

CAI Home Inspection

Property Inspection Report



125 E. Main St, Anytown, OH 43214
Inspection prepared for: John Doe
Date of Inspection: 9/1/2014 Time: 9am to noon
Age of Home: 90 yrs Size: 1,853 sf
Weather: Clear, 75 degrees F

Inspector: Matthew Kiefer
and
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Report Summary

The summary below consists of the items that are in critical need of Repair/Replacement. The summary is not a complete listing of all the findings in the report and does not include the items listed throughout the report that require monitoring, maintenance, and/or minor repairs. The Client agrees to read the entire report as the summary alone does not explain all issues. All repairs should be performed prior to closing, if applicable, by a licensed and bonded professional with expertise in the relevant trade. We recommend obtaining a copy of all receipts, warranties and permits for the work completed.

Interior Areas		
Page 5 Item: 2	Stairs & Handrail	<ul style="list-style-type: none"> • Recommend increasing height of guardrail at top of stairs at 2nd floor to a minimum of 36 inches (2).
Bathroom		
Page 6 Item: 2	Exhaust Fan	<ul style="list-style-type: none"> • Upstairs bathroom exhaust vent terminates in the attic (2). This can cause a buildup of moisture and eventually mold in the attic (2). Recommend exhaust pipes be vented to the exterior (2).
Page 6 Item: 4	Toilets	<ul style="list-style-type: none"> • First floor toilet running filling slow and fill valve system should be replaced (2).
Heat/AC		
Page 8 Item: 6	Ducting	<ul style="list-style-type: none"> • Possible asbestos materials observed at the HVAC ductwork (2). Laboratory testing must be performed to determine if asbestos is present in the ductwork insulation (2).
Plumbing		
Page 10 Item: 4	Drains	<ul style="list-style-type: none"> • Corrosion / stains observed from previous leaks at the main drain line observed in basement (1). No current leaks observed; however, monitor for leaks and repairs may be required to corroded metal drain (2). • An air admittance valve should be added to the sewer drain line at the basement sink (2). • Basement floor drain has corroded significantly (2).
Page 11 Item: 5	Sump Pump	<ul style="list-style-type: none"> • The sump pump discharge line was loose at the fittings on the exterior (2). Ensure line is connected properly at the joints and is water tight (2).
Page 12 Item: 6	Fuel Piping	<ul style="list-style-type: none"> • Copper gas line exits house and terminates near sump discharge is not being used and should be cut off inside and capped to prevent possible damage and resulting leak (2).
Garage		
Page 13 Item: 1	Structure	<ul style="list-style-type: none"> • Garage wood siding and trim was in contact with the soil and rotted / termite damaged in several locations (2). • Garage gutters clogged (2). Gutters loose and need refastened (2). Improperly functioning gutters and downspouts has allowed water accumulation adjacent to the structure which has caused significant cracking of the concrete slab (2). The adjacent garage owned by the neighbor does not have a gutter and allows water to run off adjacent to the garage contributing to wood rot and settlement of the structure (2). • Vegetation observed growing through structure and should be trimmed back (2). • Significant cracking of the garage slab observed (2). • Termite damaged 2x4 studs have been previously repaired / splinted with additional 2x4 studs (1). Monitor for future termite activity (1). • Bolt needs tightened at garage overhead door track (2). • Water stains / water damage observed on roof framing indicating previous roof leaks (1). Repair any damaged boards that are rotted or weakened (2). • Garage roof shingles are marginal and have experienced increased deterioration due to overhanging tree branches which as caused impact damage and surface wear (1).
Page 16 Item: 3	Garage Door Safety Reverse	<ul style="list-style-type: none"> • No photo eye safety reverse system present (2).
Electrical		

Page 17 Item: 2	Electrical Panel	<ul style="list-style-type: none"> • Recommend ground rod installation and connection to service panel (2).
Page 17 Item: 3	Wiring	<ul style="list-style-type: none"> • This property has "knob and tube" wiring which was commonly installed prior to 1950. It is ungrounded and considered unsafe by today's standards (2). Over time, the wire's insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire (2). A qualified electrician should replace the wiring as necessary (2). Knob and tube wiring was observed in the basement, attic, and through the walls as seen at several outlets at the first floor and upstairs bedrooms (2). Recommend replacement of any other ungrounded cables including metallic sheathed cables as required (2). Recommend GFCI outlets in Kitchens, Bathrooms, Garage, Laundry Area, Exterior, and other required areas (2). Upgrade outdated lights switches and outlets (2). • Exterior outlets should be replaced with GFCI outlets (2). • Exterior yard GFCI outlet test/reset buttons were not functioning (2). • Remove exposed wiring and junction box at rear of house and repair siding as needed (2). • Knob and tube conductor was sagging and resting on the HVAC duct work which could energize the duct system if any insulation is damaged and exposing the copper conductor (2). • One ungrounded outlet observed in the dining room (on wall near kitchen) (2). Several ungrounded, three prong outlets were observed throughout the house in all first floor and 2nd floor rooms except the bathroom and kitchen (2). • Incandescent light fixture installed in closet does not have the required 12 inches of clear space between the fixture and storage areas (2). Replace fixtures in all closets (2).
Roof		
Page 20 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Overall, roof is in marginal condition with several shingles showing signs of significant deterioration and surface wear (1). Significant curling and cupping of the shingles were observed in several locations (1). • Trim back tree branches that overhang the roof to prevent damage / wear on the roof (2).
Page 21 Item: 2	Flashing	<ul style="list-style-type: none"> • Flashing beginning to rust / deteriorate in several locations (2).
Page 21 Item: 4	Downspouts	<ul style="list-style-type: none"> • Downspouts discharge to a location just beyond the sidewalk which will allow water accumulation and ice formation in the winter which is a trip hazard (2). The sidewalk has been damaged where the outlet pipe was installed (2). The downspout outlet appears clogged with soil which may allow water to back up and discharge at the downspout connection near the house (2).
Foundation		
Page 24 Item: 2	Foundation Walls	<ul style="list-style-type: none"> • Cracks observed along brick veneer should be tuck-pointed to prevent further freeze thaw damage (2). • Rear and half of the front foundation walls had previously bowed and cracked and the walls were reinforced with vertical steel beams (1). Ensure all exterior drainage items such as downspouts and gutters are working properly and no low spots occur at the ground adjacent to the structure which could allow water accumulation and further cracking/bowing of the foundation wall or water intrusion (1). Steel beam connection to floor framing appeared marginal (2). Request structural repair drawings / permits of the work that was performed to ensure the repair was designed by a structural engineer (2).
Page 25 Item: 4	Sub Flooring / Joists	<ul style="list-style-type: none"> • Termite damage to the wood floor joists and framing on top of the front foundation wall was observed in the basement; however, no current signs of active infestation was observed (1). • Repair to joist on top of foundation wall observed near gas meter may have been due to previous termite damage; however, damaged wood was covered by the new wood splice (1). No current signs of active infestation were observed (1).
Exterior		
Page 27 Item: 3	Site / Grading	<ul style="list-style-type: none"> • Holes observed adjacent to the house in several locations that have been dug out by a burrowing animal (2).
Page 27 Item: 6	Deck / Patio	<ul style="list-style-type: none"> • Patio paver stones have settled resulting in low spots which can allow water and ice accumulation which can result in a slip hazard and/or further settlement of the pavers (2).

Page 28 Item: 10	Siding	<ul style="list-style-type: none">• Loose siding needs refastened at front right side (2).• Repair all gaps in siding to prevent moisture / pest entry (2).• Marginal installation of rear siding along bottom course at the roof edge (2). Fasteners were nailed through the siding which may allow water intrusion (2). Gaps exist along the top edge of the siding that does not appear adequately sealed (2).
Page 29 Item: 11	Windows	<ul style="list-style-type: none">• Fog/condensation observed at the front left and front right windows which is an indication of a failed seal (2).• Trim above window on front right side is loose and needs refastened (2).
Chimney / Fireplace		
Page 31 Item: 1	Chimney	<ul style="list-style-type: none">• Some mortar deterioration observed at brick chimney requires tuck-pointing (2).
Page 31 Item: 2	Fireplace	<ul style="list-style-type: none">• Upstairs fire place is not operable (2).

Inspection Details

Thank you for the opportunity to conduct an inspection of the subject property. We understand that the function of this report is to assist you in understanding the condition of the property and major issues related to it; therefore, it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

This report is focused on identifying material defects that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. Aesthetic defects or maintenance items may be listed in this report as a courtesy; however, this list is not comprehensive. In addition, photos have been included in order to give a representative example of the observed defect. Not all defects were photographed. Any items that are concealed for any reason (i.e. underground, behind stored items, etc) cannot be inspected. Items that are concealed at the time of inspection may be listed in the report as a courtesy; however, this list is not comprehensive as it would not be possible to list every concealed item in the property.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection, the component and/or system is functional without observed signs of a substantial defect.

Marginal: At the time of inspection, the component and/or system is functioning but is estimated to be nearing the end of expected design life and/or requires routine maintenance or minor repairs. Operational maintenance is recommended, replacement is anticipated, and monitoring is required. Cosmetic or aesthetic damage that does not affect the performance of the component or system may also be labeled as marginal.

Repair and Replace: At the time of inspection, the component and/or system does not function as intended or presents a safety hazard. Component and/or system are recommended for a comprehensive evaluation and repair/replacement by a qualified contractor, engineer, or other specialist.

N/A: Not Applicable

I/L: Inspection Limited: At the time of inspection, the component and/or system was concealed and could not be fully inspected. The Client should arrange for the concealment to be removed prior to closing (if applicable) and re-inspected.

The detailed scope containing a listing of all components inspected and not inspected is available at www.cai-ohio.com/scope.html Use of this report indicates that the Client understands and agrees with the scope of inspection.

Please note that the use of this report is prohibited unless an Inspection Agreement has been signed by the Client.

1. Attendance

Client present • Agent present

2. Home Type

Single Family Home

3. Occupancy

Occupied • Furnished

4. Type of Inspection

Standard Home Inspection • Wood Destroying Organism (WDO) w/Termite • Radon Testing • Mold Screening

Interior Areas

1. Smoke Detectors

Satisf.	Marg.	Repair	N/A	N/I
X				

2. Stairs & Handrail

Satisf.	Marg.	Repair	N/A	N/I
		X		

• Recommend increasing height of guardrail at top of stairs at 2nd floor to a minimum of 36 inches (2).



Recommend increasing height of guardrail at top of stairs at 2nd floor to a minimum of 36 inches (2).

3. Walls

Satisf.	Marg.	Repair	N/A	N/I
X				

4. Ceiling

Satisf.	Marg.	Repair	N/A	N/I
	X			

• Cosmetic cracking of ceiling observed in several rooms (1).

5. Floors

Satisf.	Marg.	Repair	N/A	N/I
X				

6. Doors

Satisf.	Marg.	Repair	N/A	N/I
X				

Bathroom

1. Sinks

Satisf.	Marg.	Repair	N/A	N/I
X				

2. Exhaust Fan

Satisf.	Marg.	Repair	N/A	N/I
		X		

• Upstairs bathroom exhaust vent terminates in the attic (2). This can cause a buildup of moisture and eventually mold in the attic (2). Recommend exhaust pipes be vented to the exterior (2).

3. Shower / Tub

Satisf.	Marg.	Repair	N/A	N/I
X				

4. Toilets

Satisf.	Marg.	Repair	N/A	N/I
		X		

• First floor toilet running filling slow and fill valve system should be replaced (2).

Kitchen

1. Sinks

Satisf.	Marg.	Repair	N/A	N/I
X				

2. Cabinets

Satisf.	Marg.	Repair	N/A	N/I
X				

3. Counters

Satisf.	Marg.	Repair	N/A	N/I
X				

4. Dishwasher

Satisf.	Marg.	Repair	N/A	N/I
X				

5. Sink Disposal

Satisf.	Marg.	Repair	N/A	N/I
X				

6. Refrigerator

Satisf.	Marg.	Repair	N/A	N/I
X				

7. Microwave

Satisf.	Marg.	Repair	N/A	N/I
X				

8. Oven / Cooktop

Satisf.	Marg.	Repair	N/A	N/I
X				

Heat/AC

1. Heating

Satisf.	Marg.	Repair	N/A	N/I
X				

Observations:

- Furnace humidifier not in use. Furnace humidifier filter should be changed yearly (or per manufacturer's recommendations) to prevent excessive mold growth (1).

2. Furnace Vent

Satisf.	Marg.	Repair	N/A	N/I
X				

3. Cooling

Satisf.	Marg.	Repair	N/A	N/I
X				

- Exterior condenser unit manufactured in 2009.

4. Refrigerant Lines

Satisf.	Marg.	Repair	N/A	N/I
X				

5. Thermostats

Satisf.	Marg.	Repair	N/A	N/I
X				

6. Ducting

Satisf.	Marg.	Repair	N/A	N/I
		X		

- Recommend sealing all gaps, cracks and holes in the HVAC duct system for increased efficiency and lower energy bills (1).
- Possible asbestos materials observed at the HVAC ductwork (2). Laboratory testing must be performed to determine if asbestos is present in the ductwork insulation (2).



Possible asbestos materials observed at the HVAC ductwork (2). Laboratory testing must be performed to determine if asbestos is present in the ductwork insulation (2).



Location of next photo.



Recommend sealing all gaps, cracks and holes in the HVAC duct system for increased efficiency and lower energy bills (1).

Plumbing

1. Water System

Satisf.	Marg.	Repair	N/A	N/I
	X			

Municipal Copper

- Corrosion observed on copper water line in basement should be cleaned and monitored to ensure corrosion is not continuing (1).



Corrosion observed on copper water line in basement should be cleaned and monitored to ensure corrosion is not continuing (1).



Location of previous photo.

2. Water Heater Condition

Satisf.	Marg.	Repair	N/A	N/I
X				

Gas fueled • Manufactured around 2007.
40 gallon

3. Exterior Hose Bibbs

Satisf.	Marg.	Repair	N/A	N/I
X				

4. Drains

Satisf.	Marg.	Repair	N/A	N/I
		X		

Municipal

- Corrosion / stains observed from previous leaks at the main drain line observed in basement (1). No current leaks observed; however, monitor for leaks and repairs may be required to corroded metal drain (2).
- An air admittance valve should be added to the sewer drain line at the basement sink (2).
- Basement floor drain has corroded significantly (2).



Corrosion / stains observed from previous leaks at the main drain line observed in basement (1). No current leaks observed; however, monitor for leaks and repairs may be required to corroded metal drain (2).



Location of previous photo.



An air admittance valve should be added to the sewer drain line at the basement sink (2).



Basement floor drain has corroded significantly (2).

5. Sump Pump

Satisf.	Marg.	Repair	N/A	N/I
		X		

- No water in sump pit and pump could not be fully tested.
- The sump pump discharge line was loose at the fittings on the exterior (2). Ensure line is connected properly at the joints and is water tight (2).



The sump pump discharge line was loose at the fittings on the exterior (2). Ensure line is connected properly at the joints and is water tight (2).

6. Fuel Piping

Satisf.	Marg.	Repair	N/A	N/I
		X		

Natural Gas

• Copper gas line exits house and terminates near sump discharge is not being used and should be cut off inside and capped to prevent possible damage and resulting leak (2).



Copper gas line exits house and terminates near sump discharge is not being used and should be cut off inside and capped to prevent possible damage and resulting leak (2).

7. Laundry Vent

Satisf.	Marg.	Repair	N/A	N/I
X				

Garage

1. Structure

Satisf.	Marg.	Repair	N/A	N/I
		X		

- Garage wood siding and trim was in contact with the soil and rotted / termite damaged in several locations (2).
- Garage gutters clogged (2). Gutters loose and need refastened (2). Improperly functioning gutters and downspouts has allowed water accumulation adjacent to the structure which has caused significant cracking of the concrete slab (2). The adjacent garage owned by the neighbor does not have a gutter and allows water to run off adjacent to the garage contributing to wood rot and settlement of the structure (2).
- Vegetation observed growing through structure and should be trimmed back (2).
- Significant cracking of the garage slab observed (2).
- Termite damaged 2x4 studs have been previously repaired / splinted with additional 2x4 studs (1). Monitor for future termite activity (1).
- Bolt needs tightened at garage overhead door track (2).
- Water stains / water damage observed on roof framing indicating previous roof leaks (1). Repair any damaged boards that are rotted or weakened (2).
- Garage roof shingles are marginal and have experienced increased deterioration due to overhanging tree branches which as caused impact damage and surface wear (1).



Garage wood siding and trim was in contact with the soil and rotted / termite damaged in several locations (2).



Location of previous photo.



Garage gutters clogged (2). Gutters loose and need refastened (2). Improperly functioning gutters and downspouts has allowed water accumulation adjacent to the structure which has caused significant cracking of the concrete slab (2). The adjacent garage owned by the neighbor does not have a gutter and allows water to run off adjacent to the garage contributing to wood rot and settlement of the structure (2).

Significant cracking of the garage slab observed (2).



Vegetation observed growing through structure and should be trimmed back (2).



Termite damaged 2x4 studs have been previously repaired / splinted with additional 2x4 studs (1). Monitor for future termite activity (1).



Termite damaged 2x4 studs have been previously repaired / splinted with additional 2x4 studs (1). Monitor for future termite activity (1).

Location of next photo.



Bolt needs tightened at garage overhead door track (2).

Water stains / water damage observed on roof framing indicating previous roof leaks (1). Repair any damaged boards that are rotted or weakened (2).



Water stains / water damage observed on roof framing indicating previous roof leaks (1). Repair any damaged boards that are rotted or weakened (2).

2. Garage Opener

Satisf.	Marg.	Repair	N/A	N/I
X				

3. Garage Door Safety Reverse

Satisf.	Marg.	Repair	N/A	N/I
		X		

• No photo eye safety reverse system present (2).

4. Vehicle Door

Satisf.	Marg.	Repair	N/A	N/I
X				

5. Pedestrian Door

Satisf.	Marg.	Repair	N/A	N/I
X				

Electrical

1. Cable Feeds

Satisf.	Marg.	Repair	N/A	N/I
X				

• Overhead service.

2. Electrical Panel

Satisf.	Marg.	Repair	N/A	N/I
		X		

Main service panel located in basement. • Main disconnect located in service panel.

Main amp capacity is 150 amps.

• Recommend ground rod installation and connection to service panel (2).

3. Wiring

Satisf.	Marg.	Repair	N/A	N/I
		X		

• This property has “knob and tube” wiring which was commonly installed prior to 1950. It is ungrounded and considered unsafe by today’s standards (2). Over time, the wire’s insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire (2). A qualified electrician should replace the wiring as necessary (2). Knob and tube wiring was observed in the basement, attic, and through the walls as seen at several outlets at the first floor and upstairs bedrooms (2). Recommend replacement of any other ungrounded cables including metallic sheathed cables as required (2). Recommend **GFCI** outlets in Kitchens, Bathrooms, Garage, Laundry Area, Exterior, and other required areas (2). Upgrade outdated lights switches and outlets (2).

• Exterior outlets should be replaced with GFCI outlets (2).

• Exterior yard GFCI outlet test/reset buttons were not functioning (2).

• Remove exposed wiring and junction box at rear of house and repair siding as needed (2).

• Knob and tube conductor was sagging and resting on the HVAC duct work which could energize the duct system if any insulation is damaged and exposing the copper conductor (2).

• One ungrounded outlet observed in the dining room (on wall near kitchen) (2). Several ungrounded, three prong outlets were observed throughout the house in all first floor and 2nd floor rooms except the bathroom and kitchen (2).

• Incandescent light fixture installed in closet does not have the required 12 inches of clear space between the fixture and storage areas (2). Replace fixtures in all closets (2).



Exterior yard GFCI outlet test/reset buttons were not functioning (2).



Location of next photo.



Remove exposed wiring and junction box at rear of house and repair siding as needed (2).



Knob and tube conductor was sagging and resting on the HVAC duct work which could energize the duct system if any insulation is damaged and exposing the copper conductor (2).



Location of previous photo.



This property has "knob and tube" wiring which was commonly installed prior to 1950. It is ungrounded and considered unsafe by today's standards (2). Over time, the wire's insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire (2). A qualified electrician should replace the wiring as necessary (2). Knob and tube wiring was observed in the basement, attic, and through the walls as seen at several outlets at the first floor and upstairs bedrooms (2). Recommend replacement of any other ungrounded cables including metallic sheathed cables as required (2). Recommend GFCI outlets in Kitchens, Bathrooms, Garage, Laundry Area, Exterior, and other required areas (2). Upgrade outdated lights switches and outlets (2).



Incandescent light fixture installed in closet does not have the required 12 inches of clear space between the fixture and storage areas (2). Replace fixtures in all closets (2).

Roof

1. Roof Condition

Satisf.	Marg.	Repair	N/A	N/I
	X			

Inspected from gutters / eaves.

Asphalt dimensional shingles noted.

- In condition representative of 10-15 years old (1).
- Overall, roof is in marginal condition with several shingles showing signs of significant deterioration and surface wear (1). Significant curling and cupping of the shingles were observed in several locations (1).
- Trim back tree branches that overhang the roof to prevent damage / wear on the roof (2).



Location of next photo.



Location of next photo.



Overall, roof is in marginal condition with several shingles showing signs of significant deterioration and surface wear (1). Significant curling and cupping of the shingles were observed in several locations (1).



Overall, roof is in marginal condition with several shingles showing signs of significant deterioration and surface wear (1). Significant curling and cupping of the shingles were observed in several locations (1).



Trim back tree branches that overhang the roof to prevent damage / wear on the roof (2).



Overall, roof is in marginal condition with several shingles showing signs of significant deterioration and surface wear (1). Significant curling and cupping of the shingles were observed in several locations (1).

2. Flashing

Satisf.	Marg.	Repair	N/A	N/I
		X		

• Flashing beginning to rust / deteriorate in several locations (2).



Flashing beginning to rust / deteriorate in several locations (2).



Location of previous photo.

3. Gutter

Satisf.	Marg.	Repair	N/A	N/I
	X			

• Gutters were clogged with debris and should be cleaned to ensure water does not bypass the gutters and fall adjacent to the foundation (1).

4. Downspouts

Satisf.	Marg.	Repair	N/A	N/I
		X		

• Downspouts discharge to a location just beyond the sidewalk which will allow water accumulation and ice formation in the winter which is a trip hazard (2). The sidewalk has been damaged where the outlet pipe was installed (2). The downspout outlet appears clogged with soil which may allow water to back up and discharge at the downspout connection near the house (2).



Downspouts discharge to a location just beyond the sidewalk which will allow water accumulation and ice formation in the winter which is a trip hazard (2). The sidewalk has been damaged where the outlet pipe was installed (2). The downspout outlet appears clogged with soil which may allow water to back up and discharge at the downspout connection near the house (2).

Attic

1. Roof Deck / Framing

Satisf.	Marg.	Repair	N/A	N/I
X				

2. Insulation Condition

Satisf.	Marg.	Repair	N/A	N/I
X				

Fiberglass batts noted.
Insulation averages about 6-8 inches in depth

3. Ventilation

Satisf.	Marg.	Repair	N/A	N/I
X				

Foundation

1. Slab Foundation

Satisf.	Marg.	Repair	N/A	N/I
			X	

2. Foundation Walls

Satisf.	Marg.	Repair	N/A	N/I
		X		

- Cracks observed along brick veneer should be tuck-pointed to prevent further freeze thaw damage (2).
- Rear and half of the front foundation walls had previously bowed and cracked and the walls were reinforced with vertical steel beams (1). Ensure all exterior drainage items such as downspouts and gutters are working properly and no low spots occur at the ground adjacent to the structure which could allow water accumulation and further cracking/bowing of the foundation wall or water intrusion (1). Steel beam connection to floor framing appeared marginal (2). Request structural repair drawings / permits of the work that was performed to ensure the repair was designed by a structural engineer (2).



Location of next photo.



Cracks observed along brick veneer should be tuck-pointed to prevent further freeze thaw damage (2).



Rear and half of the front foundation walls had previously bowed and cracked and the walls were reinforced with vertical steel beams (1). Ensure all exterior drainage items such as downspouts and gutters are working properly and no low spots occur at the ground adjacent to the structure which could allow water accumulation and further cracking/bowing of the foundation wall or water intrusion (1). Steel beam connection to floor framing appeared marginal (2). Request structural repair drawings / permits of the work that was performed to ensure the repair was designed by a structural engineer (2).

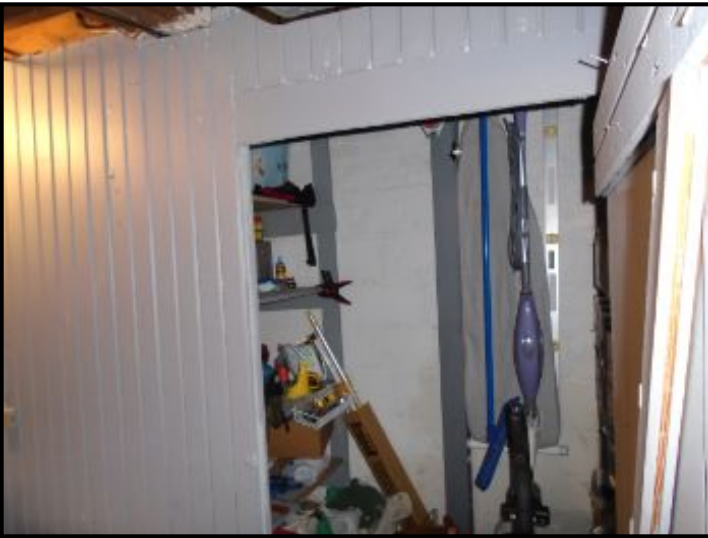
3. Columns / Beams

Satisf.	Marg.	Repair	N/A	N/I
X				

4. Sub Flooring / Joists

Satisf.	Marg.	Repair	N/A	N/I
		X		

- Termite damage to the wood floor joists and framing on top of the front foundation wall was observed in the basement; however, no current signs of active infestation was observed (1).
- Repair to joist on top of foundation wall observed near gas meter may have been due to previous termite damage; however, damaged wood was covered by the new wood splice (1). No current signs of active infestation were observed (1).



Location of next photo.



Termite damage to the wood floor joists and framing on top of the front foundation wall was observed in the basement; however, no current signs of active infestation was observed (1).



Location of next photo.



Repair to joist on top of foundation wall observed near gas meter may have been due to previous termite damage; however, damaged wood was covered by the new wood splice (1). No current signs of active infestation were observed (1).

5. Insulation

Satisf.	Marg.	Repair	N/A	N/I
X				

6. Crawl Space

Satisf.	Marg.	Repair	N/A	N/I
			X	

Exterior

1. Driveway

Satisf.	Marg.	Repair	N/A	N/I
X				

2. Walkway

Satisf.	Marg.	Repair	N/A	N/I
X				

3. Site / Grading

Satisf.	Marg.	Repair	N/A	N/I
		X		

• Holes observed adjacent to the house in several locations that have been dug out by a burrowing animal (2).



Holes observed adjacent to the house in several locations that have been dug out by a burrowing animal (2).

4. Vegetation Observations

Satisf.	Marg.	Repair	N/A	N/I
X				

5. Porch

Satisf.	Marg.	Repair	N/A	N/I
X				

6. Deck / Patio

Satisf.	Marg.	Repair	N/A	N/I
		X		

• Patio paver stones have settled resulting in low spots which can allow water and ice accumulation which can result in a slip hazard and/or further settlement of the pavers (2).

7. Paint / Caulking

Satisf.	Marg.	Repair	N/A	N/I
X				

8. Fascia / Trim

Satisf.	Marg.	Repair	N/A	N/I
X				

9. Soffits

Satisf.	Marg.	Repair	N/A	N/I
X				

10. Siding

Satisf.	Marg.	Repair	N/A	N/I
		X		

- Loose siding needs refastened at front right side (2).
- Repair all gaps in siding to prevent moisture / pest entry (2).
- Marginal installation of rear siding along bottom course at the roof edge (2). Fasteners were nailed through the siding which may allow water intrusion (2). Gaps exist along the top edge of the siding that does not appear adequately sealed (2).



Loose siding needs refastened at front right side (2).



Location of previous photo.



Location of next photo.



Repair all gaps in siding to prevent moisture / pest entry (2).



Location of next photo.



Loose siding needs refastened at front right side (2).



Marginal installation of rear siding along bottom course at the roof edge (2). Fasteners were nailed through the siding which may allow water intrusion (2). Gaps exist along the top edge of the siding that does not appear adequately sealed (2).

11. Windows

Satisf.	Marg.	Repair	N/A	N/I
		X		

- Fog/condensation observed at the front left and front right windows which is an indication of a failed seal (2).
- Trim above window on front right side is loose and needs refastened (2).



Location of next photo.



Fog/condensation observed at the front left and front right windows which is an indication of a failed seal (2).



Location of next photo.



Fog/condensation observed at the front left and front right windows which is an indication of a failed seal (2).

Chimney / Fireplace

1. Chimney

Satisf.	Marg.	Repair	N/A	N/I
		X		

- Chimney blocked with insulation and could not be fully inspected.
- Some mortar deterioration observed at brick chimney requires tuck-pointing (2).



Some mortar deterioration observed at brick chimney requires tuck-pointing (2).

2. Fireplace

Satisf.	Marg.	Repair	N/A	N/I
		X		

- Upstairs fire place is not operable (2).



Upstairs fire place is not operable (2).

Scope of Inspection

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.