

# Building Inspection Report

**1234 Sample St., Anytown**

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**Inspection Date:**

10-10-02

**Prepared For:**

Tom Smith

**Prepared By:**

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**Report Number:**

021010-1

**Inspector:**

Patrick J. Norton

# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is an average quality 50 year old (approximate age) two story home in average condition. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.*

## CONVENTIONS USED IN THIS REPORT

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

**Major Concern:** denotes a major concern, major repair or major improvement recommendation where the costs of correction are unknown but will likely be expensive.

**Safety Issue:** denotes an observation or recommendation that is considered an immediate safety concern.

**Improve:** denotes typical repairs or improvements that are needed.

**Monitor:** denotes an area where further investigation and/or monitoring are needed. Repairs may be necessary. During the inspection, there was insufficient information. Improvements cannot be determined until further investigation or observations are made.

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

## THE SCOPE OF THE INSPECTION

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

This inspection is visual only. No destructive testing or dismantling of building components is performed.

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

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

### WEATHER CONDITIONS

Partly cloudy conditions prevailed at the time of the inspection.

The estimated outside temperature was 65 degrees F.

# Section 1 – Roofing System

## DESCRIPTION OF ROOFING SYSTEM

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<b>Roof Covering:</b>	•Asphalt •Two layers
<b>Approx. Age of Roof Covering:</b>	• 8+- Years
<b>Average Lifespan of Roof Covering:</b>	• 15 to 20 +- Years
<b>Chimneys:</b>	•Masonry
<b>Gutters and Downspouts:</b>	•Aluminum •Downspouts discharge above grade
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

In general, the roof coverings show evidence of normal wear and tear for a roof of this age and location and should provide serviceable life within the limits of its age and average lifespan.

- **Improve:** Damaged valley in front needs repair.
- **Monitor:** The design of the roofing system is such that a vulnerable area exists where the garage roof meets the house. There is a higher potential for unanticipated repairs. Annual inspection and ongoing maintenance will be critical to the performance of the roofing system in this vulnerable area.

The configuration of the roofing system may be susceptible to ice damming. This should be watched for during the winter months. Severe ice dams can result in roof leakage, typically near the eaves. Solutions include better attic insulation and ventilation, eave protection below the roof coverings, or the installation of heating cables on the roof.

#### Flashings

Roof flashing details appear to be in good order except for items noted below.

- **Improve:** The chimney flashings should be caulked and/or sealed with roof tar. Periodic maintenance is required.

#### Chimneys

The masonry chimney shows evidence of normal wear and tear for a chimney of this age. Typical improvements are needed.

- **Improve:** The masonry chimney is in need of re-pointing (replacing the mortar between the bricks) near the top.
- **Improve:** The concrete cap of the masonry chimney is cracked and loose and should be replaced.

#### Gutters & Downspouts

The gutters and downspouts appear to be functioning properly except as noted below.

- **Improve:** Minor leaks in the gutters should be repaired.
- **Improve:** All downspouts should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

#### Discretionary Improvements

The installation of a rain cap and vermin screen on the chimney flue is recommended.

## LIMITATIONS OF ROOFING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.

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

# Section 2 – Exterior Components

## DESCRIPTION OF EXTERIOR

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<b>Wall Cladding:</b>	•Brick •Metal Siding
<b>Soffit and Fascia:</b>	•Aluminum
<b>Window/Door Frames and Trim:</b>	•Wood •Metal
<b>Driveways:</b>	•Concrete
<b>Walkways and Patios:</b>	•Concrete
<b>Porch and Steps:</b>	•Concrete •Brick
<b>Garage:</b>	•Attached •Two Car •Automatic Door Opener
<b>Lot Grading:</b>	•Level Grade •Graded Towards House •Graded Away From House

## EXTERIOR OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

The exterior of the home has lacked maintenance. Typical repairs and maintenance are needed.

#### Exterior Walls

- **Improve:** Localized pointing of deteriorated mortar between the bricks of the exterior walls on south and west sides is advisable.
- **Improve:** The loose siding on north side should be re-secured.

#### Exterior Eaves

- **Monitor:** Water staining was observed on the eave at southwest corner. This condition suggests that the roof may suffer from ice damming. This area should be monitored and improved as necessary.

#### Windows

- **Improve:** The older windows are in need of glazing (putty) improvements.
- **Improve:** Windows and/or window frames require painting at exterior.

#### Garage

The garage shows signs of normal wear and tear for a garage of this age and construction.

- **Safety Issue:** The garage door opener did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately. The addition of a door opener with an electronic eye safety beam at the door bottom is recommended for improved safety.
- **Monitor:** The rear wall of the garage has been pushed out previously. No improvement is considered necessary at this time.
- **Monitor:** The garage floor slab has typical cracks. This is the result of settling of the slab.

#### Lot Drainage

The proximity of the house is considered good, from a lot drainage standpoint, except as noted below.

- **Improve:** The grading should be improved at rear of house to promote the flow of storm water away from the house. This can be accomplished by the addition of topsoil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet if possible. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.

#### Porch

The porch is in good condition.

#### Steps

The steps are in good condition.

**Patio**

- **Improve:** The patio slopes toward the house. This condition can promote moisture seepage. It is recommended to improve this situation by replacing, resurfacing or “Mud Jacking” (concrete leveling) the patio adjacent to the foundation.

**Driveway**

The driveway is in good condition.

**Walkway**

The walkways are in generally fair condition. Some cracking, settlement and/or heaving noted.

- **Safety Issue:** Possible tripping hazards at walkways are present. This condition should be altered for improved safety.

**Landscaping**

- **Improve:** Tree branches should be trimmed away from the house and roof.

**LIMITATIONS OF EXTERIOR INSPECTION**

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- The inspection does not include an assessment of geological conditions and/or site stability.

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

# Section 3 – Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•3+- Inches - (R-10+-) •Cotton •Cellulose
<b>Attic Vapor Barrier(s):</b>	•Kraft Paper
<b>Roof Ventilation:</b>	•Roof Vents •Gable Vents
<b>Exhaust Fan/vent Locations:</b>	•Kitchen •Dryer
<b>Basement Wall Insulation:</b>	•No Insulation

## INSULATION / VENTILATION OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Attic / Roof

As is typical of homes of this age and construction, insulation levels are relatively low. The ventilation appears to be satisfactory at this time except as noted below.

- **Monitor:** Insulation improvements may be cost effective, depending on the anticipated term of ownership.
- **Monitor:** The level of ventilation and insulation may need to be improved to prevent ice damming. Proper ventilation and insulation will prevent the homes heat loss from melting the snow on the roof, which then refreezes at the cooler eaves causing the ice dams to occur. When improving ventilation, the use of roof vents with soffit venting is best when possible.
- **Improve:** Roof vents should be rescreened to prevent insect and vermin entry.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.

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

# Section 4 – Interior Components

## DESCRIPTION OF INTERIOR

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<b>Wall and Ceiling Finishes:</b>	•Plaster •Wood Paneling
<b>Floor Surfaces:</b>	•Carpet •Tile •Vinyl/Resilient •Wood
<b>Windows Style and Glazing:</b>	•Wood •Metal •Double/Single Hung •Single Pane with Storm Window
<b>Doors:</b>	•Wood •Metal •Sliding Glass •Storm Doors
<b>Fireplaces:</b>	•Masonry Firebox

## INTERIOR OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### General Condition of Interior Finishes

On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas.

#### Wall / Ceiling Finishes

- **Monitor:** Minor cracks were noted.
- **Monitor:** Water staining/damage was noted from previous roof and/or flashing leak above fireplace. The construction was dry at inspection. The chimney flashings need caulking or roof tar (see roofing section).

#### Floors

- **Monitor:** The kitchen tile floor is loose and/or cracked. The installation of the kitchen tile floor is less than ideal. It is very common for tile floors to be installed without the benefit of sufficient underlayment or floor stiffening. This can influence the performance of the floor. Improvement may be desirable.

#### Windows

The windows, in general, are in average condition. Typical flaws were observed in some locations.

- **Monitor:** Several windows are painted/stuck shut. Improvement can be undertaken as desired.
- **Monitor:** Several windows are cracked. Improvement is not a high priority.
- **Monitor:** Two bedroom windows have broken counterbalance springs. Improvement should be undertaken as desired.
- **Improve:** Ideally, storm windows would be provided where missing. The owner should be consulted regarding any storm windows that may be in storage.

#### Doors

The doors, in general, are in average condition. Typical flaws were observed in some locations.

- **Improve:** Some doors need to be trimmed or adjusted to work properly.
- **Improve:** Some door hardware needs repairs and/or adjustments.
- **Safety Issue:** Safety glass etchings were not observed on all doors. Safety glass is required for glass doors per current safety standards and is generally identified by an etching in the corner of the glass pane. Improvement may be desirable for improved safety.

#### Kitchen Counters

The countertops were found to be in good condition.

#### Kitchen Cabinets

The cabinets were found to be in good condition.

#### Stairways

The stairways, in general, were found to be in good condition except as noted below.

- **Safety Issue:** For improved safety, it is recommended that a handrail be provided for all stairways.

#### Fireplaces

The fireplace was found to be in good condition.

**Environmental Issues**

- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors near sleeping areas within the home.

**LIMITATIONS OF INTERIOR INSPECTION**

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As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior if the home was occupied at the time of the inspection.
- The adequacy of the fireplace(s) draw (if applicable) cannot be determined during a visual inspection.

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

# Section 5 - Plumbing System

## DESCRIPTION OF PLUMBING SYSTEM

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Main Gas Valve Location:</b>	•Outside at Gas Meter
<b>Supply Piping:</b>	•Copper •Galvanized Steel
<b>Waste System:</b>	•Public Sewer System
<b>Drain / Waste / Vent Piping:</b>	•Plastic •Cast Iron •Galvanized Steel
<b>Water Heater(s):</b>	•Gas •Approximate capacity is 40 gallons
<b>Other Components:</b>	•Sump Pump

## PLUMBING OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Hall Bath

The fixtures, plumbing and other components of this room were found to be functioning properly except for items noted below.

- **Monitor:** The sink faucet has hot and cold reversed.
- **Monitor:** The sink was observed to drain slowly.
- **Monitor:** The tub drain stopper is not operating properly.
- **Improve:** The tub spout needs caulking.
- **Improve:** The toilet is loose. Recommend resetting with new wax ring.

#### Half Bath

The fixtures, plumbing and other components of this room were found to be functioning properly.

#### Kitchen

The fixtures, plumbing and other components of this room were found to be functioning properly except for items noted below.

- **Improve:** The sink sprayer is leaking.

#### Laundry

The fixtures, plumbing and other components of this room were found to be functioning properly.

#### Water Heater

The approximate age of this water heater is 17 years. The average lifespan of water heaters this type and configuration is 10 to 15+- years with proper servicing and maintenance. The actual useful life left of this system cannot be determined. The water heater was operating properly at inspection. No improvements needed at this time.

- **Monitor:** Given the age of the water heater, it may be nearing the end of its useful life. It would be wise to budget for a new water heater.

#### Gas Piping

The gas piping was found to be functioning properly. No gas leaks detected at inspection.

- **Improve:** Unused gas valve for dryer should be capped.

#### Supply Plumbing

The plumbing system was functioning properly at the time of the inspection. No improvements needed at this time.

- **Monitor:** The older galvanized steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure and flow. The piping can also corrode through the pipe and start leaking. This older piping is prone to repairs and/or replacement in future.

**Waste / Vent**

The plumbing system, in general, was functioning properly at the time of the inspection. The plumbing system requires some typical minor improvements.

- **Improve:** Unsealed opening in the waste piping in basement should be corrected.
- **Improve:** The waste piping is leaking in basement under the kitchen sink.
- **Monitor:** Tree root obstructions and possible collapse of the underground sewer pipe from the house to the city sewer is common in many older neighborhoods. Periodic snaking of the sewer pipe may be necessary to remove tree roots and prevent possible sewer backups. In some cases the sewer pipe may collapse and need to be replaced, which can be expensive if necessary. Video inspection of the underground sewer pipe is available from sewer and/or plumbing contractors.

**Sump Pump**

The sump pump was found to be functioning properly. Routine inspection and maintenance will be needed.

- **Monitor:** The frequency of sump pump operation cannot be determined by a one time visit to the home. If the sump pump system is actively pumping water periodically, the installation of a water pressure or battery backup system can prevent basement flooding should there be a power or pump failure.

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**LIMITATIONS OF PLUMBING INSPECTION**

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- Septic systems, sprinkler systems, hot tubs, pools, wells and water conditioning systems, if applicable, are not inspected and are outside the scope of this inspection.

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

# Section 6 - Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

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<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 100 Amps
<b>Service Entrance Wires:</b>	•Overhead •Aluminum
<b>Main Disconnect(s):</b>	•Breaker •Located in basement
<b>Service Ground:</b>	•Copper •Water Pipe Connections
<b>Main Distribution Panel:</b>	•Breaker(s) •Located in basement
<b>Distribution Wiring:</b>	•Copper •Non-Metallic Sheathed Cable
<b>Receptacles:</b>	•Grounded and Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathrooms

## ELECTRICAL OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

The electrical system is in good order. The size of the electrical service is sufficient for typical single family needs. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Inspection of the electrical system revealed the need for several improvements. Although these improvements are not especially costly to repair, they should be considered high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the improvements recommended below.

#### Distribution Wiring

- **Safety Issue:** Abandoned wiring at basement ceiling should be removed or appropriately terminated.
- **Improve:** All junction boxes should be fitted with cover plates (basement ceiling missing cover plates), in order to protect the wire connections.

#### Outlets

- **Improve:** An outlet in the garage has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and improved as necessary.

#### Switches

- **Monitor:** The upstairs hall three way light switches are not working properly.

#### Ceiling Fan(s)

- **Improve:** The kitchen ceiling fan does not appear to be installed properly. This condition should be repaired as necessary.

#### Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is recommended on exterior, garage, bathrooms and kitchen sink outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Grounded outlets may be desirable in some areas where ungrounded outlets exist. This will depend on electrical needs.

## LIMITATIONS OF ELECTRICAL INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, or timers. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Furniture and/or storage restricted access to some electrical components if home was occupied at the time of inspection.
- Electrical distribution loading of individual circuits cannot be determined during the home inspection.

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

# Section 7 – Heating System(s)

## DESCRIPTION OF HEATING SYSTEM(S)

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<b>Primary Energy Source:</b>	•Gas
<b>Heating System Type(s):</b>	•Forced Air
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•Humidifier

## HEATING OBSERVATIONS

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### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

#### Furnace

The approximate age of this heating system is 5 years. The average lifespan of systems this type and configuration is 20+- years with proper servicing and maintenance. The actual useful life left of this system cannot be determined.

The heating system operated properly when tested. No carbon monoxide or flue gases emission was detected from system when tested. Annual servicing is recommended.

#### Humidifier

The humidifier operated properly when tested and appears in good order. Annual maintenance is required.

#### Air Filter/Cleaner

- **Improve:** The dirty air filter should be cleaned or replaced. Periodic cleaning or replacement is needed.

## LIMITATIONS OF HEATING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one time visit to a home.

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

# Section 8 – Cooling/Heat Pump System(s)

## DESCRIPTION OF COOLING / HEAT PUMP SYSTEM(S)

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<b>Energy Source:</b>	•Electricity
<b>System Type(s):</b>	•Air Cooled Central Air Conditioning
<b>Other Components:</b>	•House Fan

## COOLING / HEAT PUMP SYSTEM(S) OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Central Air Conditioning

The approximate age of this system is 5 years. The average lifespan of systems this type and configuration is 15 to 20+ years with proper servicing and maintenance. The actual useful life left of this system cannot be determined.

Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly.

- **Improve:** The outdoor unit of the air conditioning system requires cleaning.

#### House Fan

The fan operated properly at inspection.

#### Discretionary Improvements

The installation of an interruptible electric service for the air conditioning system can offer substantial energy cost savings.

## LIMITATIONS OF COOLING / HEAT PUMP SYSTEM(S) INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.

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

# Section 9 - Structural Components

## DESCRIPTION OF STRUCTURAL COMPONENTS

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<b>Foundation:</b>	•Concrete Block •Basement Configuration
<b>Beams:</b>	•Steel
<b>Columns:</b>	•Steel
<b>Floor Structure:</b>	•Wood Joist
<b>Wall Structure:</b>	•Wood Frame, Brick Veneer
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters •Solid Plank Sheathing
<b>Method of Attic Inspection:</b>	•In Attic

## STRUCTURAL COMPONENT OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

The building exhibits no evidence of substantial structural movement. No improvement to structural components is considered necessary at this time.

#### Basement Leakage

- **Monitor:** The basement shows evidence of previous moisture penetration at base of south and east walls. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home.* Many basements exhibit signs of moisture penetration and many will indeed leak at some point in time. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home. The majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. In some cases minor repairs can eliminate intermittent moisture penetration. Please beware of contractors who recommend expensive solutions. Excavation, damp proofing and/or the installation of drainage tiles should be considered a last resort. In some cases, however, it is necessary and can be expensive. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.
- **Monitor:** It is common in many older neighborhoods to have possible sewer backups due to tree roots in sewer pipes and flooded city sewers during heavy rainfalls. *It should be understood that it is impossible to predict the possibility or frequency of any possible sewer backups on a one time visit to a home.* There are backflow preventing valves and drains that can be installed to offer some protection against possible sewer backups. Periodic cleaning of main sewer pipe may also be needed.
- **Monitor:** Proper performance of the sump pump is critical to preventing basement leakage/flooding. Sump pumps serve to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage can result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a back up pump, and/or a water pressure or battery back up system in the event of a power interruption.

## LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces, furniture and/or storage could not be inspected.

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

# Section 10 - Appliances

## DESCRIPTION OF APPLIANCES

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<b>Appliances Tested:</b>	•Electric Range •Dishwasher •Waste Disposer
<b>Laundry Facility:</b>	•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior
<b>Other Components Tested:</b>	•Kitchen Exhaust Fan •Door Bell •Smoke Detectors

## APPLIANCE OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

All appliances and components that were tested responded satisfactorily except for items noted below.

#### Electric Range

- **Improve:** The springs for the oven door of the range require improvement.

#### Waste Disposer

- **Monitor:** There is evidence of prior leakage in the vicinity of the waste disposer. This should be monitored.

#### Clothes Dryer

- **Improve:** It is not recommended to use plastic or foil flexible duct for dryer application as it can be easily pinched and create a possible fire hazard. It is recommended to install smooth or flexible metal duct with metal elbows in an unrestricted manner to the building exterior.

#### Smoke Detectors

- **Safety Issue:** The installation of operational smoke detectors on every level of the home, inside and outside sleeping areas, is recommended as a minimum.

## LIMITATIONS OF APPLIANCE TESTING

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As prescribed in the pre-inspection contract, this is a visual inspection only. Appliances are tested (not inspected) by turning them on for a short period of time. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The testing of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances cannot be determined.

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