

River City Home Inspections

Property Inspection Report



1000 Main St , Grand Rapids, Mi 49506
Inspection prepared for: Bill Smith & Donna Smith
Date of Inspection: 5/14/2015 Time: 2pm
Age of Home: 32 years old (1983) Size: 1700 Sq ft
Weather: 52 degrees, cloudy
Updated Version

Inspector: Christopher Hull
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THANK YOU!

Thank you for choosing us to perform this General Home Inspection. The inspection performed to provide data for this report was visual in nature only, and non-invasive. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. This inspection is not a guarantee or warranty of any kind, but is an inspection for system and major accessible component defects and safety hazards.

The Inspection is not Pass/Fail

A property does not "Pass" or "Fail" a General Home inspection. An inspection is designed to reflect the visual condition of the home at the time of the inspection.

Please feel free to contact me with any questions about either the report or the property, soon after reading the report, or at any time in the future!

The following conditions lie beyond the scope of the General Home inspection:

- Identification of building regulation violations;
- Conditions not readily observable;
- Failure to follow manufacturer's installation recommendations, or
- Any condition requiring research.

Read the Report!

Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information.

Repairs, Evaluations and Corrections

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves.

Be sure to take whatever actions are necessary before the expiration of your Inspection Object Deadline!

Do a Final Walk-Through!

Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

WHAT IS INCLUDED?

Please keep in mind that as home inspectors, we are generalists. It is impossible for us to have the same level of knowledge and experience, or to perform inspections of the different home systems to the same degree as would contractors specializing in each of those systems.

Because performing research lies beyond the InterNACHI Standards of Practice, does not typically include confirmation of compliance with any manufacturer's recommended installation instructions, confirmation of property boundary limits or structure setbacks. Any comments on proper installation are by courtesy only.

Although some conditions commented on in this report may be building code violations, identification of building code violations lies beyond the scope of the General Home Inspection.

To understand more fully what is and is not included in a General Home Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors (InterNACHI) at www.nachi.org/sop.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

We're Here to Help!

If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

INSPECTION and SITE DETAILS

1. Inspection Time

Observations:

- The Inspection started at 2pm.

2. Present at the Inspection

Observations:

- BUYER/AGENT

3. Occupancy

Observations:

- The home was occupied by the sellers, who were absent from the home during the inspection.

4. Weather Conditions

Observations:

- During the inspection weather was cloudy and in the low 50s.

5. Year of Original Construction

Observations:

- The home was originally constructed in 1983.

6. Home Footprint Size

Observations:

- The size of the home was approximately 1600 square feet on the main floor.

7. Utilities

Observations:

- All utilities were on at the time of the inspection.

8. Ground/Surface soil Condition

Observations:

- At the inspection, the ground was moist.

9. Homesite Elevation

Observations:

- Elevation of home on site was appropriate for the property.

EXTERIOR VIEWS

1. Front Entry



2. Front and Left



3. Left side



GROUNDS

Inspection of the property grounds typically includes:

- adequate exterior surface drainage;
- driveway and walkways;
- identification of features that introduce moisture to soil near the foundation;
- window wells;
- exterior electrical components;
- exterior plumbing components;
- potential tree problems; and
- retaining walls that may affect the home structure.

Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas except as ancillary inspections.

1. Driveway Material

Observations:

- The home had an asphalt driveway.

2. Driveway Condition

Observations:

- The Inspector observed few deficiencies in the condition of the driveway at the time of the inspection. Notable exceptions will be listed in this report.



area at bottom of hill with some settling

3. Walkways

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home walkways at the time of the inspection.

4. Building Lot Description



5. Building Lot Condition



6. Retaining Wall Material

Observations:

- Retaining walls were constructed using timbers that had been pressure-treated with a product designed to resist wood decay.

7. Retaining Wall Condition



will need some work

needs some stabilization

8. Vegetation Observations

Observations:

- Some vegetation around the exterior walls was overgrown and needed to be cut back.



try to keep 6 inches below siding at house

be aware of clearance at base of wall

try not to let vegetation touch house

9. Fence Material

Observations:

- Fences were made of wood.
- Fence posts were pressure-treated wood. Pressure-treated wood posts are chemically treated to improve their resistance to decay.

10. Gates

Observations:

- The gates were made of wood.
- Gates were sticking at the time of the inspection, will need some minor adjustments.



EXTERIOR ELECTRICAL

1. Exterior Electrical Receptacles



recommend GFCI

EXTERIOR WALLS

Inspection of the exterior walls typically includes the following:

- exterior wall structure (material identification and condition);
- exterior wall-covering material (material identification and condition);
- window and door exterior condition;
- penetration integrity; and
- vegetation encroachment.

1. Exterior Wall Condition



2. Wall Penetrations

Observations:

- Any penetrations into any side wall should be monitored on an annual basis to be sure it remains water tight.

3. Wall Flashing

Observations:

- Observed flashing around of exterior of home to be in good repair and properly installed.

4. Brick Wall Condition

Observations:

- The Inspector observed no deficiencies in the condition of brick exterior walls. Inspection of brick veneer typically includes visual examination of the following:
 - brick exposed surface condition
 - mortar joint condition
 - provision for drainage of the air space (weep holes or wicks)
 - brick support ledge condition (when visible)
 - lintel conditions
 - overall installation quality

5. Aluminum Siding

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of aluminum siding covering exterior walls. Inspection of aluminum siding typically includes examination of installation practices and visible condition.

FRONT PORCH

Inspection of porches typically includes visual examination of the:
foundation;

- structure;
- floor surfaces;
- guardrails; and
- stair assembly

GARAGE

Inspection of the garage typically includes examination of the following:

- general structure;
- floor, wall and ceiling surfaces;
- operation of all accessible conventional doors and door hardware;
- overhead door condition and operation
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection;
- interior and exterior lighting;
- stairs and stairways
- proper firewall separation from living space; and
- proper floor drainage

1. Garage General Condition

*lower garage**lower garage**lower garage**lower garage**lower with minor water staining*

OVERHEAD GARAGE DOOR

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition;
- mounting brackets;
- automatic opener;
- automatic reverse;
- photo sensor;
- switch placement;
- track & rollers; and
- manual disconnect.

1. General Condition

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the overhead vehicle doors. Notable exceptions will be listed in this report. Both openers have auto reverse if they make contact with something. Neither have electronic eyes however, to auto reverse if someone is standing or walking underneath the door. Recommend installing eyes on both units.



ROOF STRUCTURE EXTERIOR

ASPHALT SHINGLES

INSPECTION OF THE ROOF DOES NOT CONSITUTE A WARRANTY!

We do not certify roofs as leak-proof! A general Home Inspection does not include roof certification.

ASPHALT SHINGLE WARRANTIES

Two types of warranties are offered when new asphalt shingles are installed;

1. The manufacturer's warranty, which covers the shingles themselves and varies among manufacturers; and
2. The contractors warranty, which covers installation and workmanship.

When a home is sold, a roof warranty may fully transfer to the buyer, may transfer for a shortened length of time, may transfer with limited coverage or may not transfer at all. Some warranties require notification of sale of the home within a certain time period for the warranty to remain in effect. You should ask the seller about how the sale of the home will affect any warranty presently covering the roof and confirm any seller claims by reading the warranty.

Asphalt shingle warranties are a sales tool and lengths of warranties will not accurately reflect the shingle roof expected long-term service life.

SHINGLE ROOFS ARE NOT WATERPROOF

Asphalt shingle roofs are designed to protect the underlying home structure from moisture, but as a system they are not waterproof, but water resistant. They are designed to work together with flashing and an underlying water resistant membrane to prevent moisture intrusion.

FACTORS AFFECTING ASPHALT SHINGLE AGING

The following factors affect the lifespan of an asphalt composition shingle roof:

- roofing material quality;
- quality of maintenance;
- proper installation;
- number of layers;
- structure orientation: South-facing roofs will have shorter lifespans;
- degree of roof slope: Flatter roofs will have shorter lifespans;
- climate and exposure: (wind, hail, snow & rain); Harsh climates shorten roof lifespans;
- homesite location: Coastal climates promote corrosion of all metal exposed to weather;
- temperature swings: climates with large daily temperature differentials will shorten roof lifespans;
- elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan;

- roof color: Darker roofs absorb more heat which may shorten roofing material lifespan;
- roof structure ventilation: Poor ventilation shortens roof lifespans;
- physical abrasion: Avoid walking on the roof as much as possible, especially on very hot or very cold days when shingles may be especially soft or brittle; and
- freeze/thaw cycles: Areas of the roof where snow collects or ice dams accumulate are subject to more rapid deterioration by moisture held against the shingles.

1. INSPECTOR REFERENCE

Observations:

• ALGAE DISCOLORATION OF ROOFS

By Kenton Shepard

Algae growth on roofs is typically visible as dark staining with light-colored streaks below galvanized metal flashing. Discoloration from algae growth is most common in the southern US and in coastal environments, but may be found across anywhere adequate moisture for growth is present.

Algae discoloration is difficult to remove from roofing surfaces, but may be lightened by applying a solution of chlorine bleach, trisodium phosphate, and water. Solutions for these ingredients may vary between shingle manufacturers and it's best not to make direct recommendations but to recommend a qualified contractor.

High pressure washing systems should not be used to remove algae!

2. Asphalt Shingle Description

Observations:

- The roof was covered with 3-tab fiberglass asphalt shingles. These shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules.

3. Number of Layers

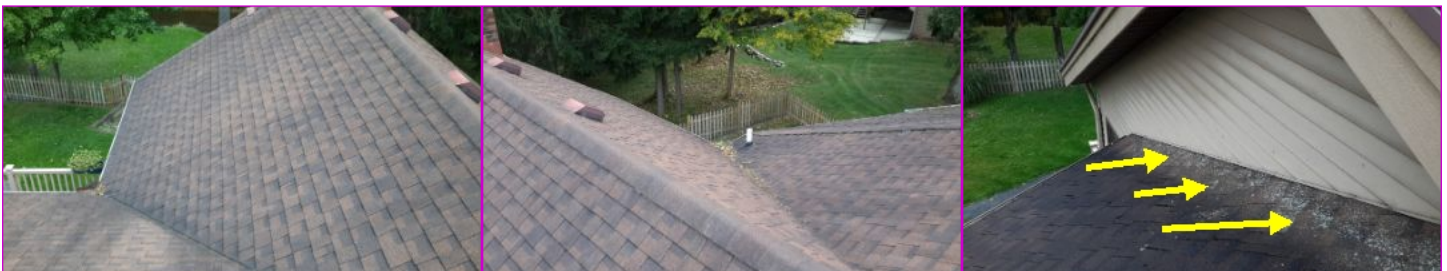
Observations:

- The roof had one layer of asphalt shingles installed at the time of the inspection.

4. General Condition

Observations:

- The Inspector observed a few deficiencies in the condition of the composition asphalt shingle roof-covering material. Notable exceptions will be listed in this report.



areas of lichen growth



be aware of valleys filling with sticks and leaves

5. Valley Installation

Observations:

- The valleys were installed in a conventional manner with shingles from one slope overlapping the valley, and shingles on the adjoining slope cut in a line slightly offset from- and parallel to- the valley centerline.

6. Deterioration



area on rear of home with lichens and algae growth



area on rear of home with algae and lichen growth

FLASHING

Flashing is a general term used to describe sheet metal fabricated into shapes used to protect areas of the roof from moisture intrusion. Inspection of roof flashing typically includes examination of flashing in the following locations:

- roof penetrations such as vents, electrical masts, chimneys, mechanical equipment. Patio cover attachment points and around skylights;
- junctions at which roofs meet walls;
- roof edges;
- areas at which roofs change slope;
- areas at which roof-covering materials change; and
- areas at which different roof planes meet (such as valleys).

1. General Condition

Observations:

- Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:
 - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights;
 - junctions at which roofs meet walls;
 - roof edges;
 - areas at which roofs change slope;
 - areas at which roof-covering materials change; and
 - areas at which different roof planes meet (such as valleys).
- Metal flashing protecting portions of the roof exhibited light corrosion that were not a concern at the time of the inspection.

ROOF DRAINAGE SYSTEM

Inspection of the roof drainage system typically includes examination of any of the following:

- gutters (condition and configuration);
- downspouts & extensions (condition and configuration);
- scuppers; and
- overflow drains.

1. Drainage System Description

Observations:

- The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

2. General System Condition

Observations:

- The Inspector observed few deficiencies in the condition of the eavestroughs. On the rear of the home they were completely full and require cleaning.

3. Gutter

Observations:

- Where the eaves drain, be sure they drain 6 feet from the house. On the front of the home one was disconnected and needs to be addressed.

4. Downspouts

Observations:

- One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.



ideally drains 6 feet from foundation



keep clear, and extend if possible

ATTIC

Inspection of the attic typically includes visual examination the following:

- roof structure (framing and sheathing);
- attic space ventilation;
- thermal insulation;
- electrical components (outlets, switches and lighting);
- plumbing components (supply and vent pipes, bathroom vent terminations);
- HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

1. Attic Access

Observations:

- The Inspector evaluated the attic from the access hatch in the garage.

2. Roof Structure

Observations:

- The inspector observed no deficiencies during inspection of the roof structure.

3. Roof Sheathing Material

Observations:

- The roof appeared to be sheathed with 7/16-inch plywood.

4. Roof Sheathing Condition

Observations:

- The Inspector observed no deficiencies in the condition of the roof sheathing at the time of the inspection.

5. Thermal Insulation Type

Observations:

- The attic floor was insulated with what appears to be blown-in cellulose. It is a layer that varies, but is 16 inches at a minimum throughout.

6. Thermal Insulation Condition

Observations:

- The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.



7. Roof Structure Ventilation

Observations:

- The home had vaulted ceilings with no access hatch through which the roof framing and roof structure ventilation method could be viewed. Roof structure intake and exhaust vents were visible, which indicated that the roof structure is ventilated, but confirming proper ventilation methods would have been possible only during original construction, before drywall and insulation were installed. The Inspector disclaims responsibility for confirming adequate roof structure ventilation.

8. Ventilation General Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of roof structure ventilation. I was not able to enter the attic and examine all areas however. Areas of vaulted ceilings are difficult to assess proper venting after construction, and blowing in insulation.

9. Whole-house Fan

Observations:

- The home had a whole-house fan installed. Whole house fans are typically large fans with diameters in the 24 to 30-inch range. They are usually installed in the ceiling of the top floor of a home, often above a stairway. They are designed to pull cool air into the home through open lower floor windows and exhaust hot air to the home exterior through attic ventilation devices such as roof, soffit, gable or ridge vents.

While whole-house fans can be effective at removing heat from a home at a relatively low cost compared to other types of cooling equipment, although they can be somewhat noisy. During the heating season, the opening in the ceiling should be sealed with an insulated cover to reduce heat loss.

While the whole-house fan is in use, it is important that windows should be partially opened to avoid de-pressurizing the home, a condition which can pull toxic exhaust gases from combustion appliances into indoor air. This home has one of its furnaces and it's water heater using ambient air to vent the combustion gasses.

ELECTRICAL SYSTEM

Inspection of the home exterior typically includes:

- exterior wall covering materials;
- window and door exteriors;
- adequate surface drainage;
- driveway and walkways;
- window wells;
- exterior electrical components;
- exterior plumbing components;
- potential tree problems, and- retaining wall conditions that may affect the home structure.

Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

1. General Condition

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the electrical system. Notable exceptions will be listed in this report. 4 circuits were removed from the main box, and a sub panel was added to accommodate those 4 circuits. The removal could have been done more professional, but is functional. Also, main breaker is in garage for homes 200 amp service.



GENERAL INTERIOR

1. General Condition

Observations:

- Inspection of the interior typically includes examination of the following components...

ROOMS

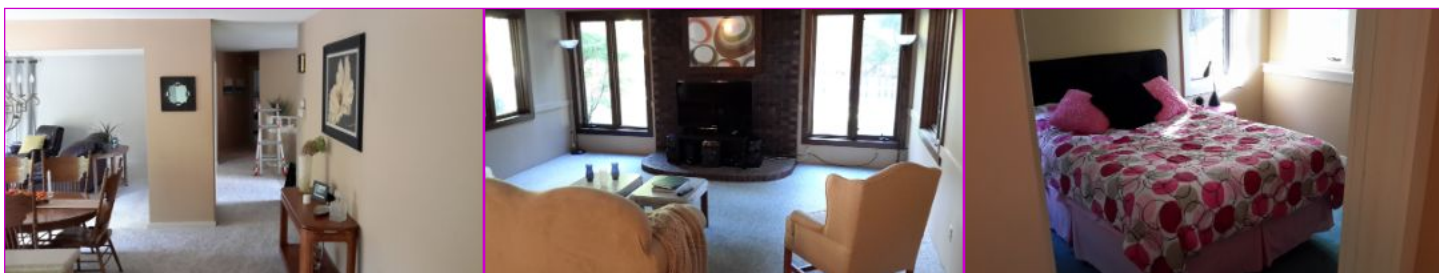
- Wall, floor and ceiling surfaces
- Doors, interior, exterior and sliding glass including hardware (condition and proper operation)
- Windows (type, condition and proper operation)
- Ceiling fans (condition and proper operation)

ELECTRICAL

- Switches and outlets (condition and proper operation)
- Lighting fixtures (condition and proper operation)

INTERIOR TRIM

- Door casing
- Window casing, sashes and sills (condition and proper operation)
- Baseboard
- Molding (crown, wainscot, chair rail, etc.)



basement bedroom



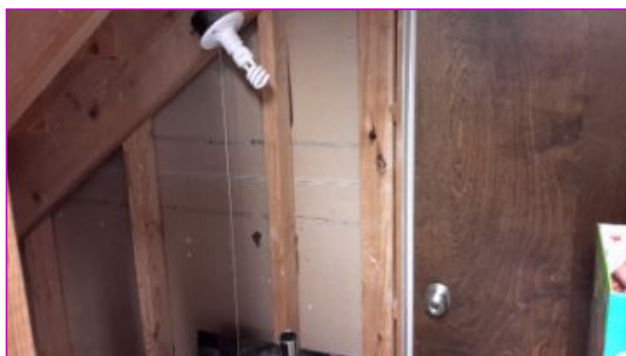
basement bedroom

2. Walls

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the home interior.

3. Lighting



recommend a different type of light as this is only 4 feet off ground

4. Smoke/CO Detectors

Observations:

• The Inspector recommends installing a smoke detector to provide improved fire protection for sleeping areas.

Generally-accepted current safety standards recommend smoke detectors be installed in the following locations:

- In the immediate vicinity of the bedrooms
- In all bedrooms
- In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.
- In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.
- Any smoke detector located within 20 feet of a kitchen or bath/bedroom containing a tub or shower must be a photoelectric type.

All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

WINDOWS

1. Window Condition

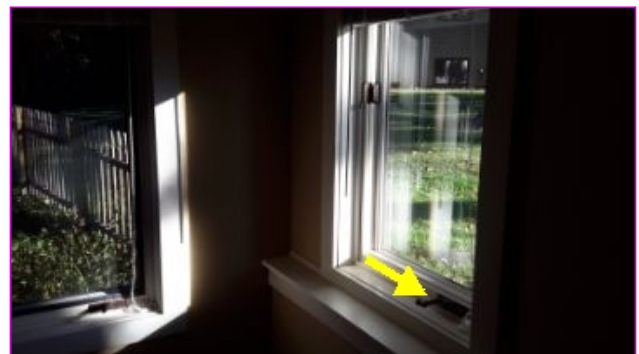
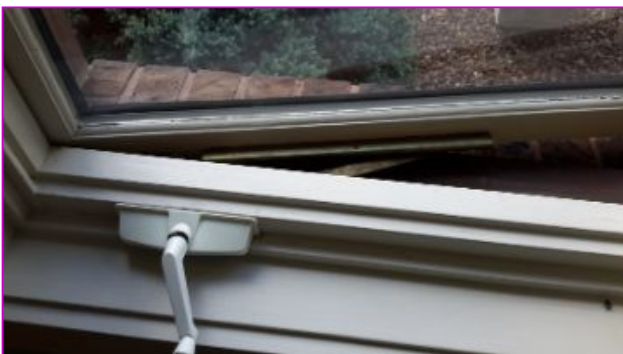
Observations:

• Windows in the home exhibited moderate deterioration. The opening mechanism is stripped on at least 4 windows in the home. 3 on the main floor, two of them being the bedroom and the other in the front half bath. Downstairs, the far bedroom on the left has the same issue with the single window on the far wall. The window in the main floor bedroom is an egress window and must be functioning.

2. Window Operation

Observations:

• As stated in another part of report, monitor and check that all window cranks are operating successfully.



basement bedroom example of stripped crank

KITCHEN

1. General Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen. Appliances worked, and all appeared to be newer.

2. GFCI Receptacles

Observations:

- Electrical receptacles in the kitchen had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

3. Garbage Disposal



4. Countertops

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen countertops. Solid surface countertops noted.

LAUNDRY ROOM

Inspection of kitchens typically includes the following:
ROOM

- wall, ceiling and floor
- windows, skylights and doors

APPLIANCES

- range/cooktop (basic functions, anti-tip)
- range hood/downdraft (fan, lights, type)
- dishwasher (operated only at the Inspector's discretion)

CABINETS

- exterior and interior
- door and drawer

SINK

- basin condition
- supply valves
- adequate trap configuration
- functional water flow and drainage
- disposal

ELECTRICAL

- switch operation
- outlet placement, grounding, and GFCI protection

Note: Appliances are operated at the discretion of the Inspector:

Inspection of the laundry room typically includes examination of the following:

- switches and outlets (120-volt and 240-volt if installed)
- exhaust fan;
- dryer vent;
- presence of clothes washer connections and waste pipe;
- sink, faucet, drain, and undersink plumbing;
- cabinets;
- floor, wall and ceiling surfaces; and
- door and window condition and operation.

Note: Clothes washers are operated at the discretion of the Inspector.

BATHROOMS

Inspection of the bathrooms typically includes the following:

- walls, floors and ceiling;
- sink (basin, faucet, overflow);
- cabinets (exteriors, doors, drawers, undersink);
- shower (valves, showerhead, walls, enclosure);
- electrical (outlets, lighting); and
- room ventilation

BEDROOMS

Inspection of bedrooms typically includes examination of the following:

- floor, wall and ceiling surfaces;
- switches and outlets;
- room heat;
- door and condition and operation; and
- window and skylight condition and operation

1. Number of Bedrooms

Observations:

- NUMBER OF BEDROOMS- 4

2. General Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bedrooms, other than previously mentioned window crank issues.

WATER HEATER

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following:

The lifespan of water heaters depends upon the following:

- The quality of the water heater
- The chemical composition of the water

- The long-term water temperature settings
- The quality and frequency of past and future maintenance

Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan.

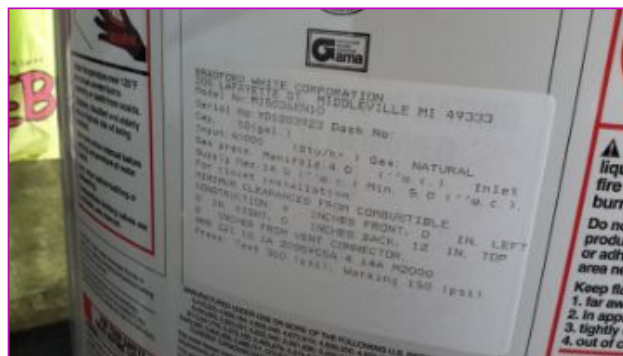
You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

1. Water Heater Type

Observations:

- This water heater was a low-efficiency atmospheric draft type which drew combustion air from the surrounding interior area and expelled hot exhaust gasses through a metal flue to the exterior using natural air flow (convection).

2. Water Heater Data Plate Information

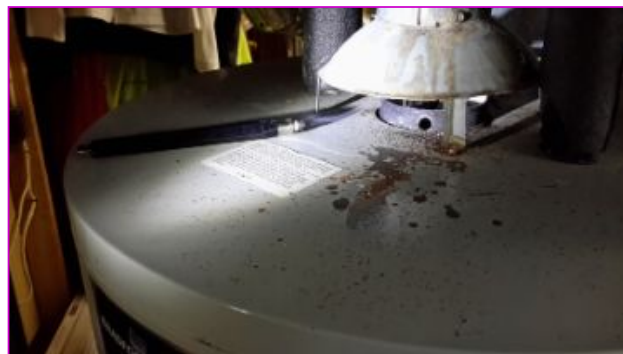


3. General Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater. Draft was good while running. Unit is a Bradford White model from 2002. It is a 50 gallon unit.

4. Combustion Exhaust



proper draft

5. Pressure Relief Valve

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).

6. TPR Discharge Pipe



proper discharge location

FURNACE

CARBON MONOXIDE

Carbon Monoxide is a colorless, odorless toxic gas produced by furnaces during the combustion process. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it.

Inefficient combustion, such as that caused by furnaces with components that are dirty or out of adjustment can create excessively high levels of Carbon Monoxide in exhaust gasses. Carbon Monoxide can cause sickness, debilitating injury, and even death. For this reason the it is recommended that furnaces be serviced at the beginning of each heating season, and that Carbon Monoxide detectors be installed in the home. Detectors should not be paced next to heating appliances like furnaces and boilers, but should be placed to protect living and sleeping areas.

WHAT is INSPECTED?

Inspection of gas-fired furnaces typically includes visual examination of the following:

- system operation (response to the call for heat from the thermostat);
- proper heating appliance location;
- proper or adequate system configuration;
- exterior cabinet condition;
- fuel supply configuration and condition;
- combustion exhaust venting; and
- proper condensate discharge (where applicable)

1. Furnace Location

Observations:

• The furnaces were located in the unfinished portion of the basement. A Goodman furnace with AC was installed in 2008. An older furnace, possibly original, is used to heat the basement only. Not sure why the newer furnace was not installed to service both levels with zoned heating. Older furnace is a draft type exhaust, while the newer is a high efficiency that uses PVC pipe for its combustion air and it's exhaust.

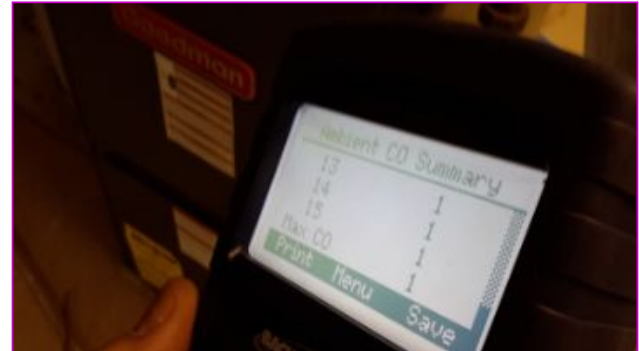
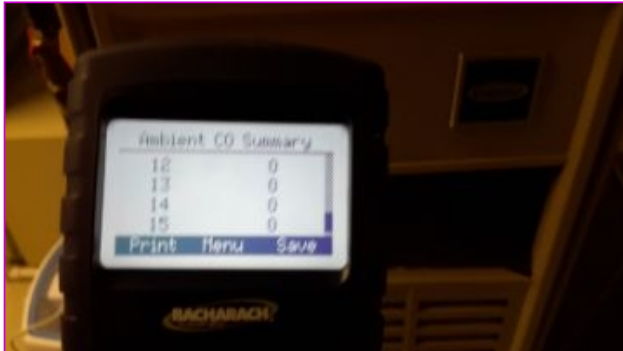
2. Furnace Exterior



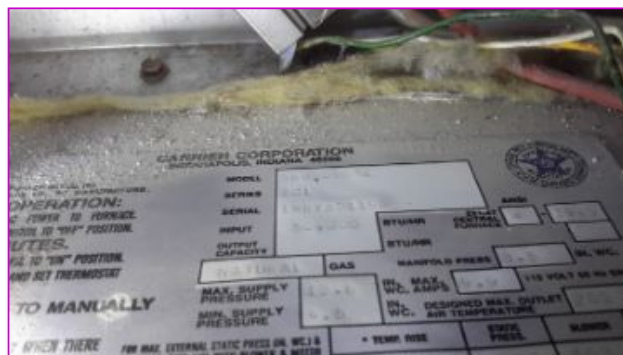
3. Furnace Operation

Observations:

- Both furnaces responded adequately to the call for heat. Both furnaces also measured 0-1 parts per million of carbon monoxide in the plenum when tested today. They are both operating normally today.



4. Furnace Manufacturer



older unit

5. Furnace Air Filter

Observations:

- The air filter for this furnace appeared to be in serviceable condition at the time of the inspection. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.

Failure to change the filter when needed may result in the following problems:

- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.

6. Return Air

Observations:

- The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

CENTRAL AIR CONDITIONER

1. General Condition

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the air-conditioning system. Notable exceptions will be mentioned in this report. Due to outside air temperatures below 65 degrees I did not test the AC today. Testing at these temperatures can harm the units. The exterior part of the system, the compressor, appears to need thorough cleaning. Recommend a tune up by professionals before firing it up next summer.



2. Compressor Unit



clean prior to next season

FOUNDATION

1. Foundation Configuration

Observations:

- The foundation consisted of a combination of basement and slab-on-grade.

2. Footings

Observations:

- The footings were not visible.

3. Concrete Foundation Walls

Observations:

- The visible portions of the foundations walls consisted of poured concrete.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the poured concrete foundation walls. Notable exceptions will be listed in this report.

BASEMENT

1. Basement Configuration

Observations:

- Foundation construction included a finished basement.

2. Basement General Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the unfinished basement. Inspection of unfinished basements typically includes evaluation of:
 - Basement floor
 - Framed floor structure
 - Foundation walls
 - Structure (floor, walls & ceiling)
 - Plumbing (water, sewer, gas and any sump pumps)
 - Electrical
 - Provisions for egress
 - HVAC (ducts and any equipment)

3. Egress

Observations:

- The basement had means of egress which appeared to comply with generally-accepted modern safety standards.

4. Basement Floor

Observations:

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- At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible portions of the concrete basement floor slab. Notable exceptions will be listed in this report. Most of the slab was not directly visible due to floor coverings.

5. Moisture Intrusion

Observations:

- Only moisture intrusion seen was in lower garage, possibly a one time event caused by driving rain at the front of the home.

6. Sump Pump

Observations:

- Home has a sump pit fed by drainage tiles under the slab. No evidence that this pit has had water in any time recently.

7. Basement Electrical

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical components visible in the basement other than presence of GFCI plugs. These plugs are recommended in areas near sinks, and unfinished areas of basements. Were not required when home was built.

Over the years, many different types and brands of electrical components have been installed. Electrical components and standards have changed and continue to change. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection. The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

Inspection of the home electrical system typically includes the following:

- service drop: conductors, weatherhead, and service mast;
- electric meter exterior;
- service panel and sub-panels;
- service and equipment grounding;
- system and component bonding; and
- visible branch wiring: receptacles (representative number), switches, lighting.

ELECTRICAL SERVICE

1. Service Lateral

Observations:

- Conductors supplying electricity to the home were buried underground.

2. Electric Meter Location

Observations:

- The electric meter was located at the left side of the home.

3. Electric Meter Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

DOORS

1. Sliding Glass Doors

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the sliding glass doors. Door from the dining area was difficult to slide, and screen on slider from the living room needs to be adjusted as well.

FIREPLACE

1. Fireplace

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas-fueled fireplace in the living room. Full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). This was wood burning originally, but has been converted to gas logs. No screens or glass protect small children from the fireplace. Be aware at all times it is in use.

WATER SUPPLY SOURCE

1. Water Supply

Observations:

- The home water was supplied from a public source.

2. Water Pressure

Observations:

- Water pressure measured 60 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

WATER SUPPLY PIPES

1. Main Water Shut-off

Observations:

- The main water supply shut-off was located at floor in unfinished basement just to the right of the sump pit.

2. Functional Flow

Observations:

- All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

3. Water Pipe Bonding

Observations:

- The home water supply pipes appeared to be properly bonded to the home electrical system at the time of the inspection.