Home Inspection Report

CJ Home & Mold Inspection Inc.
HOME INSPECTION SERVICE

Report Overview Illinois License #
Prepared By: Chris Johnson
CJ Home & Mold Inspection Inc.
274 Elmwood Ln A2
Schaumburg, IL 60193
Inspector:

Chris Johnson
Illinois License No. **450.0000312** (License Expires 11/30/2008)

Report Overview

The purpose of the inspection, in accordance with Illinois Register, Title 68, Chapter VIII, Part 1410 Home Inspector License Act and the ASHI . Standards of Practice, is to identify significant deficiencies of the systems and components described in this report. All systems and components designated for inspection in the Illinois Home Inspector License Act and ASHI. Standards of Practice are inspected, except as may be noted in the

Hanover Park, IL 60133

Report Prepared For:

Report Prepared By:
Chris Johnson

Inspector's Qualifications

CJ Home & Mold Inspection Inc.

Chris Johnson

274 Elmwood Ln
Schaumburg, IL 60193

Work (847) 309-0836 **Fax** (866) 457-6523

Cell (847) 309-0836

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Mold Certification No.

ESA 1205

Qualifications

Illinois State Licensed Inspector - License No. 450.0000312
Environmental Solutions Association- ESA Certified Mold Inspector - CMI # 1205

Certification

Certification

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SUMMARY OF DEFICIENCIES

EXTERIOR

Cracking/hole was noted on the fascia. I recommend that a competent carpenter replace or repair these and repaint them as necessary.

Portions of the exterior woodwork and painted surfaces are showing deterioration to the paint/stain finish. It is important that these surfaces are kept well protected to ensure a maximum service life. The need for exterior painting is now indicated. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of five to seven years.

Gaps between dissimilar/siding exterior components should be caulked and painted in order to prevent moisture infiltration into the structure.

There is a double-sided dead bolt and lock set. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone trying to flee in the event of a fire. I strongly recommend replacement by a locksmith.

PLUMBING SYSTEM

I noted bulging pipe and cracked wall in the hose faucet in crawl space, leakage was noted. A bulge in a pipe is typically an indicator that the pipe had been frozen at some time in the past. This kind of distortion can seriously weaken a pipe wall, making it prone to failure if is should freeze in the future. I recommend having the affected section of plumbing replaced and then insulated.

ELECTRICAL SYSTEM

No ground fault circuit interrupters (GFCI) were found in the Garage, front of the residence and back of the residence.

I have observed a Federal Pacific Electric "Stab-Lok" service panel in the house. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an over current or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced. Additional information can be read on internet at http://www.inspect-ny.com/fpe/fpepanel.htm

GENERAL INFORMATION

Inspection Address

Street:
City: Hanover Park
State: Illinois
Zip: 60133

Inspected By

Name: Chris Johnson
License: Illinois License No. 450.0000312
(License Expires 11/30/2008)

CJ Home & Mold Inspection Inc.
Illinois License Entity No. 450.0000754

Company Information

Company: CJ Home & Mold Inspection Inc.
Address: 274 Elmwood Ln
City: Schaumburg
State: Illinois
Zip: 60193
Phone: 847-309-0836
FAX: 866-457-6523
Email: homeinspec1@aol.com
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Client Information

Name: Chris
Address:
City:
State:
Zip:
Email:

Buyers Agent Information

Name:
Cell: (
Email:
Web Site:

INTRODUCTION AND STRUCTURAL OVERVIEW

Inspection Details

Inspection Date: January 23, 2007
Report Date: January 23, 2007
Report Delivered: by email
Start Time: 5:00 PM
End Time: 7:00 PM
Weather Conditions: overcast
Temperature: 30 degrees
Building Occupied: yes occupied
Inspection Limited to: structure, exterior, roof, plumbing, electrical, heating, air conditioning, insulation, foundation, garage, bathroom, main bathroom, kitchen, bedroom, crawlspace and attic

Building Details

Date Built: 1978
Approximate Age: 29 years
Approximate Area: 0 Sq. Ft.

PURPOSE AND SCOPE

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the American Society of Home Inspectors (ASHI). As such, inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the ASHI standards are present but are not inspected, the reason the item was not inspected is reported as well.

GENERAL LIMITATIONS AND EXCLUSIONS

The ASHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspectors DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

EXTERIOR

Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

Building Exterior

Wall Surface Material: aluminum siding[1]
Condition: Caulk was deteriorating, to prevent leaks, caulk any open gaps noted to siding
Wall Trim: wood
Condition: requires maintenance
Entry Door Types: sliding aluminum and metal clad insulated
Condition: good condition
Garage Door: metal, sectional rollup
Condition: satisfactory condition
Eave Type: closed cornices with no overhang and no vents
Condition: requires maintenance

Foundation

Foundation Type: a raised perimeter (crawlspace)
Foundation Material: reinforced concrete
Condition: good condition

Slope and Drainage

Condition: not visible
Gutters Downspouts drain: perimeter

Drives Walks and Patios

Driveway Types: concrete
Condition: good condition
Walkway Type: concrete
Condition: good condition
Patio Type: a concrete
Patio Locations: in the back

[1] Vinyl or aluminum siding materials are extremely popular because they require less periodic maintenance than other types of siding materials. However, it is still necessary for a homeowner to conduct regular and proper periodic maintenance of the exterior. At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual siding panels as necessary. All J-channels around windows and doors should be carefully examined to ensure they are secure and draining correctly. Finally, the siding should be cleaned following the manufacturer's instructions.

Condition: not visible
Fence and Gate: wooden
Condition: not tested - obstructions

Cracking/hole was noted on the fascia. I recommend that a competent carpenter replace or repair these and repaint them as necessary.

Portions of the exterior woodwork and painted surfaces are showing deterioration to the paint/stain finish. It is important that these surfaces are kept well protected to ensure a maximum service life. The need for exterior painting is now indicated. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of five to seven years.

Gaps between dissimilar/siding exterior components should be caulked and painted in order to prevent moisture infiltration into the structure.

There is a double-sided dead bolt and lock set. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone trying to flee in the event of a fire. I strongly recommend replacement by a locksmith.

STRUCTURAL COMPONENTS

Construction Type

Structure Type: residence is a two story
Attached - Detached: attached
Construction Type: wood frame
Residence Style: townhouse

Bedrooms: two
Kitchens: one
Bathrooms: one and a half
Supporting Foundation: is built on a crawlspace

Building Foundation

Foundation Type: a raised perimeter (crawlspace)
Foundation Material: poured concrete
Condition: serviceable condition
Structural movement: Normal Settlement - No Cracking

Crawlspace Entrance Inspection

Inspection Method: flashlight

BASEMENT AND CRAWLSPACE

Basement Crawlspace

Basement Crawlspace Type: crawlspace with poured foundation
Entrance Location: in the stairway
Inspection Method: flashlight

Foundation Type: a raised perimeter (crawlspace)
Foundation Material: poured concrete and reinforced concrete
Condition: satisfactory condition
Structural movement: Normal Settlement - No Cracking
Structural Columns: wooden support

Structure

Wall Studs: unviewable
Probing Inspection: no probing

Sump Pump

Tested: operational condition

Didn't see any cracks at any of the readily-accessible and visible portions of the foundation. All residential foundations settle to some degree over the lifespan of a home. Such movement is not considered structurally significant unless related to recent flooding, seismic activity or there are indications of horizontal/lateral displacement of more than 1/4 inch. The movement does not appear to have caused cracks or separation in the framing or at any interior wall or ceiling surfaces that I observed.

It is my opinion that this foundation has most-probably reached final compaction and, barring any unforeseen flooding or seismic event, is not likely to settle. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way I can provide any guaranty that this foundation will never settle any further. I suggest that if the client is at all uncomfortable with this condition or my assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

A sump pump has been installed to augment drainage. The pump is equipped with an anti-backflow device and appears to be properly plumbed and wired. I checked to ensure that the system is operational by lifting the float and noted that the pump came on. Though the device appears to be installed correctly and came on when tested, I did not test the system by flooding it so I can't say how much water it is capable of pumping within a given time frame or guaranty it will work when needed. If further analysis of this device is desired, I recommend consulting a drainage specialist.

ROOF SYSTEM

Roof Covering

Roof Inspected: from the ground
Roof Slope: is a pitched style
Roof Style: gambrel style
Roofing Materials: asphalt shingles[1]
Material Condition: View was obstructed by snow

Flashing

No Title: access was limited - not inspected

Gutters Downspouts

Gutter Downspout Type: galvanized steel
Gutters Downspouts Drain: spill out onto grade[2]

[1] An asphalt shingle roof consists of organic asphalt shingles. An organic asphalt shingle has an expected service life of at least 20 years from the date of installation when properly installed and cared for. Some grades and weights of shingles last longer, but without knowing the specific manufacturer and model of shingle it is impossible to determine the actual expected service life within the scope of this inspection.

[2] The downspouts all discharged directly onto grade at the base of the foundation. This condition often results in water infiltration into basements or crawlspaces, as well as risking damage to the foundation caused by settling, as the soil under the footings becomes saturated and more fluid. It is recommended that all downspouts be modified or extended so they convey roof runoff to a point at least six feet from the base of the foundation. This can be done with extensions and splashblocks, or via buried lengths of non-perforated drainpipe that are connected to bubbler pots, sometimes known as pop-ups, that allow water to surface at the desired distance from the foundation.

INSULATION AND VENTILATION

Homes of this era were typically only lightly insulated during initial construction. The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials.

Should the client(s) wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or unviewable areas, I suggest consulting an insulation contractor or certified energy auditor. Many have thermal imaging equipment that can aid in determining the overall effectiveness of installed insulation systems and identify areas needing improvement.

Attic Locations and Access

Attic Spaces: one
Attic Access Locations: bathroom
Certificate Posted: No
Certificate Insulation Locations: attic only

Attic Floor Insulation

Insulation Type: loose fill
Insulation Measure: 4 inches
Vapor Retarder: unknown[1]

Crawlspace Insulation

Insulated: joist bays only
Insulation Type: fiberglass batt
Insulation Measure: 6 inches
Crawlspace Barrier: polyethylene plastic

Attic Ventilation

Attic Ventilation Intake Location: mini-louvers

House Ventilation

Exhaust Fans Devices: bathrooms only

[1] The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. Should the client(s) wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or unviewable areas, I suggest consulting an insulation contractor or certified energy auditor.

Since it is un-insulated, the attic hatch can result in some energy loss through convection, and some staining of the hatch area may eventually result, when warm house air condenses on the cold hatch and captures dust particles from the air. It is recommended that the hatch be insulated to the same approximate R-value as the rest of the attic.

Insulation is somewhat compacted and the true R-factor at this point in time may be substantially less than that originally installed. Installation of additional insulation is recommended. Recommend additional insulation in the attic area.

ATTIC AREA AND ROOF FRAMING

Homes of this era were typically only lightly insulated during initial construction. The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials.

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Attic Locations and Access

Attic Spaces: one
Inspection Method: flashlight

Roof Assembly

Roof Assembly Type: manufactured truss assembly
Rafter: 2 by 4
Roof Sheathing: plywood sheathing
Ceiling Joist: 2 by 4

Attic Floor

Attic Flooring: none
Attic Storage: cannot be used

Minor stains are noted, Signs of past/present leakage in attic. Unable to determine the status of the stains. Active leakage may be present.

PLUMBING SYSTEM

Supply and Piping

Supply and Waste System: a municipal supply and waste system
Service Piping Size: 3/4-inch
Service Piping Type: copper
Branch Piping Size: undetermined
Branch Piping Type: copper
Fixtures / Faucets Condition: serviceable condition
Functional Flow: adequate
Waste Piping: PVC DWV plastic
Condition: serviceable condition
Vent Piping: undetermined
Condition: not visible

Water Heater

Water Heater Type: a conventional storage tank
Water Heater Energy Source: natural gas
Capacity: 40 Gallons
Date of Manufacture: 2002
Water Heater Location: laundry room
Condition: started as expected using normal controls
Water Heater Vented: through the roof via a B-vent

Fuel Tank & Controls

Fuel Shut Off Location: at the water tank
Automatic Safety Controls (TPR) Condition: not tested

Sump Pump

Tested: operational condition

Main Water Shut Off Location: in the crawlspace
Main Floor Drain Location: in the laundry room and in the furnace room

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a licensed plumbing contractor is recommended.

I noted bulging pipe and cracked wall in the hose faucet in crawl space, leakage was noted. A bulge in a pipe is typically an indicator that the pipe had been frozen at some time in the past. This kind of distortion can seriously weaken a pipe wall, making it prone to failure if is should freeze in the future. I recommend having the affected section of plumbing replaced and then insulated.

HEATING SYSTEM (basement utility room)

Heating Systems

Type of Heating System: a natural gas forced air furnace
Heating System Location: HEATING SYSTEM (basement utility room)
Condition: serviceable condition
Location Electric Safety Switch: at the breaker panel
Type of Thermostats: programmable[1]
Condition: good condition

Exhaust

Exhaust Vent Type: single-wall metal
Exhausts Through: vents up through the roof
Condition: satisfactory condition
Flue Shared with Hot Water: yes

Air Filter

Location: return intakes
Type: fiberglass cartridge
Condition: good condition

The flue is shared with the water heater. No inspection tag was found on the heating system at the time of the inspection.

The normal sequence of operating modes was executed with no obvious defects noted.

Forced Air furnace age 30 years Old: Furnace and Air conditioning systems of this type have expected service lives of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. Heater is 30 years old plan for replacement.

[1] It is recommended that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.

AIR CONDITIONING SYSTEMS

In accordance with the standards of practice of my professional association, I inspect only installed air conditioning units. I am required to operate the system using normal controls and to describe the energy source and distinguishing characteristics in my report. I am not required to determine whether the system is adequately sized for the home, pressure-test the system or inspect for leaking refrigerant, program digital thermostats or controls or operate the setback features of thermostats or controls.

System Description

Type of system: a central air conditioning system
Energy source: electricity

Thermostat

Type: Programmable
Thermostat Condition: good condition
Location of Cutoff: within sight of the unit

Air Handler Evaporator

Inside Unit Location: On the Bottom of the Furnace
Condition: not visible

Coil Condenser

Outside Unit Location: Back of Home
Condition: not tested
Make: Carrier

Air Ducting

Type of Ducting: galvanized sheet metal
Condition: serviceable condition
Type of Return Ducting: galvanized sheet metal/enclosed
Condition: serviceable condition

Air conditioning systems cannot be safely operated below 60°F without risking damage to the system; therefore this air conditioning system was not tested.

It should be expected that due to the age of the heating and air conditioning unit(s) that components might fail at any time.

It is my opinion, based on the amount of dirt/debris noted in the duct system, that this duct system is due for a thorough cleaning. Dirt and debris in a heating duct system can result in the formation of molds and mildews that are sometimes toxic to humans and pets. Regular cleaning is the only way to ensure the ducts stay free of such organisms. A professional duct cleaning company should do cleaning. Cost will vary, depending on location and size of the system to be cleaned.

ELECTRICAL SYSTEM

A representative number of switches and receptacles that are readily accessible are tested for function. Determination of adequacy of electrical panels and current capacity are not within the scope of this report. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.

Service Entry

Service Drop Type: underground service lateral
Condition: serviceable condition
Service Entry Conductor: not viewable
Condition: access was limited - not inspected
Service Ground Conductor: access was limited - not inspected
Meter Location: back of the residence

Main Disconnect

Main Disconnect Type: breaker
Main Disconnect Rating: 100 amps
Main Disconnect Location: inside the service entrance panel

Main Panel

Service Entrance Panel Location: kitchen
Panel Type: Federal Pacific[1]
Panel Style: breaker system
Amperage Rating: 100 amps
Condition: access was Blocked- not inspected
Final Service rating: 100 amps

Distribution Wiring

GFCI Locations: kitchen, bathroom and main bathroom[2]
Outlets & Switches Tested: inside of the building, living room, kitchen and bedroom

Smoke Alarm Detectors

Smoke Alarms: Alarms Found
Smoke Alarm Type: Hard Wired

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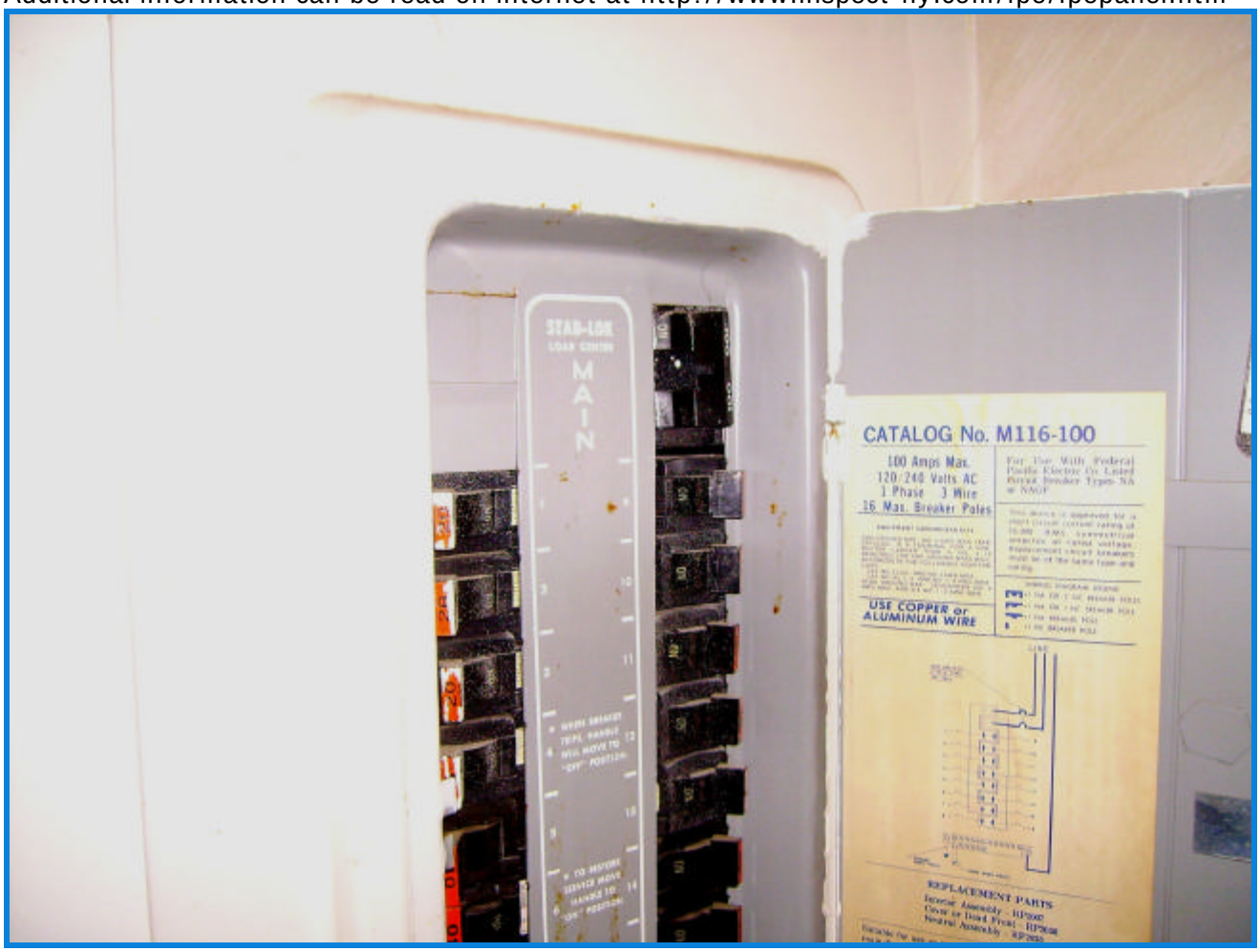
[1] The electrical system of this home is equipped with a Federal-Pacific (FPE) Stab-Lok™ service entrance panel. FPE breakers have a reputation among electricians of not tripping when needed causing electrical fires other problems in the panels. A class action lawsuit against Federal-Pacific and several previous owners of the brand is pending.

[2] GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.

No ground fault circuit interrupters (GFCI) were found in the Garage, front of the residence and back of the residence.

I have observed a Federal Pacific Electric "Stab-Lok" service panel in the house. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an over current or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced. Additional information can be read on internet at http://www.inspect-ny.com/fpe/fpepanel.htm



This is a list of only those items readily apparent during my limited inspection of the electrical system. A further examination by a qualified electrician is recommended.

INTERIOR

Room Interior

Heat Source: an in floor heat register
Wall Surface Type: drywall
Condition: serviceable condition
Ceiling Surface Type: drywall
Condition: requires maintenance
Flooring Type: carpeting, hardwood and laminate
Condition: satisfactory condition
Kitchen Flooring Material: Wood laminate Flooring
Condition: serviceable condition
Kitchen Counter Top Type: plastic laminate
Condition: satisfactory condition

Cabinets and Counters

Kitchen Cabinet Type: composition board
Condition: serviceable condition
Bathroom Counter Top Type: arborite
Condition: satisfactory condition
Bathroom Cabinet Type: composition board
Condition: satisfactory condition
Inside Door Type: composition, hollow-core panel
Condition: serviceable condition

Windows and Doors

Window Frame Type: wood
Window Pane Type: single glazed
Condition: serviceable condition
Stair Locations: in the front foyer
Condition: serviceable condition
Exterior Railing Condition: serviceable condition

Garage Door

Garage Door Type: wood panel, sectional rollup
Condition: requires maintenance
Garage Door Opener: Automatic
Fire Separation Walls and Ceilings Condition: serviceable condition

Small carpet stains are visible at random areas of the home.

There are water-stained ceilings that appear to be the result of water intrusion, possibly from flashing or roof leaks or interior plumbing fixtures or water lines. There is no indication that the stains are the result of active leaks. It is unknown how these have affected unseen areas, and whether or not there could be structural damage caused by rot. Recommendation: Confirm from seller if the stains are related to a previously repaired problem or obtain evaluation for the source of the moisture by licensed roofing, siding or plumbing contractor and repair as appropriate.

There are holes in the ceilings and water-stained was noted in the Landry room that needs to be repaired. I recommend repairs by an experienced handyperson or drywall professional. The water-stain appears to be from the upstairs toilet past leakage at one time.

APPLIANCES

Inspection will include: range, oven, refrigerator, dishwasher, washer and dryer

Kitchen

Number of Kitchens: one
Kitchen Fans: over stove
Flooring Materials: laminate wood
Cabinet Types: composition board
Counter top types: plastic laminate

Range

Range Style: a freestanding type
Fuel: gas

Refrigerator

Refrigerator Style: side-by-side refrigerator/freezer

Dishwasher

Dishwasher Style: an under-counter type Unit is an older model. Unit is near the end of its useful life.

Food Disposer

Food Disposer Type: an electric type

Washing Machine

Washing Machine Type: top-loading clothes washer appears serviceable

Clothes Dryer

Clothes Dryer Type: a gas clothes dryer

Garbage Disposer did not operate at time of inspection. Kitchen sink was backing up with water. Have a licensed plumber make proper repairs as needed.

A dryer vent is provided, tears were noted dry vent. Further evaluation and repairs will be needed.

BATHROOMS

Bathrooms Details

Number of Bathrooms: two
Bathroom Fans: Up stair bathroom only
Cabinet Types: composition board
Counter Top Types: arborite
Tub Surrounds: one piece fiberglass

The toilet in the upstairs is slightly loose at the floor. Loose toilet pedestals can ruin the wax seal between the pedestal and the soil pipe, resulting in leaks and often rotting flooring beneath the toilet. I recommend having the pedestal tightened up. The client should note that the movement of this pedestal might have already damaged the seal, so I recommend replacing the seal as well. The whole process, removing the toilet to replace the seal and reinstalling the toilet, will take the average professional less than an hour.

GARAGE

Garage Features

Garage Type: Attached Garage
Auto Bays: one bay
Location: Front of home

Garage Structure

Foundation Type: poured concrete

Roof System

Roof Assembly Type: manufactured truss assembly
Roof Sheathing: plywood sheathing

Doors and Windows

Garage Door Type: wood panel, sectional rollup
Garage Door Opener: Automatic

Yours truly,

ASHI STANDARDS of PRACTICE

1. INTRODUCTION

The American Society of Home Inspectors (ASHI) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members include private, fee-paid home *inspectors*. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home *inspectors* who are members of the American Society of Home Inspectors. *Home Inspections* performed to these Standards of Practice are intended to provide the client with information regarding the condition of the *systems* and *components* of the home as inspected at the time of the *Home Inspection*.

2.2 *Inspectors* shall:

A. *inspect* :
   1. *readily accessible systems* and *components* of homes listed in these Standards of Practice.
   2. *installed systems* and *components* of homes listed in these Standards of Practice.

B. *report* :
   1. on those *systems* and *components* inspected which, in the professional opinion of the *inspector*, are *significantly deficient* or are near the end of their service lives.
   2. a reason why, if not self-evident, the *system* or *component* is significantly deficient or near the end of its service life.
   3. the *inspector's* recommendations to correct or monitor the reported deficiency.
   4. on any *systems* and *components* designated for inspection in these Standards of Practice which were present at the time of the *Home Inspection* but were not inspected and a reason they were not inspected.

2.3 These Standards of Practice are not intended to limit *inspectors* from:

C. including other inspection services, *systems* or *components* in addition to those required by these Standards of Practice.
D. specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
E. excluding *systems* and *components* from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The *inspector* shall

A. *inspect*
   1. the *structural components* including foundation and framing.
   2. by probing a *representative number* of structural *components* where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B. *describe*
   1. the foundation and *report* the methods used to *inspect* the *under-floor crawl space*
   2. the floor structure

3. the wall structure
4. the ceiling structure
5. the roof structure and *report* the methods used to *inspect* the attic.

3.2 The *inspector* is NOT required to
1. provide any *engineering service* or *architectural service*
2. offer an opinion as to the adequacy of any structural *system* or *component*

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect* :
1. the exterior wall covering, flashing and trim.
2. all exterior doors.
3. attached decks, balconies, stoops, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.

B. *describe* the exterior wall covering.

4.2 The *inspector* is NOT required to:

A. *inspect*:
1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical or hydrological conditions.
4. *recreational facilities*.
5. outbuildings.
6. seawalls, break-walls, and docks.
7. erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The *inspector* shall:

A. *inspect*:
1. the roof covering.
2. the *roof drainage systems*.
3. the flashings.
4. the skylights, chimneys, and roof penetrations.

B. *describe* the roof covering and *report* the methods used to *inspect* the roof.

5.2 The *inspector* is NOT required to:

A. *inspect* :
1. antennae.
2. interiors of flues or chimneys which are not *readily accessible*.
3. other *installed* accessories.

6. PLUMBING SYSTEM

6.1 The *inspector* shall:

A. *inspect*:
1. the interior water supply and distribution *systems* including all fixtures and faucets.
2. the drain, waste and vent *systems* including all fixtures.
3. the water heating equipment.
4. the vent *systems* , flues, and chimneys.
5. the fuel storage and fuel distribution *systems*.

6. the drainage sumps, sump pumps, and related piping.

B. *describe*:
   1. the water supply, drain, waste, and vent piping materials.
   2. the water heating equipment including the energy source.
   3. the location of main water and main fuel shut-off valves.

6.2 The *inspector* is NOT required to:

A. *inspect* :
   1. the clothes washing machine connections.
   2. the interiors of flues or chimneys which are not *readily accessible*.
   3. wells, well pumps, or water storage related equipment.
   4. water conditioning *systems*.
   5. solar water heating *systems*.
   6. fire and lawn sprinkler*systems*.
   7. private waste disposal *systems*.

B. determine:
   1. whether water supply and waste disposal *systems* are public or private.
   2. the quantity or quality of the water supply.
   3. operate safety valves or shut-off valves.
   4. operate safety valves or shut-off valves.

7. ELECTRICAL SYSTEM

7.1 The *inspector* shall:

A. *inspect*:
   1. the service drop.
   2. the service entrance conductors, cables, and raceways.
   3. the service equipment and main disconnects.
   4. the service grounding.
   5. the interior *components* of service panels and sub panels.
   6. the conductors.
   7. the overcurrent protection devices.
   8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
   9. the ground fault circuit interrupters.

B. *describe*:
   1. the amperage and voltage rating of the service.
   2. the location of main disconnect(s) and sub panels.
   3. the *wiring methods*.

C. *report*:
   1. on the presence of solid conductor aluminum branch circuit wiring.
   2. on the absence of smoke detectors.

7.2 The *inspector* is NOT required to:

A. *inspect*:
   1. the remote control devices unless the device is the only control device.
   2. the *alarm systems* and *components*.
   3. the low voltage wiring, *systems* and *components*.
   4. the ancillary wiring, *systems* and *components* not a part of the primary electrical power distribution *system*.

B. measure amperage, voltage, or impedance

8. HEATING SYSTEM

8.1 The *inspector* shall:

A. *inspect*:
   1. the *installed* heating equipment.

2. the vent *systems*, flues, and chimneys.

B. *describe*:

1. the energy source.
2. the heating method by its distinguishing characteristics.

8.2 The *inspector* is NOT required to:

A. *inspect*:

1. the interiors of flues or chimneys which are not *readily accessible*.
2. the heat exchanger.
3. the humidifier or dehumidifier.
4. the electronic air filter.
5. the solar space heating *system*.

B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The *inspector* shall:

A. *inspect* the *installed* central and through-wall cooling equipment.

B. *describe*:

6. the energy source
7. the cooling method by its distinguishing characteristics.

9.2 The *inspector* is NOT required to:

A. *inspect* electronic air filters.

B. determine cooling supply adequacy or distribution balance.

10. INTERIOR

10.1 The *inspector* shall:

A. *inspect*:

1. the walls, ceilings, and floors.
2. the steps, stairways, and railings.
3. the countertops and a representative number of *installed* cabinets.
4. a *representative number* of doors and windows.
5. garage doors and garage door operators.

10.2 The *inspector* is NOT required to:

A. *inspect*:

1. the paint, wallpaper, and other finish treatments.
2. the carpeting.
3. the window treatments.
4. the central vacuum *systems*.
5. the *household appliances*.
6. *recreational facilities*.

11. INSULATION & VENTILATION

11.1 The *inspector* shall:

A. *inspect*:

1. the insulation and vapor retarders in unfinished spaces.
2. the ventilation of attics and foundation areas.
3. the mechanical ventilation *systems*

B. *describe*:

1. the insulation and vapor retarders in unfinished spaces.
2. the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The *inspector* is NOT required to:

1. disturb insulation or vapor retarders.

2. determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The *inspector* shall:

A. *inspect*:
   1. the *system components*.
   2. the vent *systems*, flues, and chimneys.

B. *describe*:
   1. the fireplaces and *solid fuel burning appliances*.
   2. the chimneys.

12.2 The *Inspector* is NOT required to:

A. *inspect*:
   1. the interiors of flues or chimneys.
   2. the firescreens and doors.
   3. the seals and gaskets.
   4. the automatic fuel feed devices.
   5. the mantles and fireplace surrounds.
   6. the combustion make-up air devices.
   7. the heat distribution assists whether gravity controlled or fan assisted.

B. ignite or extinguish fires.

C. determine draft characteristics.

D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

C. Inspections performed in accordance with these Standards of Practice:
   1. are not *technically exhaustive*.
   2. will not identify concealed conditions or latent defects.

D. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

B. *Inspectors* are NOT required to determine:
   1. the condition of *systems* or *components* which are not *readily accessible*.
   2. the remaining life of any *system* or *component*.
   3. the strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
   4. the causes of any condition or deficiency.
   5. the methods, materials, or costs of corrections.
   6. future conditions including, but not limited to, failure of *systems* and *components*.
   7. the suitability of the property for any specialized use.
   8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
   9. the market value of the property or its marketability.
   10. the advisability of the purchase of the property.
   11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
   12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
   13. the effectiveness of any *system installed* or methods utilized to control or remove suspected hazardous substances.

14. the operating costs of *systems* or *components*.
15. the acoustical properties of any *system* or *component*.

C. *Inspectors* are NOT required to offer:
1. or perform any act or service contrary to law.
2. or perform *engineering services*.
3. or perform work in any trade or any professional service other than *home inspection*.
4. warranties or guarantees of any kind.

D. *Inspectors* are NOT required to operate:
1. any *system* or *component* which is *shut down* or otherwise inoperable.
2. any *system* or *component* which does not respond to *normal operating controls*.
3. shut-off valves.

E. *Inspectors* are NOT required to enter:
1. any area which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. the *under-floor crawl spaces* or attics which are not *readily accessible*.

F. *Inspectors* are NOT required to *inspect*:
1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. *systems* or *components* which are not *installed*.
3. *decorative* items.
4. *systems* or *components* located in areas that are not entered in accordance with these Standards of Practice.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. *Inspectors* are NOT required to:
1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or it's *systems* or *components*.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

Glossary of Italicized Terms

ALARM SYSTEMS:
Warning devices, installed or free-standing, including but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

ARCHITECTURAL SERVICE:
Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract.

AUTOMATIC SAFETY CONTROLS:
Devices designed and installed to protect systems and components from unsafe conditions.

COMPONENT:
A part of a system.

DECORATIVE:
Ornamental; not required for the operation of the essential systems and components of a home.

DESCRIBE:
To report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components.

DISMANTLE:
To take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance.

ENGINEERING SERVICE:
Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

FURTHER EVALUATION:
Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection.

HOME INSPECTION:
The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice.

HOUSEHOLD APPLIANCES:
Kitchen, laundry, and similar appliances, whether installed or free-standing.

INSPECT:
To examine readily accessible systems and components of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels.

INSPECTOR:
A person hired to examine any system or component of a building in accordance with these Standards of Practice.

INSTALLED:
Attached such that removal requires tools.

NORMAL OPERATING CONTROLS:
Devices such as thermostats, switches or valves intended to be operated by the homeowner.

READILY ACCESSIBLE:
Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

READILY OPENABLE ACCESS PANEL:
A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

RECREATIONAL FACILITIES:
Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

REPORT:
To communicate in writing.

REPRESENTATIVE NUMBER:
One component per room for multiple similar interior components such as windows and electric outlets; one component on each side of the building for multiple similar exterior components.

ROOF DRAINAGE SYSTEMS:
Components used to carry water off a roof and away from a building.

SIGNIFICANTLY DEFICIENT:
Unsafe or not functioning.

SHUT DOWN:
A state in which a system or component cannot be operated by normal operating controls.

SOLID FUEL BURNING APPLIANCES:
A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

STRUCTURAL COMPONENT:
A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

SYSTEM:
A combination of interacting or interdependent components, assembled to carry out one or more functions.

TECHNICALLY EXHAUSTIVE:
An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means.

UNDERFLOOR CRAWL SPACE:
The area within the confines of the foundation and between the ground and the underside of the floor.

UNSAFE:
A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

WIRING METHODS:
Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube", etc.