

Nice Home Example



Front Left

Front Right



Rear right

Rear left

Today's Date, Inspection Report for: Existing Home at Nice Home Example

Sunny, 72 deg. F. Approximate age of the house 6 roof 6

All left and right references are relative to looking at the home from the front yard.

In attendance: Buyer, Buyer's Rep.

Structure:

Foundation is concrete. The basement floor is concrete. Floor and ceiling structure is standard and engineered wood frame. Walls are standard wood frame. Roof is standard wood frame. All areas of the building were entered; no space was inspected from the "access opening".

Exterior:

The exterior covering of the building is cement siding and brick veneer. Eaves, soffits and fascia are wood. Around the building, landscaping is not properly held back. Grading and drainage generally flows away from the building. The driveway and walkway are concrete. The decks, patios and porches are at the front: masonry, at the rear: wood.

Roofing:

The roof cover is asphalt/composition shingle and the roof is inspected from the ground, with binoculars. Gutters for roof run-off moisture are noted.

Plumbing:

Main supply appears to be copper. Drains/vents are plastic. Interior plumbing is copper. The water heaters are gas (1) and electric (1) and are installed in the basement. The main water valve is in the basement. No sump pump for the building was noted.

Electrical:

The main drop is underground. Proper grounding/bonding is noted from the main panel to the meter to the earth. The main disconnect is at the exterior panel, left side. The main panel is breakers with a 200 amp main, general wiring is NM cable and the panel is located in the basement. No solid aluminum wire is noted.

HVAC:

The gas furnaces are mounted in the attic (1) and the basement (1). The exterior A/C units are on the rear (2). The gas meter is on the left.

Interior:

Walls, floors and ceiling covers appear proper and safe (no openings for fire to jump through, no exposed cables, etc.). Stairs have no tripping hazards. The handrail/guardrail openings are current standard. Counter tops, cabinets, windows and doors operate/function properly unless otherwise noted.

Insulation and Ventilation:

The house has fiberglass insulation throughout. In our warm, moist climate, more insulation can generally be added to the attic for energy conservation. The attic is ventilated.

Fireplace:

The pre-fab fireplace has a steel chimney. The damper operated.

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SYMBOL KEY:

* - Items marked with an asterisk warrant additional attention. Generally, these are considered maintenance items and do not require a high level of technical ability, or may be items that the rules have changed since the house was built.

1 - Items marked with a "1" are recommended to be reviewed by a licensed civil, structural or geo-technical engineer.

2 - Items marked with a "2" are recommended to be reviewed/repaired by a qualified licensed contractor or specialty tradesman.

3 - Items marked with a "3" are recommended to be reviewed for the presence of wood destroying organisms by a licensed pest control contractor.

4 - Items marked with a "4" are recommended to be reviewed by a qualified air quality contractor (asbestos, mold, microbes, etc.).

5 - Items marked with a "5" are upgrades recommended for safety enhancement.

A- Keep plants and trees away from the house (ivy is the most destructive plant in our climate). *

B- The house is ready for a paint job as told by mildew growing and peeling paint on trim. **2**

C- The dryer vent has lint at the exhaust (on the rear garage roof). This demonstrates trapped lint, which is a fire hazard and must be cleaned. **2, 5**

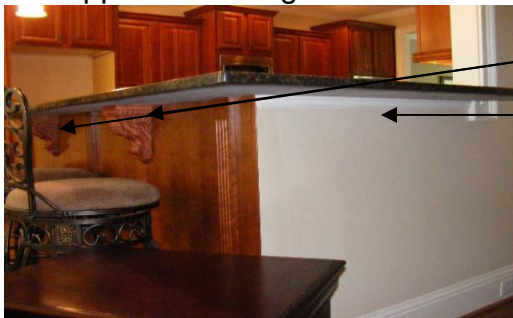


Lint at exterior discharge of dryer vent

D- No flashing is seen at the rear deck/house intersection. **2**

E- Seal exterior penetrations (A/C lines, exhaust vents, cable TV, hose faucets, etc.) and all dissimilar material joints (windows to siding, all seams, etc.). This is classic prep work before a paint job. *

F- Supports for the granite counter at the kitchen are noted only on one side. **2**



Two supports are noted for the rear portion but no support is noted on the left

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G- Common cracks are noted in masonry products - concrete slabs, drywall, etc. *

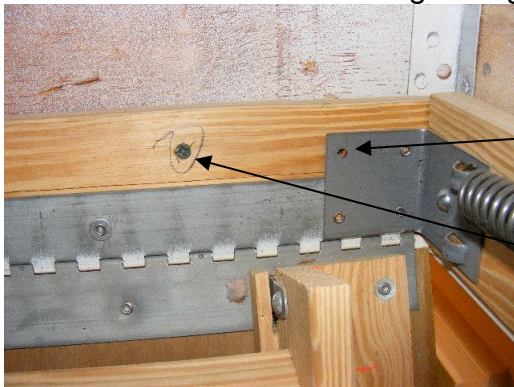
H- Several light switches do not appear to operate anything, scattered around the house. A few examples are one of the switches at the front entry to the kitchen, one at the entry from the garage, etc.). Often these are double wired for independent control of a light and a ceiling fan or for a wall switch (and many lights are easier to see in the dark). Ask the Builder/Seller for info. **2**

I- The master bath toilet is clogged today and would not drain. **2**

J- Hot and cold water are reversed at the master bathtub (hot water must be delivered from the left side as you face the faucet). This is a violation of Federal Housing Law. **2, 5**

K- The master bathtub pump responded electrically but did not pump water (may have lost its "prime", over time) **2**

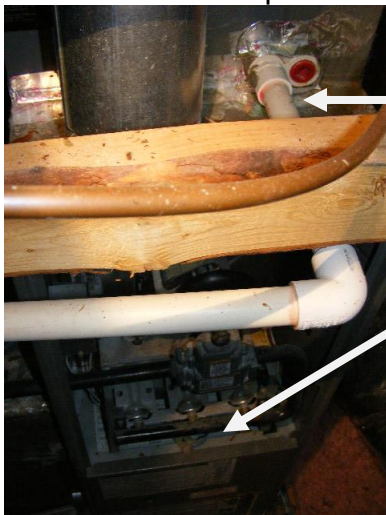
L- The attic pull-down stairs are fastened improperly. Screws are used in lieu of nails (screws have no shear rating – this is a shear load and nails only have shear ratings. Screws that have shear ratings are generally called bolts). **2, 5**



Put nails (16D) in the holes of the brackets that are made for nails

Improper screw

M- Green patina from short freon line insulation is noted at each interior unit. Debris, apparently from original construction, is noted in the attic mounted furnace showing no maintenance. Require a complete HVAC service/repair of all components. **2**



Green patina

Insulation and assorted debris from original construction

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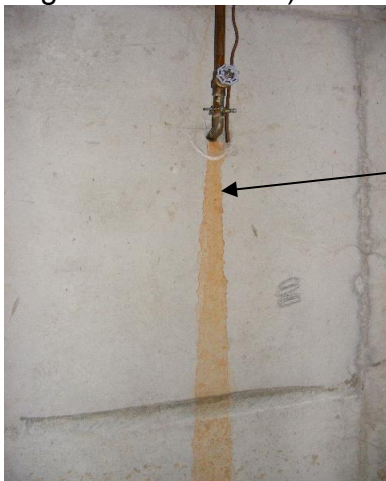
N- The lights in the front and rear upper right bedroom closets did not respond (the florescent tubes tried to glow but would not light). **2**

O- The water heater appears to have reached an early maturity as told by heavy rust. **2**



Rust on the outer shell of the water heater

P- An active leak is seen at the main water line pass-through at the foundation and told by the GA clay stain on the concrete wall (the opening appears to have not been sealed from original construction). **2**



GA clay stain below the unsealed water line pass-through shows the active leak

Q- A reminder that vapor barriers on interior walls cause condensation (vapor barriers in a basement in our climate are not a good idea – too much moisture – and if you can not see the moisture, it must be in the wall). *



Example of interior framing in the basement with craft paper

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R- Recommend fresh caulk/grout at tubs/showers. *

S- The sill has not been drilled for the bottom lock on the passive leaf of the basement double exit door. **2**

T- The upper portion of the handrail for the basement stairs is damaged. **2, 5**

U- Manufacturer's recommend changing smoke detectors every ten years. *, **5**

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