



## **Building Analysis Report**

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**Client: VIP**

**Site Location: 555 Main Street**

**Inspection Date: Today**

**Inspection Time: Now**

**Job Number: 1**

## WHAT YOU CAN EXPECT FROM THIS INSPECTION REPORT

The inspection is a reasonable effort to disclose the condition of the property on the day of inspection. The inspection does not reveal information on concealed items or items the inspector is unable to inspect. The inspectors are generalists trained to evaluate the structure.

On the following pages you will be provided with all the inspector's findings. Each category will contain what type of system or structure was inspected and if there were any major or minor concerns noted.

A major concern is generally considered to be any repair that is significant and or poses a safety hazard.

The inspector will often make recommendations to repair or upgrade specific items or systems. (e.g. upgrade bathroom or kitchen receptacles to ground fault interrupter receptacles.) These recommendations are often intended to improve a system or item with newer products and technologies.

All of the inspector's findings are approximations and not a definitive answer. It is impossible to predict exactly how long a system will last. Any estimate of cost to repair is an approximation for budgetary purposes only. Consult a qualified contractor for an exact estimate.

Before each category in the report there is a brief description of what is included in the inspection of that category. e.g. The exterior category contains items such as: windows, doors and trim. Check each description prior to reviewing the findings.

We have made every effort to make this report as comprehensive as possible. If you do not understand any part of this report, please do not hesitate to call our office at 800-220-5605.



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Richard Thacker  
Owner / Certified Real Estate Inspector  
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## Report Sample and Rating Information

In this report the inspector will try to assist you in determining the seriousness of some findings by adding a comment to the "Rating" line:

### **(SAMPLE)**

**SERVICE** Exterior service up to and including the meter may be the responsibility of the local power company. If any problems are noted, contact them for repairs or questions.

**Type:** Overhead, Underground

**Conditions:** **Meter loose** --- Meter box is loose and should be repaired. This can create a potential hazard.

**Comments:** Meter backer board should be replaced when meter is re-secured. Backer board is rotted and deteriorated from exposure to water.

**Rating:** *Safety Issue/ Hazardous*

**The ratings you may find in this report and there definitions are as follows:**

### RATINGS LIST

### DEFINITION

#### **Satisfactory**

Indicates the system is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

#### **Marginal**

Indicates the component will probably require repair or replacement in the next five (5) years.

#### **Poor**

Indicates the component will need repair or replacement now or in the very near future.

#### **NFE**

**Needs Further Evaluation:** The noted item or system displayed symptoms that were questionable or unfamiliar to the inspector and recommends to be further evaluated by a competent specialist.

#### **Significant**

A system or component that is considered significantly deficient, inoperable or unsafe.

#### **Safety**

Denotes a condition that is unsafe and is in need of prompt attention

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## Exterior

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any negative conditions are listed, a qualified competent contractor should correct them.

**LANDSCAPING:** Landscaping is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc.

**Site:** Hillside

**PAVED AREAS:** This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.

**Sidewalks:** Concrete, Slate  
**Rating:** Satisfactory

**Steps:** Treated Wood, Composite board  
**Rating:** Satisfactory

**Driveway:** Asphalt  
**Rating:** Satisfactory

**SIDING/TRIM:** Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.

**Siding:** Stone, E.I.F.S/Dryvit  
**Conditions:** **E.I.F.S.** --- EIFS (Exterior Insulated Finish System) has a history in areas of moisture penetration problems and should be checked out by a professional. Failure of this product may lead to moisture damage to sheathing, framing, trim and the possibility of mold.

**Siding too low** --- The inspector noted that portions of the siding are too close to ground level, making the siding subject to rot, decay, insect intrusion and restriction of wood destroying insect inspection. All siding should be a minimum of eight inches above ground level

**Location:** several places throughout

**Rating:** NFE

**Trim:** E.I.F.S/Dryvit  
**Conditions:** **Physical damage** --- Physical damage was noted and should be further evaluated and repaired by an appropriate qualified specialist.

**Location:** several cracks throughout

**Rating:** NFE

**PORCH/DECK:** Porches, decks and patios add value and enjoyment. Because they are exposed to the weather, they are also higher maintenance items than other portions of the structure.

**Deck:**  
**Conditions:** **Loose flooring** --- Areas of the flooring/decking are loose. This can create a tripping hazard. Have the flooring/decking further evaluated for repair by a qualified contractor.  
**Location:** Throughout decks and balconies.

**Physical damage** --- Physical damage was noted and should be further evaluated and repaired by an appropriate qualified specialist.

**Location:** several places throughout the decking boards.

**Comments:** Several areas of the deck boards are loose and secured. Have the decks, patios and balcony further evaluated by a qualified contractor.

**Rating:** Significant

**WINDOWS:** Windows are an important part of the structure, gaining and losing more heat than any other element.

**Type:** Vinyl, Casement  
**Rating:** Satisfactory

**Glazing:** Insulated Glass  
**Rating:** Satisfactory

**DOORS:** Doors are inspected for functionality and condition. The degree of protection from people or weather is a matter of personal decision.

**Entry:** Fiberglass, Sliding Patio  
**Rating:** Satisfactory

**GARAGE:** Standard inspections cover only attached garages and carports. They are not considered habitable, and conditions are reported accordingly.

**Garage:** Attached Garage  
**Rating:** Satisfactory

**Cars:** 3

**Doors:** Metal  
**Rating:** Satisfactory

**Opener:** Automatic  
**Conditions:** **Unsafe installation of auto reverse device ---** The electrical device appears to be installed improperly and/or in an unsafe manner. Further evaluation by an electrician is recommended.



**Rating:** Safety

# Roof

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed, a qualified contractor should correct them.

**STYLE:** The predominant roof style of the structure.

**Type:** Flat, Gable, Hip

**COVERING:** Covering material is partially a matter of taste, but performs the vital function of keeping water out of the structure. The life of roofing material can vary greatly depending on geographic area and estimates of remaining life (if given) are ESTIMATES.

**Material:** Roll Roofing, Asphalt Shingle, Rubber Membrane

**Conditions:** **Poorly patched** --- Patched area. The area is subject to further leaks and should be properly repaired by a competent contractor.

**Poor workmanship** --- The quality of work does not appear to be what is generally considered acceptable from a professional. Have the workmanship evaluated and corrections made by a competent specialist.

Location: RIDGE CAP REPAIR



**Missing/cracked shingle** --- Roof has missing or cracked shingles that should be repaired by a qualified roofing contractor. Water penetration could occur at these areas. Have the contractor further evaluate the roofing system for repairs.

Location: RIDGE CAP





**Ponding on roof** --- Substantial standing water was observed.  
Location: FRONT ENTRY CONOPY



**Hole ---** A hole was noted which is large enough to require repair.  
Location: RUBBER ROOFING



**Moss ---** Moss was observed growing on the roof surface. Consult with a roofing contractor for further evaluation. Moss can lead to accelerated deterioration of roofing materials and water intrusion.



Rating: **NFE**

**SEEN FROM:** This section describes the method the inspector used to examine the roof. The method used obviously affects the ability to observe any or all conditions.

**Method:** Walked

**OVERHANG:** Overhang describes soffits and fascia. This area is important for proper ventilation of the roof and water removal.

**Fascia:** Metal  
 Rating: **Satisfactory**

**Soffits:** Vented Soffit  
 Rating: **Satisfactory**

**FLASHING:** Flashing is the material used to seal the junction of the main roof material and items such as chimneys or vents. It is also used where roof sections join (valleys). This is the most common area for leaks to occur.

**Type:** Metal  
 Location: step  
 Woven Shingles  
 Location: valley(s)

**DRAINAGE:** This section covers the items used to move the water shed by the roof away from the structure. Water falling too close to the foundation can cause undermining, settlement and leaks into the structure if present.

**Type:** Metal

Conditions: **Need cleaning** --- Gutters appear to need cleaning. Water could back up and cause damage if not corrected.

Location: several places are filled with moss.

Rating: **Poor**

**Down Spouts:** Metal

Conditions: **Discharge underground** --- Downspouts are discharging into a below grade drainage system. The drainage system is inaccessible and therefore not inspected.

**Down spout too short** --- The down spout was too short and did not connect or insert into the underground drain line. Having the down spout extended will help prevent accumulation of water from over splashing water.

Location: few places throughout

Rating: **Poor**

## VENTILATION:

The types and condition of attic ventilation is covered in this section. Proper ventilation is important for maximum life of the roof covering and framing materials.

**Type:** Ridge, Soffit

Rating: **Satisfactory**

## FLUES/VENTS:

Flues are used to vent gases and heat from heating devices and vents are used to vent the plumbing system to atmosphere. This section describes any damage or problems at the roof level.

**Chimney:** Metal

Rating: **Satisfactory**

**Plumbing:** Plastic

Rating: **Satisfactory**

## Skylights:

**Type:** Fixed Unit

Conditions: **Fogged** --- Fogging was observed. This indicates failure of the seal between layers of glass. Replacement is the only method to cure this problem.

Location: throughout



**Water stains** --- Water stains were noted. Stains are evidence of past or present water penetration. Have the source evaluated and repaired or confirmed repaired by a contractor.

Location: master bedroom; dining room sky lights

Rating: **NFE**

# Structure

This inspection is based on observation of the visible portions of the foundation and structure. If any conditions are listed, a qualified contractor should correct them.

**ACCESS:** This section describes the restrictions (if any) to the inspection of the foundation. If severe restrictions existed, they should be overcome and a reinspection performed.

**Access:** Restricted  
**Conditions:** **Some finished areas** --- Some areas are finished. The components behind the finished areas were not inspected.  
Location: throughout, first floor, second floor, basement

**FOUNDATION:** This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed. Ventilation is important in order to avoid excessive moisture and resulting structural damage.

**Type:** Basement  
**Rating:** Satisfactory

**Materials:** Block

**FLOORS:** This section covers the floors, primarily in the areas of support and construction. Floor coverings are discussed in other sections.

**Joist:** Solid Wood

**INSULATION:** Floor and wall insulation is examined where visible.

**Walls:** Not Visible

**Floor:** Fiberglass

**WALLS:** This section reports on the exterior walls of the building above the foundation and the bulkhead (if any).

**Exterior:** Frame

# Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed, a qualified electrician should correct them.

**ACCESS:** This section describes the limitations (if any) of the electrical inspection.

**Access:** Restricted  
**Comments:** Generators are not part of this home inspection.  
**Rating:** NFE

**SERVICE:** Exterior service up to and including the meter may be the responsibility of the local power company. If any problems are noted, contact them for repairs or questions.

**Type:** Underground

**Entrance Mat:** Aluminum  
**Rating:** Satisfactory

**Ground:** Driven rod

**Amps:** 400

**MAIN PANEL:** This is a main power supply panel. Become familiar with its location and study the circuit location markings if any.

**Type:** Breaker  
**Rating:** Satisfactory

**Location:** Basement

**Amp Rating:** 200

**Volts:** 120/240

**PANEL:** This is a main power supply panel. Become familiar with its location and study the circuit location markings if any.

**Type:** Breaker

**Location:** Basement

**Amp Rating:** 200

**Volts:** 120/240

**SUB PANEL:** Auxiliary or subpanels are used to extend the system or provide a protected power source near large appliances or equipment. Use the same caution as with the main panel.

**Type:** Breaker  
**Rating:** Satisfactory

**Location:** Garage

**Amp Rating:** 100

**Volts:** 120/240

**BRANCH WIRING:** The wiring that makes up the bulk of the electrical system. Because much of it is hidden by walls, insulation, etc., only the visible portions are examined.

**Type:**  
**Conditions:** **Exposed wiring** --- The inspector observed exposed wiring. All wiring should be concealed within the structure or properly housed in protective enclosures. Have a qualified electrician correct this condition.  
Location: NEAR DRIVE, FRONT RETAINING WALL



Rating: **NFE**

**Material:** Copper

Conditions: **Large aluminum conductors** --- Larger circuits have aluminum conductors. (8 gauge or larger). This is not uncommon. If proper connectors are used at each termination and properly installed, this type of wiring should not be problematic.

**INTERIOR COMP:**

The inspection covers a representative number of components. The National Electrical Code has extensive regulations concerning interior wiring. If you have any doubt about the system, have it thoroughly inspected by a qualified electrician.

**Receptacles:**

Conditions: **Loose receptacle** --- Electrical receptacle was observed to be loose. The receptacle should be properly reattached in order to prevent a shock hazard.

Location: garage



**Fixtures:** Florescent, Ceiling Fan, Incandescent

Rating: **Satisfactory**

**Switches:**

Conditions: **Mis-wired 3-way** --- The 3-way switch is not wired properly. This condition prevents proper use of all switches controlling a single device. Have an electrician evaluate and certify the full wiring system and make repairs as needed.

Location: dining room

Rating: **Poor**

**GFI:**

Conditions: **No GFCI** --- There is no Ground Fault Circuit Interrupter protection noted on some of the outlets. GFCIs are recommended as an upgrade at kitchens counter top, bathrooms, spas, garages, unfinished basements, exterior outlets and crawl spaces.  
Location: pool room shelving outlets.  
**Defective GFCI** --- A defective GFCI (Ground Fault Circuit Interrupter) may still function as a standard outlet or as a circuit breaker, but may no longer provide the specific shock protection provided by the GFCI. The GFCI device should be corrected by an electrician.  
Location: kitchen counter; power room

Rating: **Safety**

**Detector:**  
Conditions: **Private Alarm System** --- Smoke detectors may be connected to a private alarm system. Due to the special nature of alarm systems, the inspector does not evaluate these systems. Recommend that clients have a qualified alarm specialists evaluate this system.

Rating: **NFE**

**EXTERIOR COMP:** Exterior components add convenience but have additional hazards because of the presence of water.

**Receptacles:**  
Conditions: **Recept ok** --- Using a circuit tester, grounding type receptacles were randomly checked and correct wiring was indicated.  
Location: several places

Rating: **Satisfactory**

**Significant, Safety and NFE Issues:** The following findings are in the inspector's opinion to be either significant, safety concerns or items or systems needing further evaluation by a qualified specialist.

**Miscellaneous:**  
Conditions: **Lamp cord wiring** --- Lamp cord was observed. This type of wiring should not be used as permanent wiring and should be properly rewired or removed by a qualified electrician.  
Location: pool room cabinet outlets

Rating: **Safety**

# Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed, a qualified plumber should repair them.

**WASTE/WATER:** This section describes the type of water supply and waste system for the structure.

**Waste Type:** Public

**Water Type:** Public

**MAIN SUPPLY:** This section covers the type and material of the main water supply. Learn where your shutoff valve is! If a supply line ruptures, extensive water damage can occur rapidly.

**Material:** Plastic

**Shutoff:** Basement

Location: BEHIND LARGE BOILER

**Conditions:** **General Photo ---** General photo of a component or system.

Location: WATER SHUT OFF LOCATION



**Rating:** Satisfactory

**Size:** 1"

**SUPPLY PIPING:** This is the potable water used for drinking and cooking needs.

**Piping Mat:** CPVC, Polybutylene, Pex

**Conditions:** **Polybutylene ---** Polybutylene plumbing was used extensively through the mid 1990's. This piping has had a history of failure. It is recommended that regular visual inspections be performed by the home owner and any repairs made by a plumber.

Location: MINIMAL USE AT WATER HEATER

**Rating:** Satisfactory

**Flow:** Adequate

**WASTE PIPING:** This is the waste disposed of from toilets, sinks and other plumbing fixtures.

**Piping Material:** Cast Iron, PVC

**Rating:** Satisfactory

**Flow:** Adequate

**HOT WATER:** The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.

**Type:** Electric, Natural Gas

Conditions: **Relief pipe short** --- Temperature/pressure relief valve extension pipe appears to be missing or too short. This pipe should extend to within 6" above floor level.



Rating: **Safety**

# Heating

The heating system is one of the most important areas in the structure. Improper maintenance may cause uncomfortable heat and fuel bills can be excessively high. If any conditions are listed, a qualified heat technician should correct them.

**SERVICE:** All heating equipment should be serviced annually.

**Location:** Basement

**Age:**

**Conditions:** **Older Unit** --- The system appears to be older by industry standards. Based on age and age alone the system will be considered marginal.

Location: air handlers w/ electric back-up

**Rating:** Marginal

**Boiler:**

Forced Hot Water to coils in air handlers

**Conditions:** **Fired ok** --- Turned up thermostat, unit started and was functional at the time of inspection.

Location: Dunkirk & Munchkin units

**Rating:** Satisfactory

**WARM AIR:** Warm air systems heat air and distribute it to the living space via ductwork. These systems include gas and oil furnaces as well as heat pumps.

**Furnace:** Forced Air, Hot Water Coil

**Rating:** Satisfactory

**Duct:** Duct Board

**Rating:** Satisfactory

**Filters:** Electronic

**Conditions:** **Filter dirty** --- Systems air filter is dirty, and should be cleaned or replaced. A dirty filter will increase fuel cost and lead to possible unit damage. Filters should be cleaned or replaced per manufacturer's recommendation.

**FUEL:** This section reports the type or types of fuel in use. Most equipment is designed for one type of fuel.

**Fuel Type:** Natural Gas

**SPACE HEATING:** Unlike central heating, space heating heats only a space or room within the structure. Always follow manufacturer's procedures and safety precautions when operating any type of space heating.

**Space Heat:** Gas Space  
Electric Space

Location: basement bedroom; maid chambers

**Conditions:** **Heat not working** --- Heat did not respond when thermostat was turned up.

Location: garage gas wall heater

**Rating:** Significant

**THERMOSTAT:** This section reports the type and condition of the thermostat for the primary heating system of the structure.

**Type:** Programmable, Digital

**Zones:** 8

**HEATING FLUES:** This section reports on the type and condition of the heating system flues.

**Type:** Plastic

**Rating:** Satisfactory

## FIREPLACE STOVE:

This section reports on masonry and manufactured fireplaces. Flues are rated only to the extent of the type of flue material used, not the condition of the flues as that can only be inspected by using special equipment as used by Chimney Sweeps.

**Fireplace:**

Gas

Location: master bedroom

Conditions:

**Physical damage** --- Physical damage was noted and should be further evaluated and repaired by an appropriate qualified specialist.

Location: Igniter is non-functional.



Comments:

unable to activate living room fire place.

Rating:

NFE

**Flues:**

Metal

Conditions:

**Unable to access** --- The inspector was unable to fully access the flue or chimney to provide a reasonable assessment. Have certified chimney sweep provide a full evaluation prior to close.

**COMMENTS:**

The heating system consists of two boilers, two air handlers, two electric back up heaters and 8 zones. The system's use would best be learned site by the instruction of a heating contractor. There are several manual back up systems that are involved.

## A/C

The inspector examines only central or built in air conditioners. Window units are personal property. If any conditions are listed, a qualified technician should correct them.

**ACCESS:** This section describes the limitations (if any) of the air conditioning inspection.

**Access:** Restricted

**Conditions:** **Below 65 degrees** --- To test the unit without causing possible damage to the compressor the ambient temperature needs to be above 65 degrees for the past 24 hours. Recommend having unit tested when conditions permit.

**Rating:** NFE

**UNIT TYPE:** Performance of different air conditioner types varies greatly. Observations are based on comparable units of the same type.

**Type:** Split System

**Conditions:** **Older Unit** --- The system appears to be older by industry standards. Based on age and age alone the system will be considered marginal, at best. Budget for replacement in the near future, if systems were found to be functional.

**No signs of recent service** --- The appliance does not appear to have been serviced for some time. Signs of deferred maintenance should be evaluated by a qualified professional.

## EQUIPMENT

**LOCATION:** All air conditioning equipment should be serviced annually.

**Age:** 15 to 20 yrs

**Conditions:** **Older Unit** --- The system appears to be older by industry standards. Based on age and age alone the system will be considered marginal.

**Rating:** Marginal

**DUCTS:** Ducts are the air conductors and are often used commonly by heating and air conditioning.

**Type:** Flexible, Metal

**Filters:** Electronic

**SPECS:** Air conditioning specifications are listed in this section.

**Capacity:** 5.0 / 3.0 Tons

# Kitchen

If any conditions are listed in this section, a qualified contractor should correct them.

<b>EXHAUST FAN:</b>	This section describes the type and function of the kitchen exhaust in use.
<b>Type:</b>	Down Draft
<b>Conditions:</b>	<b>Not operational</b> --- The appliance did not work when switch was turned on. Check and repair as needed. Location: unable to get down draft to close.
<b>Rating:</b>	<b>NFE</b>
<b>FLOORING:</b>	The type of floor covering is noted. Normal wear and tear or cosmetic deficiencies are not noted unless significant.
<b>Type:</b>	Granite
<b>Rating:</b>	<b>Satisfactory</b>
<b>CABINETS:</b>	The proper amount of cabinets is a matter of personal taste. This inspection is restricted to their overall condition and installation.
<b>Material:</b>	Laminate
<b>Conditions:</b>	<b>Damaged cabinet</b> --- Kitchen cabinet is damaged and may need repair. Location: broken hinge at sink cabinet
<b>Rating:</b>	<b>Poor</b>
<b>COUNTERTOP:</b>	Overall condition and type of countertop(s) are noted in this section.
<b>Material:</b>	Solid
<b>Rating:</b>	<b>Satisfactory</b>
<b>APPLIANCES:</b>	Appliances are covered in this section with respects to functionality only.
<b>Range:</b>	Electric
<b>Rating:</b>	<b>Satisfactory</b>
<b>Oven:</b>	Electric
<b>Rating:</b>	<b>Satisfactory</b>
<b>Refrigerator:</b>	Double Door
<b>Conditions:</b>	<b>Unplugged</b> --- The unit was unplugged at the time of the inspection and prevented a full examination of the unit. Location: laundry room;
<b>Dishwasher:</b>	Built-in
<b>Rating:</b>	<b>Satisfactory</b>
<b>Microwave:</b>	Built-in
<b>Rating:</b>	<b>Satisfactory</b>
<b>FIXTURES:</b>	The type and condition of the kitchen fixtures is reported in this section.
<b>Sink:</b>	
<b>Conditions:</b>	<b>Water off</b> --- The water was off which prevented the inspector from testing all of the items in the plumbing. Location: cold water to game room sink. <b>Visible mold</b> --- Visible signs of mold were detected from a past or present water or moisture issue. Correct any water issues and have mold remediated by a specialist. Mold can lead to serious health concerns. Location: below game room sink



Rating: **NFE**

**LAUNDRY:** Laundry items are inspected if present.

**Washer:** Electric

Conditions: **Older Unit** --- The system appears to be older by industry standards. Based on age and age alone the system will be considered marginal, at best. Budget for replacement in the near future, if systems were found to be functional.

Rating: **Marginal**

**Dryer:** Gas

Conditions: **Older Unit** --- The system appears to be older by industry standards. Based on age and age alone the system will be considered marginal, at best. Budget for replacement in the near future, if systems were found to be functional.

Rating: **Marginal**

**Sink:** Utility Sink

Rating: **Satisfactory**

# Bath

If any conditions are listed, a qualified professional should correct them.

## BATH 1/2:

**Fixtures:** Pedestal, Toilet  
**Rating:** Satisfactory

**Ventilation:** Fan, Window  
**Rating:** Satisfactory

**Floor:** Quarry tile  
**Rating:** Satisfactory

## BATH 1:

**Fixtures:** Vanity  
Toilet  
Tub  
Whirlpool  
Location: white bath room  
Shower  
Location: basement bathrooms; maid loft  
**Rating:** Satisfactory

**Ventilation:** Fan  
**Conditions:** **Fan noisy** --- Fan blower is noisy and should be repaired.  
Location: black bath;  
**Rating:** Poor

**Floor:** Carpet

## BATH 2:

**Fixtures:** Toilet  
Double vanity  
Location: master bath  
Shower  
Whirlpool  
**Rating:** Satisfactory

**Ventilation:** Fan, Window  
**Rating:** Satisfactory

**Floor:** Ceramic tile  
**Rating:** Satisfactory

# Interior

Cosmetic deficiencies may not be reported on unless they have an impact on habitation or have caused structural damage. If any conditions are listed, a qualified contractor should be consulted.

**ACCESS:** This section covers restrictions, (if any) to the inspection of the interior. Most common problems are lack of access because of personal property in the way or recent remodeling which may have covered previous flaws.

**Access:** Restricted  
**Conditions:** **Inaccessible areas** --- There were areas that were inaccessible to the inspector and were not inspected.  
Location: some attic areas

**WALLS:** The type, material and integrity of the interior walls are reported on a representative basis only.

**Type:** Drywall  
**Conditions:** **Elevated moisture** --- There were elevated moisture readings at the below noted location. Elevated readings could indicate an active moisture concern or raise the likelihood of mold, mildew, and/or dry rot. Determine the source of the moisture and correct.  
Location: closet right of sauna entry.

**Visible mold** --- Visible signs of mold were detected from a past or present water or moisture issue. Correct any water issues and have mold remediated by a specialist. Mold can lead to serious health concerns.  
Location: closet right of sauna entry.



**Rating:** NFE

**CEILINGS:** The type, material and integrity of the ceilings are reported on a representative basis only.

**Type:** Drywall  
**Conditions:** **Water stains** --- Water stains were noted. Stains are evidence of past or present water penetration. Have the source evaluated and repaired or confirmed repaired by a contractor.  
Location: breakfast room

**Rating:** NFE

**ATTIC:** The attic is inspected (if possible) for roof support structure, and insulation. Although the attic insulation may be acceptable, the greater the insulating value along with proper attic ventilation and moisture control will lessen the chance of ice dams.

**Roof Framing:** Rafters

**Sheathing:** Plywood

**Insulation Type:** Fiberglass  
**Rating:** Satisfactory

## Other Inspections

This section addresses general observations or other inspections. You may find in this section additional information on a previous system or item or specialty items inspected.

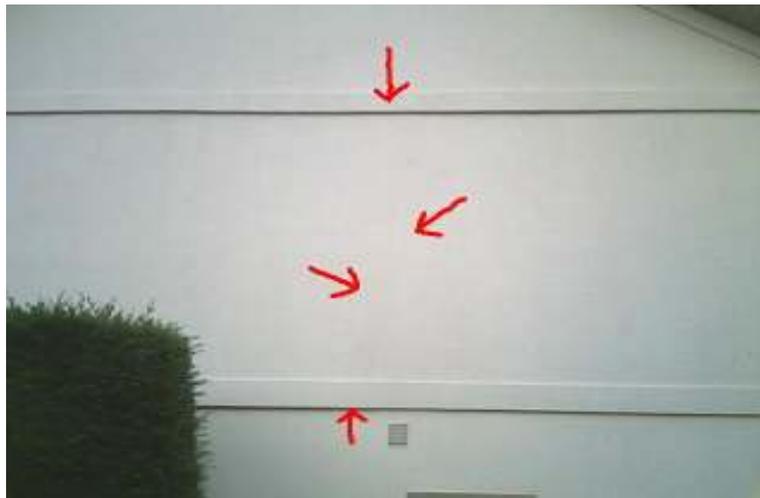
### E.I.F.S.:

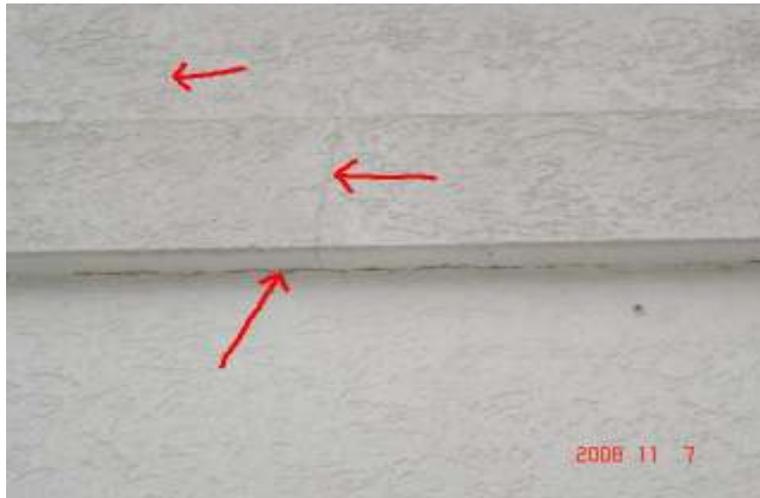
**General:**  
Conditions:

E.I.F.S./Dryvit

**E.I.F.S. crack** --- Water penetration is a concern with any crack in the exterior insulation system. Consult with an E.I.F.S. certified specialist for further evaluation of the system and repairs prior to close.

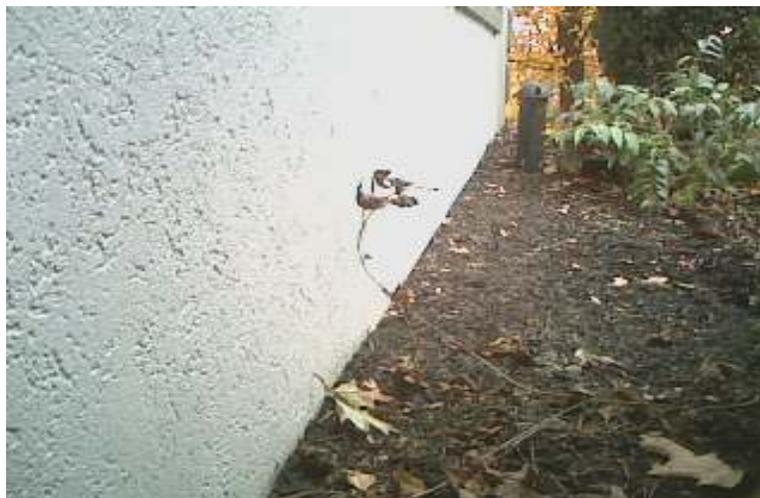
Location: several places







**E.I.F.S below grade** --- The EIFS siding is contact or below grade and is subject to "wicking", this condition should be further evaluated by an approved EIFS specialist and corrected prior to close.





**EIFS Loose** --- Loose sections of EIFS were observed suggesting insulation separation from the substrate. Have the EIFS system further evaluated by a qualified EIFS specialist prior to close.



**Elevated moisture** --- There were elevated moisture readings at the below noted location. Elevated readings could indicate an active moisture concern or raise the likelihood of mold, mildew, and/or dry rot. Determine the source of the moisture and correct.  
Location: RIGHT OF CAR DOOR



**No isolation gap** --- An isolation gap is a separation of the EIFS between all wall penetrations and expansion joints. This gap allows for placement of a foam backer rod and caulk. This detail is important to help prevent a seal failure. Have evaluated by an EIFS specialist.  
Location: several places

**Seal wall penetration** --- All wall penetrations should be sealed to prevent water and insect intrusions. Have a qualified contractor properly seal all of these areas.

Location: several places

Rating:

NFE

**Present:**

**For inspection:** Customer, Customer Representative, Selling Agent, and Seller

Conditions: **Vacant** --- The property was vacant at the time of the inspection. Please read your agreement concerning vacant properties.

# Summary

## Exterior

### SIDING/TRIM

#### Siding

Stone

E.I.F.S/Dryvit

**Condition:** E.I.F.S. - EIFS (Exterior Insulated Finish System) has a history in areas of moisture penetration problems and should be checked out by a professional. Failure of this product may lead to moisture damage to sheathing, framing, trim and the possibility of mold.

**Condition:** Siding too low - The inspector noted that portions of the siding are too close to ground level, making the siding subject to rot, decay, insect intrusion and restriction of wood destroying insect inspection. All siding should be a minimum of eight inches above ground level

Location: several places throughout

**NFE**

#### Trim

E.I.F.S/Dryvit

**Condition:** Physical damage - Physical damage was noted and should be further evaluated and repaired by an appropriate qualified specialist.

Location: several cracks throughout

**NFE**

### PORCH/DECK

#### Deck

**Condition:** Loose flooring - Areas of the flooring/decking are loose. This can create a tripping hazard. Have the flooring/decking further evaluated for repair by a qualified contractor.

Location: Throughout decks and balconies.

**Condition:** Physical damage - Physical damage was noted and should be further evaluated and repaired by an appropriate qualified specialist.

Location: several places throughout the decking boards.

**Comments:** Several areas of the deck boards are loose and secured. Have the decks, patios and balcony further evaluated by a qualified contractor.

**Significant**

### GARAGE

#### Opener

Automatic

**Unsafe installation of auto reverse device ---** The electrical device appears too installed improperly and/or in an unsafe manner. Further evaluation by an electrician is recommended.

**Safety**

## Roof

### COVERING

#### Material

Roll Roofing

Asphalt Shingle

Rubber Membrane

**Condition:** Poorly patched - Patched area. The area is subject to further leaks and should be properly repaired by a competent contractor.

**Condition:** Poor workmanship - The quality of work does not appear to be what is generally considered acceptable from a professional. Have the workmanship evaluated and corrections made by a competent specialist.

Location: RIDGE CAP REPAIR

**Condition:** Missing/cracked shingle - Roof has missing or cracked shingles that should be repaired by a qualified roofing contractor. Water penetration could occur at these areas. Have the contractor further evaluate the roofing system for repairs.

Location: RIDGE CAP

**Condition:** Ponding on roof - Substantial standing water was observed.

Location: FRONT ENTRY CONOPY

**Condition:** Hole - A hole was noted which is large enough to require repair.

Location: RUBBER ROOFING

**Condition:** Moss - Moss was observed growing on the roof surface. Consult with a roofing contractor for further evaluation. Moss can lead to accelerated deterioration of roofing materials and water intrusion.

**NFE**

## Skylights

### Type

Fixed Unit

**Condition:** Fogged - Fogging was observed. This indicates failure of the seal between layers of glass. Replacement is the only method to cure this problem.

Location: throughout

**Condition:** Water stains - Water stains were noted. Stains are evidence of past or present water penetration. Have the source evaluated and repaired or confirmed repaired by a contractor.

Location: master bedroom; dining room sky lights

**NFE**

## Electrical

### ACCESS

#### Access

Restricted

**Comments:** Generators are not part of this home inspection.

**NFE**

### BRANCH WIRING

#### Type

**Condition:** Exposed wiring - The inspector observed exposed wiring. All wiring should be concealed within the structure or properly housed in protective enclosures. Have a qualified electrician correct this condition.

Location: NEAR DRIVE, FRONT RETAINING WALL

**NFE**

### INTERIOR COMP

#### GFI

**Condition:** No GFCI - There is no Ground Fault Circuit Interrupter protection noted on some of the outlets. GFCIs are recommended as an upgrade at kitchens counter top, bathrooms, spas, garages, unfinished basements, exterior outlets and crawl spaces.

Location: pool room shelving outlets.

**Condition:** Defective GFCI - A defective GFCI (Ground Fault Circuit Interrupter) may still function as a standard outlet or as a circuit breaker, but may no longer provide the specific shock protection provided by the GFCI. The GFCI device should be corrected by an electrician.

Location: kitchen counter; power room

**Safety**

#### Detector

**Condition:** Private Alarm System - Smoke detectors may be connected to a private alarm system. Due to the special nature of alarm systems, the inspector does not evaluate these systems. Recommend that clients have a qualified alarm specialists evaluate this system.

**NFE**

### Significant, Safety and NFE Issues

#### Miscellaneous

**Condition:** Lamp cord wiring - Lamp cord was observed. This type of wiring should not be used as permanent wiring and should be properly rewired or removed by a qualified electrician.

Location: pool room cabinet outlets

**Safety**

## Plumbing

### HOT WATER

#### Type

Electric

Natural Gas

**Condition:** Relief pipe short - Temperature/pressure relief valve extension pipe appears to be missing or too short. This pipe should extend to within 6" above floor level.

**Safety**

## Heating

**Comments: The heating system consists of two boilers, two air handlers, two electric back up heaters and 8 zones. The system's use would best be learned site by the instruction of a heating contractor. There are several manual back up systems that are involved.**

## SPACE HEATING

### Space Heat

Gas Space

Electric Space

Location: basement bedroom; maid chambers

**Condition:** Heat not working - Heat did not respond when thermostat was turned up.

Location: garage gas wall heater

**Significant**

## FIREPLACE

### STOVE

#### Fireplace

Gas

Location: master bedroom

**Condition:** Physical damage - Physical damage was noted and should be further evaluated and repaired by an appropriate qualified specialist.

Location: Igniter is non-functional.

**Comments:** unable to activate living room fire place.

**NFE**

## A/C

### ACCESS

#### Access

Restricted

**Condition:** Below 65 degrees - To test the unit without causing possible damage to the compressor the ambient temperature needs to be above 65 degrees for the past 24 hours. Recommend having unit tested when conditions permit.

**NFE**

## Kitchen

### EXHAUST FAN

#### Type

Down Draft

**Condition:** Not operational - The appliance did not work when switch was turned on. Check and repair as needed.

Location: unable to get down draft to close.

**NFE**

### FIXTURES

#### Sink

**Condition:** Water off - The water was off which prevented the inspector from testing all of the items in the plumbing.

Location: cold water to game room sink.

**Condition:** Visible mold - Visible signs of mold were detected from a past or present water or moisture issue. Correct any water issues and have mold remediated by a specialist. Mold can lead to serious health concerns.

Location: below game room sink

**NFE**

## Interior

### WALLS

#### Type

Drywall

**Condition:** Elevated moisture - There were elevated moisture readings at the below noted location. Elevated readings could indicate an active moisture concern or raise the likelihood of mold, mildew, and/or dry rot. Determine the source of the moisture and correct.

Location: closet right of sauna entry.

**Condition:** Visible mold - Visible signs of mold were detected from a past or present water or moisture issue. Correct any water issues and have mold remediated by a specialist. Mold can lead to serious health concerns.

Location: closet right of sauna entry.

NFE

## CEILINGS

### Type

Drywall

**Condition:** Water stains - Water stains were noted. Stains are evidence of past or present water penetration. Have the source evaluated and repaired or confirmed repaired by a contractor.

Location: breakfast room

NFE

## Other Inspections

### E.I.F.S.

#### General

E.I.F.S./Dryvit

**Condition:** E.I.F.S. crack - Water penetration is a concern with any crack in the exterior insulation system. Consult with an E.I.F.S. certified specialist for further evaluation of the system and repairs prior to close.

Location: several places

**Condition:** E.I.F.S below grade - The EIFS siding is contact or below grade and is subject to "wicking", this condition should be further evaluated by an approved EIFS specialist and corrected prior to close.

**Condition:** EIFS Loose - Loose sections of EIFS were observed suggesting insulation separation from the substrate. Have the EIFS system further evaluated by a qualified EIFS specialist prior to close.

**Condition:** Elevated moisture - There were elevated moisture readings at the below noted location. Elevated readings could indicate an active moisture concern or raise the likelihood of mold, mildew, and/or dry rot. Determine the source of the moisture and correct.

Location: RIGHT OF CAR DOOR

**Condition:** No isolation gap - An isolation gap is a separation of the EIFS between all wall penetrations and expansion joints. This gap allows for placement of a foam backer rod and caulk. This detail is important to help prevent a seal failure. Have evaluated by an EIFS specialist.

Location: several places

**Condition:** Seal wall penetration - All wall penetrations should be sealed to prevent water and insect intrusions. Have a qualified contractor properly seal all of these areas.

Location: several places

NFE