

Property Inspection Report



8 New Home Lane
All Towns, Vermont

Prepared for: Mr. and Mrs. Smart Buyer

Prepared by: Cramer Home Inspection Group, Inc.
7 Christmas Road
Montgomery Center, Vermont 05471



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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Notice to Third Parties: This report is the Exclusive property of Cramer Home Inspection Group and Client listed below and is not transferable to any third party or subsequent buyer.

Thank you for allowing Cramer Home Inspection Group to be part of your Real Estate transaction. We appreciate the opportunity to be of service to you.

Your inspection conforms to the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI) and is a visual inspection of the readily accessible areas and components of the home on the day of the inspection. This inspection is not a code compliance review. For more information as to the scope and limitations of this inspection please refer to your inspection agreement.

The following explanation of the report is provided to assist you in reviewing the report:

When viewing the report you will notice red and blue ink. The red ink indicates items that are either defective, marginal or will need attention sooner than later. The blue ink indicates items that are either a maintenance issue, will need attention in the future of just a narrative by us.

In some cases repair methods will be given as a courtesy. A qualified contractor should be consulted before any repairs are made.

Again, thank you for selecting Cramer Home Inspection Group for your inspection needs. Please feel free to call with any questions or concerns that you may have.

Sincerely,

Hans F. Cramer
Cramer Home Inspection Group, Inc.

Property Information



General Information (Continued)

Property Address 8 New Home Lane
City All Towns State Vermont Zip 05400

Client Information

Client Name Mr. and Mrs. Smart Buyers
Client Address Same as above
Phone 555-5555 Fax
E-Mail anyone@gmail.com

Inspection Company

Inspector Name Hans Cramer
Company Name Cramer Home Inspection Group, Inc.
Address 7 Christmas Road
City Montgomery Center State Vermont Zip 05471
Phone 877/255-2147 Fax 802\326-2148
E-Mail hans@cramerinspections.com
File Number VT-1109150
Amount Received \$385.00

Conditions

Others Present Buyer's Agent Property Occupied vacant
Estimated Age Built 2011 Entrance Faces East
Inspection Date 09/02/2011
Start Time 9:15am End Time 12:15pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 75`
Weather clear Soil Conditions Dry
Space Below Grade Basement
Building Type single family Garage Attached
Sewage Disposal city How Verified Buyer
Water Source city How Verified Buyer



Lots and Grounds

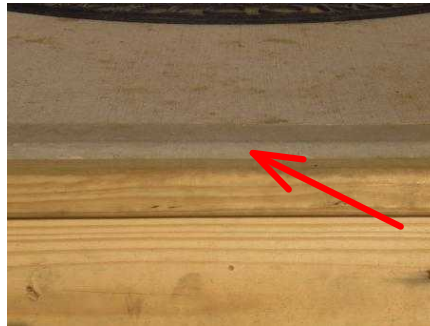
The inspection does not include geological or site stability information. Ground water table evaluation is beyond the scope of this inspection.

Acceptable
Acceptable
Marginal

Driveway: Asphalt

Walks: Concrete

Steps/Stoops: Wood- Wood steps at front of home are not level with landing(photo #2) and may present a tripping hazard. Also steps are attached by steel nails. Over time these nails will deteriorate (rust and possibly fail)due to the chemicals in the treated wood as well as moisture that gets between steps and concrete. For improved safety its urged that you have qualified contractor install and secure proper steps.



Acceptable
Marginal

Front Porch: Concrete stoop covered by roof.

Balcony: Pressure treated wood, Wood railing- Balcony extends approx. five (5) feet from exterior of home (photo #1). Balcony framing extends approx. five (5) feet into the interior of home (photo #2). According to the International Building Code (IBC), "A cantilever back span must be 2:1" What this means is, if balcony framing extends 5 feet from home, twice that much framing (10 feet) must extend into home for proper support. At this point I would recommend that framing at the interior of home have thru-bolts installed in a staggered pattern at all balcony joists and for added support.





Lots and Grounds (Continued)

Marginal

Grading: Moderate slope- **Improper soil slope towards foundation at various areas, recommend the addition of fill dirt to improve grade.**
NOTE: Grade should be evaluated after finish grade is complete.



Acceptable

Vegetation: **No vegetation in direct contact with home.**

Acceptable

Retaining Walls: Stone

Acceptable

Basement Stairwell: Exterior entryway at back of home

Exterior

Determining moisture or environmental concerns inside wall cavities is not possible without dismantling walls, which is beyond the scope of this inspection.

Exterior Surface

Acceptable

Type: vinyl siding- **Suggest caulking penetration where A/C electrical line enters home to prevent moisture/insect intrusion at wall area.**



Acceptable

Fascia: Aluminum

Acceptable

Soffits: Vinyl

Acceptable

Door Bell: Hard wired

Acceptable

Entry Doors: Metal entrance door(s)

Acceptable

Deck/Patio Door: Metal entry door at balcony

Acceptable

Windows: vinyl double hung

Not Present

Storm Windows: **~ No storms needed with this type of window.**

Acceptable

Window Screens: Mesh- **Screen for basement sliding door and window are leaning on basement wall.**

Acceptable

Basement Windows: vinyl double hung

Acceptable

Exterior Lighting: Surface mount

Acceptable

Exterior Electric Outlets: Non-GFCI Protected- **These are located at front and back of the home as well as the balcony.**



Exterior (Continued)

- Acceptable Hose Bibs: Frost free- **These are located at the front and back of home.**
- Acceptable Gas Meter: Exterior surface mount at right side of home
- Acceptable Main Gas Valve: Located at gas meter

Roof

The report is an opinion of the general quality and condition of the roofing. The inspector does not, and can not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may leak in the future. Roofs, skylights and flashing are not water tested for leaks. Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation. Clay, concrete, fibrous tile, slate, metal and fiberglass panels are not walked on if doing so may cause damage and as a result the inspection may be limited.

Main home Roof Surface

Method of Inspection: Climbed on roof

- Acceptable Material: Architectural shingles- **Caulk exposed nail heads at front porch.**



Type: Gable

Approximate Age: 1 yrs.

Garage Roof Surface

Method of Inspection: Climbed on roof

- Acceptable Material: Architectural shingles

Type: Gable

Approximate Age: 1 yr.

- Marginal Flashing: (2) Aluminum vent boot - **Vent boots have been incorrectly installed. Another course of shingles should have been extended over metal flashing (arrow). Photo #3(taken from another home) shows correct installation of vent boot flashing, Note no face nails. Recommend both vent boots be re-installed correctly to avoid moisture penetration.**



Roof (Continued)

Flashing: (continued)



Not Present
Acceptable
Acceptable
Acceptable
Defective

Skylights:

Electrical Mast: Underground utilities

Gutters: Aluminum

Downspouts: Aluminum

Leader/Extension: Missing- Recommend that leaders be installed as part of the gutter system and extend a minimum of 6' beyond foundation walls. This is an important measure in helping to maintain a dry basement. NOTE: Water that pools against foundation may eventually find its way in.





Bedroom

Inspection includes evaluation of walls, ceiling, flooring, closets, windows, doors, heating source, electrical system and smoke detection. Carpets and furniture are not moved during this inspection.

Master Bedroom

Acceptable Closet: large walk in
Acceptable Ceiling: Painted Drywall, Cathedral
Acceptable Walls: Painted Drywall
Acceptable Floor: Carpet
Acceptable Doors: Wood
Acceptable Windows: vinyl double hung
Acceptable Electrical: Ceiling fan w/ lights/outlets.
Acceptable HVAC Source: Forced hot air
Acceptable Smoke Detector: Hard wired with battery back up and light

#2 Bedroom

Picture:



Acceptable Closet: Small size
Acceptable Ceiling: Painted Drywall
Acceptable Walls: Painted Drywall
Acceptable Floor: Carpet
Acceptable Doors: Wood
Acceptable Windows: vinyl double hung
Acceptable Electrical: Outlets and lighting circuits
Acceptable HVAC Source: Forced hot air
Acceptable Smoke Detector: Hard wired with battery back up and light

#3 Bedroom



Bedroom (Continued)

Picture:



Acceptable	Closet: Small size
Acceptable	Ceiling: Painted Drywall
Acceptable	Walls: Painted Drywall
Acceptable	Floor: Carpet
Acceptable	Doors: Wood
Acceptable	Windows: Vinyl double hung
Not Present	Electrical: Outlets and lighting circuits
Acceptable	HVAC Source: Forced hot air
Acceptable	Smoke Detector: Hard wired with battery back up and light

Bathroom

Determining whether shower pans are watertight is beyond the scope of this inspection. Spa or whirlpool bathtubs are inspected for functional water flow, jet function and drainage only. Determining the presents of moisture in the wall cavities or condition of sub flooring is not part of this inspection.

Bathroom

Picture:



Acceptable	Ceiling: Painted Drywall
Acceptable	Walls: Painted Drywall
Acceptable	Floor: Vinyl floor covering
Acceptable	Doors: Wood
Acceptable	Windows: vinyl double hung
Acceptable	Electrical: Vent fan/ light/GFCI outlet



Bathroom (Continued)

Acceptable Counter/Cabinet: Wood cabinet
Acceptable Sink/Basin: One piece sink/counter top
Acceptable Faucets/Traps: Gerber/ P trap
Acceptable Tub/Surround: Fiberglass tub/fiberglass surround
Acceptable Toilets: Gerber
Acceptable HVAC Source: Forced hot air
Acceptable Ventilation: Electric fan/Window
Upstairs hall Bathroom

Picture:



Acceptable Ceiling: Painted Drywall
Acceptable Walls: Painted Drywall
Acceptable Floor: Vinyl floor covering
Acceptable Doors: Wood
Acceptable Electrical: vent fan/ light/GFCI outlet
Acceptable Counter/Cabinet: Wood cabinet
Acceptable Sink/Basin: One piece sink/counter top
Acceptable Faucets/Traps: Gerber\Ptrap
Acceptable Tub/Surround: Fiberglass tub/fiberglass surround
Acceptable Toilets: Gerber
Acceptable HVAC Source: Forced hot air
Acceptable Ventilation: Electric ventilation fan
Half Bathroom

Picture:



Acceptable Ceiling: Painted Drywall



Bathroom (Continued)

Acceptable Walls: Painted Drywall
Acceptable Floor: Vinyl floor covering
Acceptable Doors: Wood
Acceptable Electrical: Vent fan/ light/GFCI outlet
Acceptable Counter/Cabinet: Wood cabinet
Marginal Sink/Basin: One piece sink/counter top- Although difficult to see, 1st photo shows crack in sink. Over time this crack will expand and may leak eventually. Recommend sink/counter top be replaced. 2nd photo shows missing caulk at counter top and wall intersection. Recommend caulking be installed to prevent water from getting between vanity and wall.



Acceptable Faucets/Traps: Gerber\P trap
Acceptable Toilets: Gerber
Acceptable HVAC Source: Forced hot air
Acceptable Ventilation: Electric ventilation fan

Living Space

Inspection includes general condition of walls ,ceiling, flooring, closets, windows, doors, electrical and heating source. Carpets and furniture are not moved during this inspection.

Formal Living Space

Picture:



Acceptable Closet: Small size
Acceptable Ceiling: Painted Drywall



Living Space (Continued)

Acceptable Walls: Painted Drywall
Acceptable Floor: Hardwood with tile at enterances
Acceptable Doors: Metal Entry Door
Acceptable Windows: vinyl double hung
Acceptable Electrical: outlets and lighting circuits
Acceptable HVAC Source: Forced hot air
Acceptable Smoke Detector: Hard wired with battery back up and light

Living Room Living Space

Picture:



Acceptable Ceiling: Painted Drywall
Acceptable Walls: Painted Drywall
Acceptable Floor: Hardwood
Marginal Doors: Metal Entry Door- Dead bolt lock/strike plate (circled)needs adjustment for ease of operation. Also handle side of door jam is bowed away from door slab. This may compromise the weather striping and let cold air enter. Recommend door be re-shimmed for an air tight fit.



Acceptable Windows: vinyl double hung
Acceptable Electrical: Ceiling fan w/ lights/outlets.
Acceptable HVAC Source: Forced hot air



Fireplace/Wood Stove

The inspector does not start fires in fireplaces or wood stoves. As with all wood burning devices it is recommend the a qualified individual clean and inspect exhaust flue and/or chimney at the beginning of the heating season.

Living Room Fireplace

Photo:



Acceptable Fireplace Construction: Pre-fab\Stone facing

Type: Gas log

Acceptable Fireplace Insert: Standard

Not Present Smoke Chamber: -These units require no smoke chamber.

Acceptable Flue: Metal direct vent



Not Present Damper: -This type of fireplace requires no damper

Not Present Hearth: Hearth not required with this type fireplace



Kitchen

Determining adequacy of washing and drying functions of dishwasher is not part of this inspection. Self and or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved. Refrigerators and freezers are tested for function only and not for operating temperatures. Water and ice maker evaluation at refrigerators is beyond the scope of inspection.

Kitchen

Picture:



- Acceptable Cooking Appliances: Kenmore
- Acceptable Ventilator: Fan/light
- Not Inspected Disposal: Kenmore- At time of inspection disposal was not installed.
- Not Inspected Dishwasher: Kenmore- At time of inspection dishwasher was not installed.
- Acceptable Refrigerator: Kenmore
- Acceptable Microwave: Kenmore
- Acceptable Sink: Double bowl/stainless steel
- Acceptable Electrical: Lights/ GFCI outlet (s)
- Not Inspected Plumbing/Fixtures: At time of inspection plumbing and fixtures were not installed.
- Not Inspected Counter Tops: At time of inspection counter top was not installed.
- Acceptable Cabinets: Wood
- Acceptable Pantry: 2 pantry areas (both small)
- Acceptable Ceiling: Painted Drywall
- Acceptable Walls: Painted Drywall
- Acceptable Floor: Hardwood
- Acceptable Windows: Vinyl casement
- Acceptable HVAC Source: Forced hot air



Laundry Room/Area

Water and Dryer are tested for function only. Dryer temperature and length of washer cycles are beyond the scope of this inspection.

Basement Laundry Room/Area

Not Inspected Washer Hose Bib: Gate valves- Water lines from washer were not hooked up at time of inspection.

Acceptable Washer and Dryer Electrical: 110-220 VAC

Marginal Dryer Vent: Rigid metal- Dryer vent pipe is not secured and can be moved freely. Recommend this be secured to wall.



Not Present Dryer Gas Line:

Acceptable Washer Drain: Drains into main drain line

Basement

All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks and settlement in all but the most severe cases. Floor coverings are not removed during this inspection. Inspector can not determine if basement has leaked in the past or whether it will leak in the future.

Basement

Picture:



Acceptable Ceiling: Exposed framing

Acceptable Walls: Exposed framing/Insulation panels

Acceptable Floor: Concrete

Not Present Floor Drain:

Acceptable Doors: vinyl slider

Acceptable Windows: vinyl double hung



Basement (Continued)

Acceptable	Electrical: Lights/ GFCI outlet (s)
Acceptable	Smoke Detector: Hard wired with battery back up and light
Acceptable	HVAC Source: Forced hot air
Acceptable	Insulation: Insulation panels, Fiberglass
Acceptable	Ventilation: windows
Not Present	Moisture Location: None noted at time of inspection
Marginal	Basement Stairs/Railings: Wood stairs with wood handrails- 1st photo shows railing height from tread nosing to be approx. 30 3/4 inches. International building code requires handrail height to be 34-38 inches above nosing. Recommend correction. Also according to IBC, "Where there are 6 or more risers at a stairway, a wall switch to control the lighting in the stairwell is required at each level". At time of inspection light in stairwell was missing. Recommend light be installed in stairwell as well as a 3 way switch that can control light from both the top and bottom of stairs be installed.



Heating System

The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. Some furnaces are designed in such a way that inspection is almost impossible.

It is suggested that all homes with fuel burning heating systems have a carbon monoxide detector installed for added safety. Thermostats are not checked for calibration or timed functions. Adequacy or efficiency of heat distribution through the house is not part of this inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of inspection. Condition of underground fuel storage tanks and environmental risks, such as mold in the duct work are beyond the scope of this inspection. If a fuel burning device is located in a bedroom we recommend evaluation by qualified heating contractor for safety and air volume requirements. Solar systems are not part of this inspection.

Basement Heating System

Acceptable	Heating System Operation: Adequate
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Heating System (Continued)

Manufacturer: Unit unmarked



Model Number: TG9S06278234 Serial Number: W1H0208937

Type: Forced air Capacity: 57,000 btu

Area Served: Entire home Approximate Age: Installed 2011

Fuel Type: Natural gas

Not Inspected Heat Exchanger: Unit must be disassembled to inspect heat exchanger.

Acceptable Blower Fan/Filter: Direct drive with disposable filter

Acceptable Distribution: Hot air

Acceptable Draft Control: Automatic

Acceptable Flue Pipe: PVC

Not Inspected Controls: Limit switch- [Safety controls are not tested. We would have to intentional overheat unit to evaluate safety controls. That is beyond the scope of this inspection.](#)

Acceptable Thermostats: Individual

Suspected Asbestos: No

Air Conditioning

If the outdoor temperature is below 65 degrees damage to the compressor is possible and air conditioner is not operated. Window units are not part of this inspection.

AC System

Acceptable A/C System Operation: Functional

Acceptable Condensate Removal: Electric pump

Acceptable Exterior Unit: Pad mounted





Air Conditioning (Continued)

Manufacturer: York

Model Number: YCJ136S4S1A Serial Number: WIC1817042

Area Served: Entire home Approximate Age: Installed 2011

Fuel Type: Electric Temperature Differential: 15`

Type: Central A/C Capacity: 14.1 RLA (approx. 2 ton)

Not Inspected Visible Coil: Coil not visible

Acceptable Refrigerant Lines: Low pressure and high pressure

Acceptable Electrical Disconnect: pull out at unit

Plumbing

Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. Be advised that some "polybutylene" and "ABS" plastic piping systems have experienced documented problems. Contact the manufacture or an expert for further information and evaluation. City sewers, septic systems and all underground piping are not part of this inspection. Future drainage performance is also not determined. Underground fuel tanks cannot be judged. Well pumps that are not visible are not part of this inspection.

Acceptable Service Line: Copper

Acceptable Main Water Shutoff: -Located at water meter-
[Arrow points to main water shut off](#)



Acceptable Water Lines: Copper, Pex

Acceptable Drain Pipes: PVC

Acceptable Service Caps: Accessible

Acceptable Vent Pipes: PVC

Acceptable Gas Service Lines: Black Iron

Basement Water Heater

Acceptable Water Heater Operation: Adequate



Plumbing (Continued)

Manufacturer: Bradford-White



Model Number: M1TW50S6FBN Serial Number: HE14995389

Type: Natural gas Capacity: 40 Gal.

Approximate Age: Installed 2011 Area Served: Entire home

Acceptable Flue Pipe: PVC

Acceptable TPRV and Drain Tube: Copper

Electrical

Six or fewer breakers do not require a main breaker, however this may indicate light electrical capacity. If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances. A ground fault circuit interrupter (GFCI) is protection for safety in wet areas. Older homes will commonly not be equipped with this device. An upgrade is advised. Code compliance is not part of this inspection.

Service Size Amps: 150 Volts: 120-240 VAC

Acceptable Service: Aluminum

Acceptable 120 VAC Branch Circuits: Copper

Acceptable 240 VAC Branch Circuits: Copper

Acceptable Conductor Type: Non-metallic sheathed cable

Acceptable Ground: Rod in ground

Basement Electric Panel

Marginal

Manufacturer: Cutler-Hammer- There is a shared neutral and ground under the same screw at bus bar in panel. The connection of a neutral and equipment-grounding conductor in the same termination creates an issue and is not an ideal configuration.

If the screw were loosened by an electrician or became loose, one would lose both the return path for current as well as the fault clearing ability should a hot contact a metallic surface. Recommend these be separated.



Maximum Capacity: 150 Amps



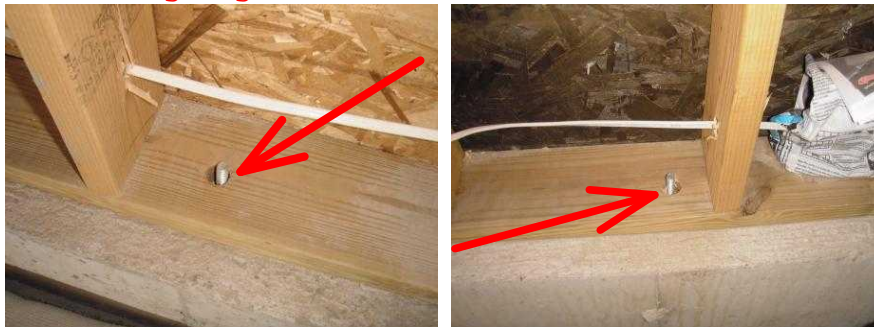
Electrical (Continued)

Acceptable Main Breaker Size: 150 Amps
Acceptable Breakers: Rated for copper and/or aluminum wiring.
Acceptable AFCI: 110 volt
Acceptable GFCI: Kitchen, bathrooms, garage and outdoor locations
Is the panel bonded? Yes

Structure

No engineering is performed during this inspection. Conditions inside wall cavities cannot be judged for insulation value or evaluated for environmental concerns such as mold and mildew. If foundation walls are covered by finishes, drywall etc., evaluation of foundation wall condition is not possible.

Acceptable Structure Type: Wood frame
Acceptable Foundation: Poured Concrete
Not Present Differential Movement: No movement or displacement noted
Acceptable Sills: 2x6 with sill seal
Marginal Anchor Bolts: All anchor bolts missins washers and nuts- **Anchor bolts must have washers and nuts installed according to IBC Code# R403.1.6. Recommend washers and nuts be installed at all anchor bolt locations at both the garage and home.**



Acceptable Beams: Bonded wood
Acceptable Bearing Walls: Concrete foundation walls, Wood beams
Acceptable Joists/Trusses: 2x12
Marginal Piers/Posts: Steel posts- **Top plate missing at steel post. Weight has cause slight crushing of beam over post. Recommend that plate be install to properly support beam.**



Acceptable Subfloor: Particle board



Attic

Attic

Method of Inspection: From the attic access

Picture:



Acceptable	Roof Framing: 2x4 Truss
Acceptable	Sheathing: Particle board
Acceptable	Ventilation: Ridge/soffit vents
Acceptable	Insulation: Cellulose
Acceptable	Insulation Depth: 12-14 inches- The recommended R-Value for this climate is 39-49. At present time R-Value is approx. 45.5.
Not Present	Wiring/Lighting: No lights or outlets present in attic
Not Present	Moisture Penetration: None noted at time of inspection

Garage/Carport

Determining the rating of firewalls is beyond the scope of the inspection. Framing, wiring and piping covered with drywall cannot be inspected.

Garage

Picture:



Type of Structure: Attached Car Spaces: 1.5



Garage/Carport (Continued)

Marginal

Garage Doors: Insulated aluminum- Aluminum door track presents a danger as it extends into garage stairway. Recommend door track be modified to prevent injury.



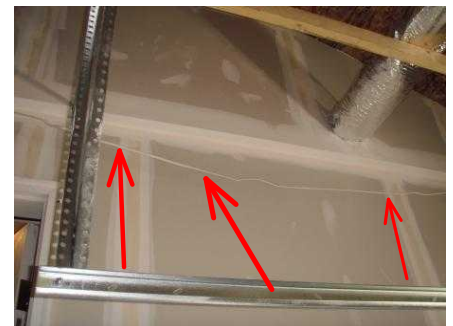
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Marginal

Door Operation: Mechanized
Door Opener: Overhead Door
Exterior Surface: Vinyl siding
Roof Structure: 2x4 Truss
Service Doors: Metal
Ceiling: Exposed framing
Walls: Painted Drywall, Exposed framing- There are openings in the firewall that have not been sealed. IBC requires any penetrations in firewall (wall between home and garage) to be sealed to prevent free passage of fire. Recommend fire caulking be installed to seal any openings in wall.



Acceptable
Marginal

Floor/Foundation: Concrete
Electrical: Lights/ GFCI outlet (s)- Electrical wire is hanging unsupported. Recommend supporting wire a minimum of every 4 1/2 feet (IBC) to avoid physical damage to wire.



Not Present
Not Present
Acceptable

Heating:
Windows:
Gutters: Aluminum



Garage/Carport (Continued)

Acceptable
Defective

Downspouts: Aluminum

Leader/Extensions: Missing- Leader missing at back of garage (photo #1). Recommend that leaders be installed as part of the gutter system and extend a minimum of 6' beyond foundation walls. This is an important measure to assure water does not get under concrete slab and compromise its integrity. Water that gets under slab may heave concrete and cause damage during the freeze and thaw cycles. Use extreme caution when using garage service door in the colder months as water may freeze at sidewalk (photo #2).



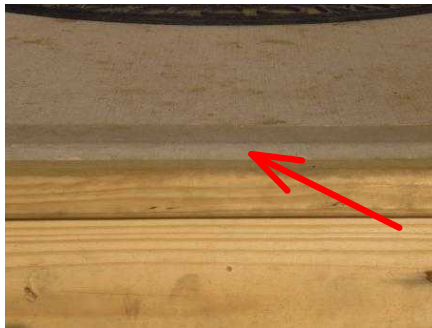


Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

Steps/Stoops: Wood- Wood steps at front of home are not level with landing(photo #2) and may present a tripping hazard. Also steps are attached by steel nails. Over time these nails will deteriorate (rust and possibly fail) due to the chemicals in the treated wood as well as moisture that gets between steps and concrete. For improved safety its urged that you have qualified contractor install and secure proper steps.



Balcony: Pressure treated wood, Wood railing- Balcony extends approx. five (5) feet from exterior of home (photo #1). Balcony framing extends approx. five (5) feet into the interior of home (photo #2). According to the International Building Code (IBC), "A cantilever back span must be 2:1" What this means is, if balcony framing extends 5 feet from home, twice that much framing (10 feet) must extend into home for proper support. At this point I would recommend that framing at the interior of home have thru-bolts installed in a staggered pattern at all balcony joists and for added support.





Marginal Summary (Continued)

Grading: Moderate slope- Improper soil slope towards foundation at various areas, recommend the addition of fill dirt to improve grade. NOTE: Grade should be evaluated after finish grade is complete.



Roof

Flashing: (2) Aluminum vent boot - Vent boots have been incorrectly installed. Another course of shingles should have been extended over metal flashing (arrow). Photo #3(taken from another home) shows correct installation of vent boot flashing, Note no face nails. Recommend both vent boots be re-installed correctly to avoid moisture penetration.



Bathroom

Half Bathroom Sink/Basin: One piece sink/counter top- Although difficult to see, 1st photo shows crack in sink. Over time this crack will expand and may leak eventually. Recommend sink/counter top be replaced. 2nd photo shows missing caulk at counter top and wall intersection. Recommend caulking be installed to prevent water from getting between vanity and wall.





Marginal Summary (Continued)

Living Space

Living Room Living Space Doors: Metal Entry Door- Dead bolt lock/strike plate (circled) needs adjustment for ease of operation. Also handle side of door jam is bowed away from door slab. This may compromise the weather striping and let cold air enter. Recommend door be re-shimmed for an air tight fit.



Laundry Room/Area

Basement Laundry Room/Area Dryer Vent: Rigid metal-vent pipe is not secured and can be moved freely. Recommend this be secured to wall.



Basement

Basement Basement Stairs/Railings: wood stairs with wood handrails- 1st photo shows railing height from tread nosing to be approx. 30 3/4 inches. International building code requires handrail height to be 34-38 inches above nosing. Recommend correction. Also according to IBC, "Where there are 6 or more risers at a stairway, a wall switch to control the lighting in the stairwell is required at each level". At time of inspection light in stairwell was missing. Recommend light be installed in stairwell as well as a 3 way switch that can control light from both the top and bottom of stairs be installed.





Marginal Summary (Continued)

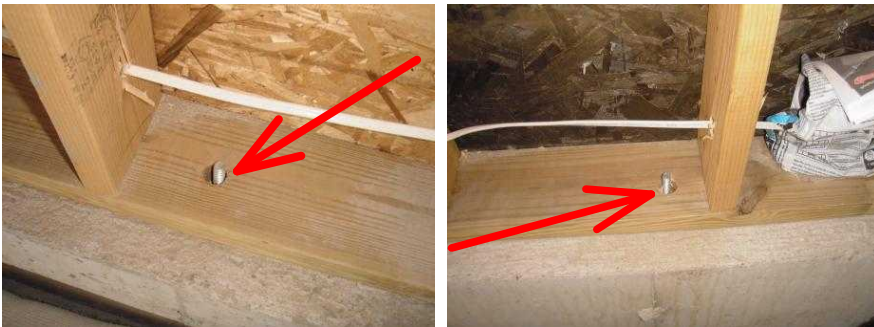
Electrical

Basement Electric Panel Manufacturer: Cutler-Hammer- There is a shared neutral and ground under the same screw at bus bar in panel. The connection of a neutral and equipment-grounding conductor in the same termination creates an issue and is not an ideal configuration. If the screw were loosened by an electrician or became loose, one would lose both the return path for current as well as the fault clearing ability should a hot contact a metallic surface. Recommend these be separated.



Structure

Anchor Bolts: All anchor bolts missins washers and nuts- Anchor bolts must have washers and nuts installed according to IBC Code# R403.1.6. Recommend washers and nuts be installed at all anchor bolt locations at both the garage and home.



Piers/Posts: Steel posts- Top plate missing at steel post. Weight has cause slight crushing of beam over post. Recommend that plate be install to properly support beam.



Garage/Carport

Garage Garage Doors: Insulated aluminum- Aluminum door track presents a danger as it extends into garage stairway. Recommend door track be modified to prevent injury.



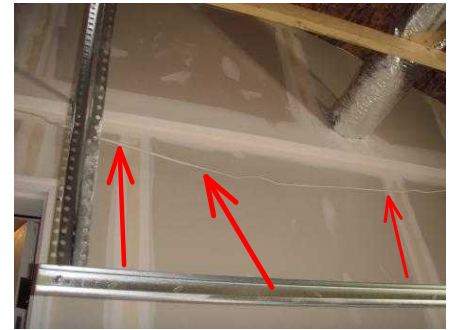


Marginal Summary (Continued)

Garage Walls: Painted Drywall, Exposed framing- There are openings in the firewall that have not been sealed. IBC requires any penetrations in firewall (wall between home and garage) to be sealed to prevent free passage of fire. Recommend fire caulking be installed to seal any openings in wall.



Garage Electrical: Lights/ GFCI outlet (s)- Electrical wire is hanging unsupported. Recommend supporting wire a minimum of every 4 1/2 feet (IBC) to avoid physical damage to wire.





Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

Leader/Extension: Missing- Recommend that leaders be installed as part of the gutter system and extend a minimum of 6' beyond foundation walls. This is an important measure in helping to maintain a dry basement. NOTE: Water that pools against foundation may eventually find its way in.



Garage/Carport

Garage Leader/Extensions: Missing- Leader missing at back of garage (photo #1). Recommend that leaders be installed as part of the gutter system and extend a minimum of 6' beyond foundation walls. This is an important measure to assure water does not get under concrete slab and compromise its integrity. Water that gets under slab may heave concrete and cause damage during the freeze and thaw cycles. Use extreme caution when using garage service door in the colder months as water may freeze at sidewalk (photo #2).

