|
| 1. | Service Size Amps: 100 AMPS | Volts: 110-240 VAC |
| 2. Acceptable | Service: Copper | |
| 3. Acceptable | 110 VAC Branch Circuits: Copper | |
| 4. Acceptable | 220 VAC Branch Circuits: Copper | |
| 5. Acceptable | Aluminum Wiring: Not Present on 110 volt circuits, (OK) | |
| 6. Acceptable | Conductor Type: | |
| 7. Maintenance | GFCI: Recommend Exterior, Kitchen, Bathrooms and Garage outlets be GFCI protected. | |
| 8. Acceptable | Ground: Rod in Ground. | |
| 9. Unacceptable | Smoke Detectors: None - Install smoke detectors in bedrooms and hall outside the bedrooms. Install working smoke detectors on all levels of the house. | |

Basement Electric Panel

- | | |
|------------------|---|
| 10. Acceptable | Manufacturer: General Electric |
| 11. | Max Capacity: 100 Amps |
| 12. Acceptable | Main Breaker Size: 100 AMPS |
| 13. Unacceptable | Breakers: CU/AL - 30 amp 220 volt breaker needs to be 20 amp because the wire is # 12. The AC compressor label says the maximum breaker size is to be 20 amp. The current breaker is a 30 amp. |
| 14. | Is the panel bonded? Yes |

Structure

Areas hidden from view by finished walls or stored items cannot be judged and are not part of the inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. All concrete floors experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks in all but the most extreme cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

- | | |
|------------------------|---|
| 1. Acceptable | Structure Type: <u>Wood Frame</u> |
| 2. Acceptable | Foundation: <u>Block</u> |
| 3. Acceptable | Differential Movement: <u>No</u> |
| 4. Acceptable | Beams: <u>Bonded Wood</u> |
| 5. Acceptable | Bearing Walls: <u>Block</u> |
| 6. Acceptable | Joists/Trusses: <u>2x10</u> |
| 7. Acceptable | Piers/Posts: <u>Block Piers</u> |
| 8. Acceptable | Floor/Slab: <u>Poured Slab</u> |
| 9. Unacceptable | Stairs/Handrails: <u>Hand rails missing (Safety)</u> |
| 10. Acceptable | Subfloor: <u>Plywood</u> |

Attic

Due to their design, attics are not totally observable. The recommended insulation "R" value is now about 40. The "R" value is a measure of resistance of heat and cold that move through a material. The higher the "R" value the greater the insulating factor. Most insulation has an "R" value of about 3 per inch. When insulation is added, do not cover the soffit vents or the venting will not work.

Main House Attic

- | | |
|-------------------------|--|
| 1. | Method of Inspection: <u>In Attic</u> |
| 2. Acceptable | Unable to Inspect: <u>0%</u> |
| 3. Acceptable | Roof Framing: <u>Rafter</u> |
| 4. Acceptable | Sheathing: <u>Plywood</u> |
| 5. Acceptable | Ventilation: <u>Roof and Soffit Vents</u> |
| 6. Acceptable | Insulation: <u>Batts & Blown In</u> |
| 7. Acceptable | Insulation Depth: <u>10" R-30</u> |
| 8. Not Present | Vapor Barrier: |
| 9. Not Present | Attic Fan: |
| 10. Not Present | House Fan: |
| 11. Acceptable | Wiring/Lighting: <u>110 VAC Lighting circuit</u> |
| 12. Not Present | Moisture Penetration: |
| 13. Unacceptable | Bathroom Fan Venting: <u>Vents into the attic. - Fan needs to vent outside the house.</u> |

Basement

Main Basement

- 1. Acceptable **Unable to Inspect: 0%**
- 2. Acceptable **Ceiling: Paint**
- 3. Acceptable **Walls: Paint**
- 4. Acceptable **Floors: Carpet**
- 5. Acceptable **Floor Drain:**
- 6. Acceptable **Doors: Hollow Core**
- 7. Acceptable **Windows: Double Paned**
- 8. Acceptable **Electrical: 110 VAC outlets and lighting circuits**
- 9. Acceptable **HVAC Source: Heating System Register**
- 10. Acceptable **Sump Pump: Submerged**
- 11. Acceptable **Moisture Location: None noted**

Crawl Space

A crawlspace needs to be kept as dry as possible to keep the wood under the house in good condition and free from rot, mold and decay. A vapor barrier is very important and needs to be laid in the crawlspace to prevent moisture from reaching the wood floor structure. The plastic should be 6 mil and laid with the edges 4 inches up the walls and a 4-6 inch overlap between the sheets.

Below kitchen Crawl Space

- 1. **Method of Inspection: In Crawl Space**
- 2. Acceptable **Unable to Inspect: 0%**
- 3. Acceptable **Access: Basement**
- 4. Acceptable **Moisture Penetration: No**
- 5. **Moisture Location: N/A**
- 6. Acceptable **Ventilation: Vents**
- 7. Acceptable **Insulation: Batting**
- 8. Unacceptable **Vapor Barrier: None installed - A properly installed 6 mil vapor barrier needs to be added**
- 9. Acceptable **Sump Pump: Submerged**
- 10. Acceptable **Electrical: 110 VAC lighting circuit**
- 11. Not Present **HVAC Source:**

Air Conditioning

The T/D (temperature difference) on a properly operating air conditioner should be between 15 and 20 degrees. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even distribution of air throughout a building cannot be addressed by a visual inspection. Subjective judgment of system capacity is not a part of this inspection. Normal service and maintenance is recommended on a yearly basis.

Main House AC System

- 1. Acceptable **A/C System Operation:**
- 2. Acceptable **Condensate Removal: PVC**
- 3. Maintenance **Exterior Unit: Heil - Unit is old and the life expectancy is not predictable**
- 4. **Area Served: Whole house Approximate Age: 20 years**
- 5. **Fuel Type: 220 VAC Temperature Differential: 15**
- 6. **Type: Central A/C Capacity: 2.5 Ton**
- 7. Acceptable **Visible Coil: OK**
- 8. Acceptable **Refrigerant Lines: OK**
- 9. Acceptable **Electrical Disconnect: Lever Disconnect**
- 10. Acceptable **Exposed Ductwork: Uninsulated Sheet Metal**
- 11. Maintenance **Blower Fan/Filters: Direct Drive - Fan motor needs cleaned.**
- 12. Acceptable **Thermostats: Individual**

Fireplace/Wood Stove

The National Fire Protection recommends an NFPA 211, Level II inspection of any fireplace when a home is sold. Such an inspection, performed by a certified or otherwise qualified chimney sweep, may reveal problems not apparent to this inspector and is strongly recommended. A list of Chimney Safety Institute of America "Certified Chimney Sweeps" is available at <http://www.csia.org/>.

Family Room Fireplace

1. Acceptable **Fireplace Construction: Brick**
2. **Type: Wood burner**
3. Acceptable **Fireplace Insert: With blower fan**
4. Acceptable **Smoke Chamber: Metal**
5. Acceptable **Flue: Tile**
6. Unacceptable **Damper: Metal - Damper is rusted and needs replaced.**
7. Acceptable **Hearth: Brick**

Heating System

The heat exchanger in a gas or oil furnace is often hidden by design; it cannot be examined and it's condition determined without being disassembled. Some furnaces are designed in such a way that a visual inspection is almost impossible. Safety devices are not tested by the inspector.

I recommend all air filters have a MERV of at least 6. For best air filtration the fan needs to be set on low speed all of the time. Air filters should be changed every 30-60 days to provide proper air circulation throughout the house.

The inspector does not light pilot lights.

Humidifiers and de-humidifiers are beyond the scope of this inspection.

Basement Heating System

1. Unacceptable **Heating System Operation: Adequate - A qualified heating service person needs to inspect furnace. Furnace nearing the end of it's design life, The furnace life expectancy is not predictable,**
2. **Manufacturer: Heil**
3. **Type: Gas Forced Air** **Capacity: 115,000 BTU**
4. **Area Served: Whole house** **Approximate Age: 30 years**
5. **Fuel Type: Natural gas**
6. Maintenance **Heat Exchanger: 4 Burner - Because of the age of the furnace the life expectancy is not predictable.**
7. **Unable to Inspect: 95 %**
8. Acceptable **Blower Fan/Filter: Direct Drive**
9. Acceptable **Distribution: Metal duct**
10. Acceptable **Flue Pipe: Double wall**
11. Acceptable **Controls: Limit switch**
12. Not Inspected **Humidifier: April-Aire - Disconnected at time of inspection**
13. Acceptable **Thermostats: Individual**
14. Not Present **Suspected Asbestos:**

Bathroom (continued)

- 22. Acceptable Sink/Basin: Porcelain
- 23. Acceptable Faucets/Traps:
- 24. Acceptable Tub/Surround: Fiberglas
- 25. Acceptable Shower/Surround: Tile
- 26. Unacceptable Spa Tub/Surround: Motor for whirlpool is not accessible, Whirlpool is not GFCI protected
- 27. Acceptable Toilets: Porcelain
- 28. Acceptable HVAC Source: Heating System Register
- 29. Unacceptable Ventilation: Electric ventilation fan - Ventilation fan inoperative

Kitchen

No opinion is made as to the adequacy of dishwasher operation. Oven self cleaning operations and thermostat accuracy are not tested during this inspection. Portable dishwashers are not inspected.

Main Floor Kitchen

- 1. Acceptable Cooking Appliances: Gas
- 2. Acceptable Ventilator: Broan
- 3. Acceptable Disposal: In-Sinkerator
- 4. Acceptable Dishwasher: Maytag
- 5. Air Gap Present? Yes
- 6. Acceptable Refrigerator: General Electric
- 7. Acceptable Sink: Stainless steel
- 8. Maintenance Electrical: 110 VAC outlets and lighting circuits - Recommend counter outlets be GFCI protected
- 9. Acceptable Plumbing/Fixtures: Metal
- 10. Acceptable Counter Tops: Formica
- 11. Acceptable Cabinets: Wood
- 12. Acceptable Ceiling: Paint
- 13. Acceptable Walls: Paint
- 14. Acceptable Floor: Linoleum
- 15. Acceptable Windows: Double Paned
- 16. Acceptable HVAC Source: Heating System Register

Bedroom

Sleeping rooms are evaluated for the condition of the walls, floors (if visible), windows, doors accessible outlets, closet storage, heating and smoke detectors. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported.

2nd Floor Master Bedroom

- 1. Acceptable Closet: Double
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor:
- 5. Maintenance Doors: Hollow Core - Adjust strike plate
- 6. Acceptable Windows: Single Paned with Storms
- 7. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 8. Acceptable HVAC Source: Heating System Register

All Other Bedroom

- 9. Acceptable Closet: Single
- 10. Acceptable Ceiling: Paint
- 11. Acceptable Walls: Paint
- 12. Acceptable Floor: Carpet
- 13. Acceptable Doors: Hollow Core
- 14. Acceptable Windows: Double Paned
- 15. Acceptable Electrical: 110 VAC outlets and lighting circuits

Client: John Smith

Sample

Bedroom (continued)

16. Acceptable HVAC Source: Heating System Register

Living Space

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.

Family Room in basement Living Space

1. Acceptable Ceiling: Paint
2. Acceptable Walls: Paneling
3. Acceptable Floor: Carpet
4. Acceptable Windows: Double Paned
5. Acceptable Electrical: 110 VAC outlets and lighting circuits
6. Acceptable HVAC Source: Heating System Register

Living Room Living Space

7. Acceptable Ceiling: Paint
8. Acceptable Walls: Paint
9. Acceptable Floor: Hard wood
10. Acceptable Windows: Double Paned
11. Acceptable Electrical: 110 VAC outlets and lighting circuits
12. Acceptable HVAC Source: Heating System Register

Laundry Room/Area

Clothes washers and dryers cannot be properly inspected without a load of laundry, so these appliances are not tested. Drain lines and water supply lines are not operated. A washer has an average life of 6 - 12 years. When hooking up a dryer, it must be vented to the exterior to prevent excessive moisture from building up in the house, attic, or crawlspace. The vent pipe needs to be 4 in. metal and taped together at the joints

Basement Laundry Room/Area

1. Acceptable Ceiling: Paint
2. Acceptable Walls: Paint
3. Acceptable Floors: Vinyl floor covering
4. Acceptable Doors: Hollow Core
5. Acceptable Windows: Double Paned
6. Acceptable Electrical: 110 VAC outlets and lighting circuits
7. Acceptable HVAC Source: Heating System Register
8. Acceptable Laundry Tub: PVC
9. Acceptable Laundry Tub Drain: PVC
10. Acceptable Washer Hose Bib: Gate
11. Acceptable Washer and Dryer Electrical: 110-240 VAC
12. Acceptable Dryer Vent: Metal Pipe
13. Acceptable Dryer Gas Line: Black Pipe
14. Acceptable Washer Drain:
15. Acceptable Floor Drain:

Final Comments

At your request, and in your presence, a visual inspection of the preceding property was conducted. This inspection report reflects the visual condition of the property at the time of the inspection only. Hidden and concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the amount paid. The preceding is an OPINION report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection

Client: John Smith

Sample

Wise Buy Home Inspection Service

05:03 May 20, 2004

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Final Comments (continued)

agreement.

Overall, the house was constructed in a workmanlike manner, consistent with the local codes and trades in effect at the time of construction, and has had maintenance over the years. However, the UNACCEPTABLE items should be addressed. Each of these items will likely require further evaluation and repair by qualified trades people. Obtain competitive estimates for these items.

Other MAINTAINANCE items are also noted in the report and should receive eventual attention, but none affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are a result of wear and tear. Any pictures and captions included in the report are part of the report.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home feel free to call us.

Sincerely,

Dallas Eikenberry
Wise Buy Inspection Service
(800) 258-0443
765-379-9810

Client: John Smith

Sample

Not Inspected Summary

Heating System

Basement - Heating System - Humidifier: April-Aire - Disconnected at time of inspection

Maintenance Summary

Lots and Grounds

Vegetation: Trim bushes and vines away from the house

Exterior Surface and Components

Trim: Wood - Wood trim needs scraped and painted.

Exterior Electric Outlets: 110 Volt - Recommend outlets be GFCI protected.

Outbuilding

East - Outbuilding - Electrical: 110 VAC outlets and lighting circuits - Outlets should be GFCI protected

Roof

North - Chimney - Flue/Flue Cap: Recommend a flue cap be added. The mortar cap has minor cracks that need to be sealed to keep out water

Gutters: Aluminum - Need cleaning

Leader/Extension: Extend runoff drains to move water away from foundation

Garage/Carport

South - Garage - Electrical: 110 VAC outlets and lighting circuits - Recommend garage outlets be GFCI protected.

South - Garage - Leader/Extensions: Extend runoff drains to move water away from foundation

Electrical

GFCI: Recommend Exterior, Kitchen, Bathrooms and Garage outlets be GFCI protected.

Air Conditioning

Main House - AC System - Exterior Unit: Heil - Unit is old and the life expectancy is not predictable

Blower Fan/Filters: Direct Drive - Fan motor needs cleaned.

Heating System

Basement - Heating System - Heat Exchanger: 4 Burner - Because of the age of the furnace the life expectancy is not predictable.

Bathroom

2nd. Floor - Bathroom - Electrical: 110 VAC outlets and lighting circuits - Recommend outlets within 6 feet of water be GFCI protected.

Kitchen

Main Floor - Kitchen - Electrical: 110 VAC outlets and lighting circuits - Recommend counter outlets be GFCI protected

Bedroom

2nd Floor Master - Bedroom - Doors: Hollow Core - Adjust strike plate

Unacceptable Summary

Roof

Main house - Roof Surface - Material: Composition Shingle - Life expectancy is approximately: 2 years, Roof has 2 layers. Trees are overhanging the roof. Damage is possible.

Garage/Carport

South - Garage - Door Opener: Sears - Light Beam is working properly. The door did NOT reverse with moderate resistance applied. Down pressure needs to be adjusted so that door will reverse properly.

Electrical

Smoke Detectors: None - Install smoke detectors in bedrooms and hall outside the bedrooms. Install working smoke detectors on all levels of the house.

Basement - Electric Panel - Breakers: CU/AL - 30 amp 220 volt breaker needs to be 20 amp because the wire is # 12. The AC compressor label says the maximum breaker size is to be 20 amp. The current breaker is a 30 amp.

Structure

Stairs/Handrails: Hand rails missing (Safety)

Attic

Main House - Attic - Bathroom Fan Venting: Vents into the attic. - Fan needs to vent outside the house.

Crawl Space

Below kitchen - Crawl Space - Vapor Barrier: None installed - A properly installed 6 mil vapor barrier needs to be added

Fireplace/Wood Stove

Family Room - Fireplace - Damper: Metal - Damper is rusted and needs replaced.

Heating System

Basement - Heating System - Heating System Operation: Adequate - A qualified heating service person needs to inspect furnace. Furnace nearing the end of it's design life, The furnace life expectancy is not predictable,

Plumbing

Water Lines: Combination of materials. - Not properly supported in hangers at the water heater

Basement - Water Heater - TPRV and Drain Tube: Noted but NOT tested - Discharge pipe needs to be extended to approximately 6 inches from the floor

Bathroom

2nd. Floor - Bathroom - Faucets/Traps: Hot/Cold Water operation reversed in shower

Master - Bathroom - Spa Tub/Surround: Motor for whirlpool is not accessible, Whirlpool is not GFCI protected

Master - Bathroom - Ventilation: Electric ventilation fan - Ventilation fan inoperative