



Building Inspection Report

123 Sample Ave., Blue Tuna, PA 15555

Inspection Date:
01-01-2009

Prepared For:
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Serving Pennsylvania and Maryland

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Report Number:
B2009403

Inspector:
William Thacker

Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Material Defect: *A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. A structural element, system or subsystem that is near, at or beyond the end of its normal useful life is not, by itself, a Material Defect.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

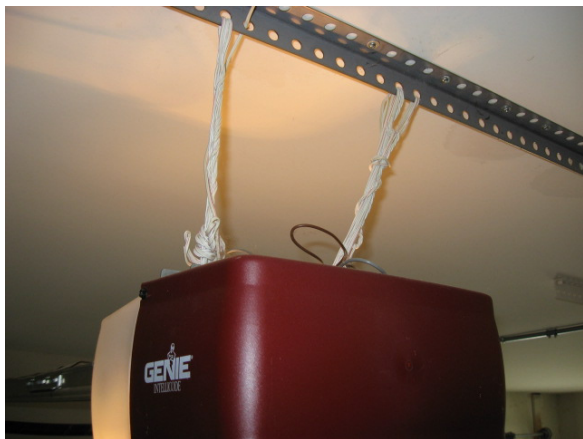
IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MATERIAL DEFECTS

None noted.

SAFETY ISSUES



- One garage door has an automatic opener installed. It appears to be a non-professional installation. The motor is attached to the ceiling with wire and connected to an extension cord. Additionally, the pressure safety reverse did not respond. Recommend the opener be installed properly by a qualified individual.

REPAIR ITEMS

Main Panel

- **Repair:** Oversized breaker within the main distribution panel should be replaced. The A/C unit appears to be on an unlabeled 40 amp breaker when a maximum fuse size of 30 amps is indicated on the A/C unit label.

Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.

Furnace

- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.

There is heavy corrosion in the furnace and in the return air duct to the unit.



The indicated area was wet and there was no evidence of PVC cement at the coupling.



The interior of the furnace exhibits unusually heavy corrosion, given the age of the unit. (about 4 years old)



This is the cold air return as seen from the filter change area under the furnace. Heavy corrosion is present and should be addressed by a qualified HVAC technician. The unit should be serviced at regular intervals.

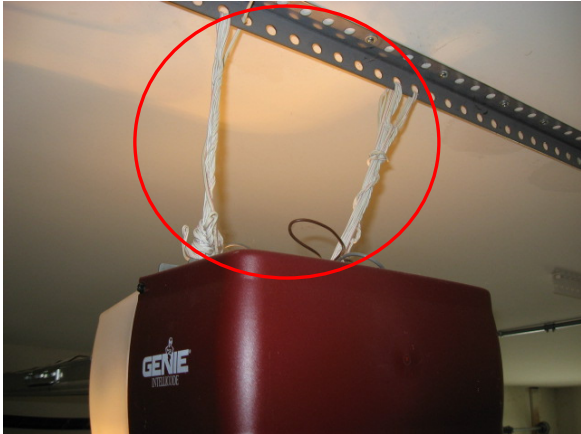
Attic / Roof

- **Repair:** Blown insulation should be evened out.
- **Repair:** The passage of air between the soffit vents and the roof cavity appears to be obstructed along the front wall. “Baffles” should be provided to hold back insulation and allow for free movement of air within the roof space. This area should be further investigated and improved where necessary.

Fixtures

- **Repair:** The master bath toilet is loose.
- **Repair:** The shower heads are in poor condition. Recommend cleaning and replacing as needed.

Garage Door Opener



- One garage door has an automatic opener installed. It appears to be a non-professional installation. The motor is attached to the ceiling with wire and attached to an extension cord. Additionally, the pressure safety reverse did not respond. Recommend the opener be installed properly by a qualified individual.

IMPROVEMENT ITEMS

Discretionary Improvements

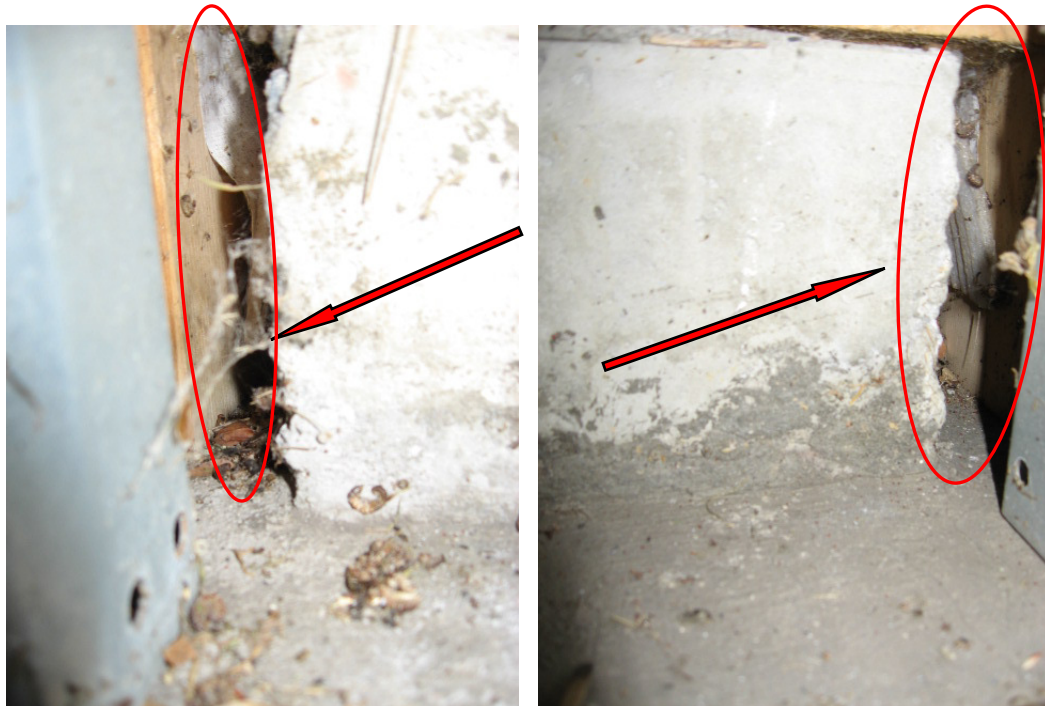


- The exterior trim has peeling paint. Recommend removing loose paint and priming and painting of all exterior trim as needed.
- The installation of ground fault circuit interrupter (GFCI) devices is advisable for enhanced safety in the mechanical equipment room and the basement powder room.

- Garage – Recommend sealing all gaps between interior and exterior to prevent water, insect and vermin intrusion.



- The side rear garage wall has visible daylight at this unsealed gap between the concrete and framed sections of wall.



- These gaps beside each garage door should be sealed to prevent water, insect and vermin intrusion.
- Recommend installing a CO detector for enhanced safety.

Discretionary Improvements

- To reduce the risk of contamination of supply water, recommend installation of anti-siphon devices on exterior hose bibs.

Sump Pump

- There is no sump pump installed into the sump pit. There is standing water in the pit. Recommend a qualified professional install a sump pump and associated piping. Additionally, there is a radon remediation system exhaust pipe above the sump pit that should be capped to prevent drafting, if it is not utilized.



ITEMS TO MONITOR

Foundation

- **Monitor:** Minor vertical cracks were observed in the foundation. This type and pattern of cracking is usually the result of concrete shrinkage as it cures. Shrinkage cracks are very common and are not normally a concern.
- **Monitor:** A long vertical crack was observed in the area behind the water heater as indicated inside the oval. A smaller typical shrinkage crack was observed adjacent to this area and is indicated by the arrow. The long crack propagates on both sides of the L.P. gas entrance hole. There was no indication of active movement or wall displacement. There is staining from previous moisture penetration. This area should be monitored for future evidence of moisture intrusion or significant movement (<math><3/8''</math> crack width or any wall displacement) and corrective action taken as determined by a qualified professional.



DEFERRED COST ITEMS

None other than noted..(Furnace)

THE SCOPE OF THE INSPECTION

All components designated for inspection in the NAHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

There was snow on the ground during the course of the inspection.

The estimated outside temperature was 20 degrees F.

RECENT WEATHER CONDITIONS

Winter weather conditions have been experienced in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	<ul style="list-style-type: none"> •Poured Concrete •Basement Configuration •Half of basement is garage •<90% Of Foundation was Not Visible due to finished walls and ceilings.
Columns:	<ul style="list-style-type: none"> •Not Visible
Floor Structure:	<ul style="list-style-type: none"> •Engineered Wood I-Beam Joist
Wall Structure:	<ul style="list-style-type: none"> •Not Visible
Ceiling Structure:	<ul style="list-style-type: none"> •Truss
Roof Structure:	<ul style="list-style-type: none"> •Trusses

STRUCTURE OBSERVATIONS

Positive Attributes

The inspection did not discover evidence of substantial structural movement.

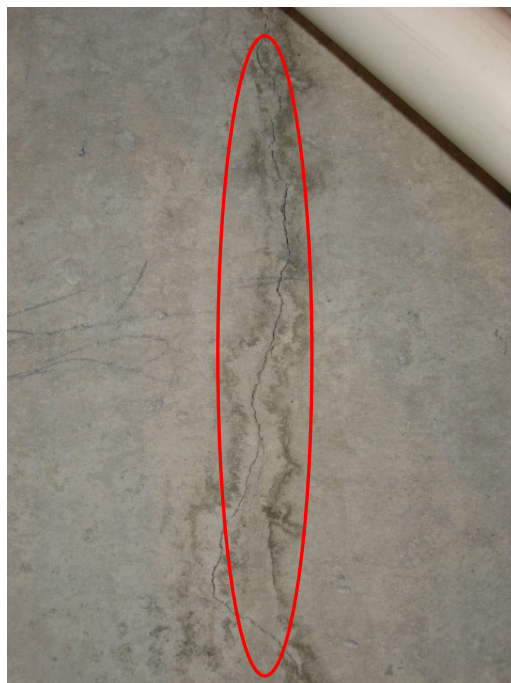
General Comments

Typical minor flaws were detected in the structural components of the building.

RECOMMENDATIONS / OBSERVATIONS

Foundation

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- Garage – Recommend sealing all gaps between interior and exterior to prevent water, insect and vermin intrusion.



The side rear garage wall has visible daylight at this unsealed gap between the concrete and framed sections of wall.



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LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.