



Building Inspection Report

1234 Somewhere Dr. City, FL

John Maine 386-216-7360
Bill Ostoyic 407-756-0527



The World's Elite Inspectors

**National Association of
Certified Home Inspectors**

Licensed and Insured





Inspection Date:

08-16-09

Prepared For:

Client Name

Prepared By:

A Thorough Inspection Inc.

P.O. Box 4274

Deltona, FL 32735

Report Number:

08162009

Inspectors:

John Maine

Bill Ostoyic

Report Overview

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

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

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

SAFETY ISSUES

REPAIR ITEMS

Wood Boring Insects

- **Repair/Improve:** Evidence of termite activity was observed in front of the fire place and to the left side. There is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be engaged. Termites can do a substantial amount of damage to the wood structural components of a home. Termites can do a substantial amount of damage to a home.

Roof

- **Repair:** The roof sheathing is delaminating (deterioration caused by moisture (old leaks)) in various locations. In most cases, damaged roof sheathing must be replaced prior to re-roofing. Damaged sheathing should be replaced when re-roofing.

Sloped Roofing

- **Repair:** The roof leaks around the fire place and should be patched. If this is unsuccessful, replacement will be necessary.
- **Repair:** Nail heads are exposed at the ridge vent. They should be sealed to reduce risk of leaks.
- **Repair:** The skylight shows water stains on the wall board around the base of the skylights. In some cases, patching the flashing will prevent leaks. If this approach is unsuccessful, re-installing the skylight may be necessary.

Chimneys

- **Repair:** The masonry chimney needs some re-pointing (replacing the mortar between the bricks) to avoid water damage.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The downspout(s) 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.

Windows

- **Repair:** The windows require caulking.

Garage

- **Repair:** The bracket that attaches the automatic door opener to the door needs to be attached properly.
- **Repair:** The garage door opener is was unplugged and the button to open it is missing. It should be repaired as necessary.
- **Repair:** The service entrance door trim has decay on the bottom of both sides. The casing also needs to be caulked. The door has rust on the bottom.

Landscaping

- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building.
- **Repair:** Vines growing on exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.

Outlets

- **Repair:** Missing outlet cover plates on the exterior of the home should be replaced to avoid a shock hazard.
- **Repair:** Missing outlet cover plates in the family room should be replaced to avoid a shock hazard.
- **Repair:** The outlets in the North East bedroom have the something blocking the holes.

Supply Air Ductwork

- **Repair:** Loose fitting joints and/or openings in the ductwork should be improved.

Central Air Conditioning

- **Repair:** As is not uncommon for homes of this age and location, the air conditioning system is relatively old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.
- **Monitor:** The temperature drop measured across the evaporator coil of the air conditioning system is lower than typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.(73/79 degrees)
- **Improve:** The air conditioning system requires servicing.
- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.
- **Repair:** Water was dripping into the return box from the coils.

Evaporative Cooler

- **Repair:** The evaporative cooler has been lacking maintenance somewhat. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.

Waste / Vent

- **Repair:** The waste piping is leaking in the kitchen.
- **Repair:** The waste piping is leaking in the master bathroom.
- **Repair:** The vent stack that penetrates the roof has vermin eating the lead covering. This should be sealed to prevent water from entering.

Fixtures

- **Repair:** The toilet in the master bathroom is leaking from the fill valve.
- **Repair:** The toilet in the main bathroom is leaking in between the tank and bowl.
- **Repair:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced in the master bathroom.
- **Repair:** The kitchen faucet is installed back wards and the handles are loose. The handles turn the wrong way.

Wall / Ceiling Finishes

- **Monitor, Repair:** Water damage was noted on the left and right side of the fire place in the family room.

Doors

- **Repair:** The locking hardware for the sliding glass door is damaged in the family room.

Clothes Dryer

- **Repair:** The clothes dryer exhaust vent pipe should be improved.

Waste Disposer

- **Repair:** The waste disposer is leaking through the dishwasher port.

ITEMS TO MONITOR**Foundation**

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

Windows

- **Monitor:** The window(s) have lost their seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.

THE SCOPE OF THE INSPECTION

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.

It is the goal of the inspection to put a home buyer 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.

Structure

DESCRIPTION OF STRUCTURE

- | | |
|------------------------|-----------------------------|
| Foundation: | •Poured Concrete |
| Wall Structure: | •Wood Frame, Brick Veneer |
| Roof Structure: | •Trusses •Plywood Sheathing |

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. Exterior wall construction is solid masonry. The inspection did not discover evidence of substantial structural movement.

RECOMMENDATIONS / OBSERVATIONS

Foundation

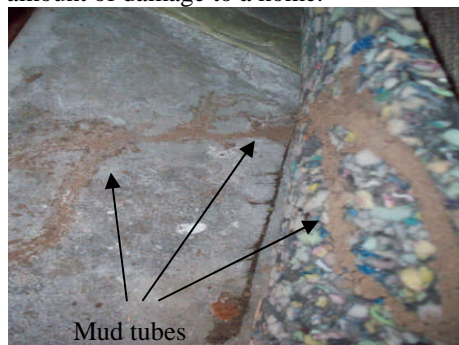
- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

Wood Boring Insects

- **Repair/Improve:** Evidence of termite activity was observed in front of the fire place and to the left side. There is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be engaged. Termites can do a substantial amount of damage to the wood structural components of a home. Termites can do a substantial amount of damage to a home.



Roof

- **Repair:** The roof sheathing is delaminating (deterioration caused by moisture (old leaks)) in various locations. In most cases, damaged roof sheathing must be replaced prior to re-roofing. Damaged sheathing should be replaced when re-roofing.



LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum
Skylights:	•Curb-Type
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

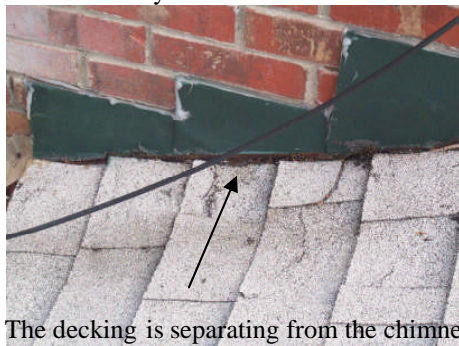
General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** The roof leaks around the fire place and should be patched. If this is unsuccessful, replacement will be necessary. The wood is very soft on the left side of the fire place.



The decking is separating from the chimney.



Water staining under the roof leak.

- **Repair:** Nail heads are exposed at the ridge vent. They should be sealed to reduce risk of leaks.



- **Repair:** The skylight shows water stains on the wall board around the base of the skylights. In some cases, patching the flashing will prevent leaks. If this approach is unsuccessful, re-installing the skylight may be necessary.



Chimneys

- **Repair:** The masonry chimney needs some re-pointing (replacing the mortar between the bricks) to avoid water damage.



Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



- **Repair:** The downspout(s) 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.



LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

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

Exterior

DESCRIPTION OF EXTERIOR

- | | |
|------------------------------|-----------------------|
| Wall Covering: | •Brick |
| Eaves, Soffits, And Fascias: | •Metal |
| Exterior Doors: | •Metal •Sliding Glass |
| Window/Door Frames and Trim: | •Metal-Covered |

EXTERIOR OBSERVATIONS

Positive Attributes

The house has all brick constructed exterior walls.

RECOMMENDATIONS / OBSERVATIONS

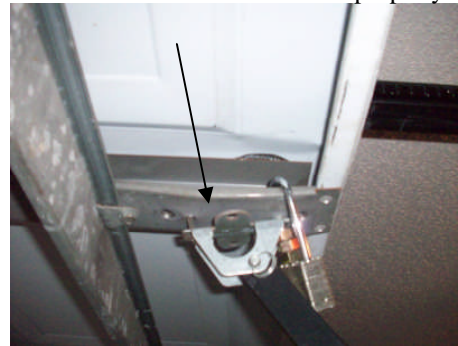
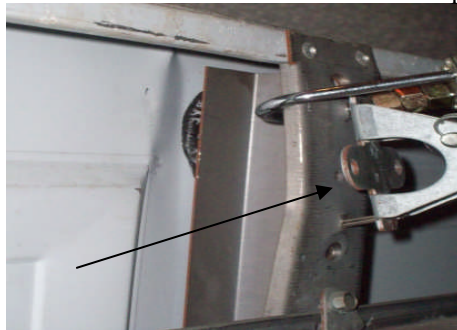
Windows

- **Repair:** The windows require caulking.



Garage

- **Repair:** The bracket that attaches the automatic door opener to the door needs to be attached properly.



- **Repair:** The garage door opener is unplugged and the button to open it is missing. It should be repaired as necessary.
- **Repair:** The service entrance door trim has decay on the bottom of both sides. The casing also needs to be caulked. The door has rust on the bottom.

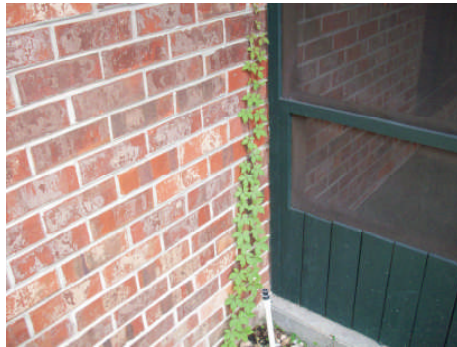


Landscaping

- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building.



- **Repair:** Vines growing on exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amp
Service Drop:	•Underground
Wiring Method:	• Non-Metallic Cable "Romex"

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Outlets

- **Repair:** Missing outlet cover plates on the exterior of the home should be replaced to avoid a shock hazard.



- **Repair:** Missing outlet cover plates in the family room should be replaced to avoid a shock hazard.
- **Repair:** The outlets in the North East bedroom have the something blocking the holes.



LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Electricity
Heating System Type:	•Forced Air Furnace
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

General Comments

The heating system not been maintained. The heating system is old and may be approaching the end of its life.

RECOMMENDATIONS / OBSERVATIONS

Supply Air Ductwork

- **Repair:** Loose fitting joints and/or openings in the ductwork should be improved.



LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

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

Cooling

DESCRIPTION OF COOLING

Energy Source: •Electricity •240 Volt Power Supply
Central System Type: •Air Cooled Central Air Conditioning

COOLING OBSERVATIONS

General Comments

This system has not been maintained. As the system is old, it will require repairs or replacement soon.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** As is not uncommon for homes of this age and location, the air conditioning system is relatively old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.



- **Monitor:** The temperature drop measured across the evaporator coil of the air conditioning system is lower than typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.
- **Improve:** The air conditioning system requires servicing.
- **Repair:** Damaged insulation on refrigerant lines should be repaired.



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



- **Repair:** Water was dripping into the return box from the coils.



Evaporative Cooler

- **Repair:** The evaporative cooler has been lacking maintenance somewhat. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.



LIMITATIONS OF COOLING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Blown in Main Attic
Roof Ventilation:	•Ridge Vents
Exhaust Fan/vent Locations:	•Kitchen •Bathroom

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

Insulation levels are typical for a home of this age and construction.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

No recommendations at the time of the inspection.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) 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 not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- 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.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Interior Supply Piping:	•Copper •Plastic
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Electric

PLUMBING OBSERVATIONS

Positive Attributes

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

RECOMMENDATIONS / OBSERVATIONS

Waste / Vent

- **Repair:** The waste piping is leaking in the kitchen.



- **Repair:** The waste piping is leaking in the master bathroom.



- **Repair:** The vent stack that penetrates the roof has vermin eating the lead covering. This should be sealed to prevent water from entering.

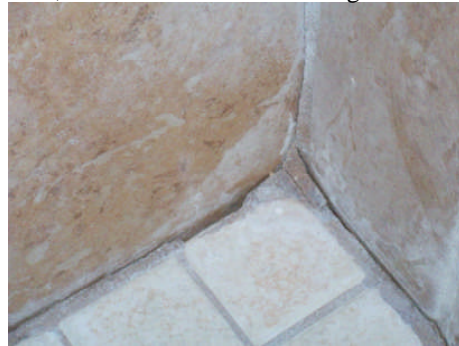


Fixtures

- **Repair:** The toilet in the master bathroom is leaking from the fill valve.
- **Repair:** The toilet in the main bathroom is leaking in between the tank and bowl.



- **Repair:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced in the master bathroom.



- **Repair:** The kitchen faucet is installed back wards and the handles are loose. The handles turn the wrong way.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope 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, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

Interior

DESCRIPTION OF INTERIOR

- | | |
|--------------------------------------|---------------------------------|
| Wall And Ceiling Materials: | •Drywall •Wood |
| Floor Surfaces: | •Carpet •Tile •Wood |
| Window Type(s) & Glazing: | •Double/Single Hung |
| Doors: | •Wood-Solid Core •Sliding Glass |

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The doors and windows are good quality.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor, Repair:** Water damage was noted on the left and right side of the fire place in the family room.



Doors

- **Repair:** The locking hardware for the sliding glass door is damaged in the family room.

Windows

- **Monitor:** The window(s) have lost their seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.



LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:
Laundry Facility:

- Waste Disposer
- 240 Volt Circuit for Dryer
- 120 Volt Circuit for Washer
- Hot and Cold Water Supply for Washer

APPLIANCES OBSERVATIONS

General Comments

The home did not have any appliances during the time of the inspection.

RECOMMENDATIONS / OBSERVATIONS

Clothes Dryer

- **Repair:** The clothes dryer exhaust vent pipe should be improved.



Waste Disposer

- **Repair:** The waste disposer is leaking through the dishwasher port.



LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

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