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Summary

Client(s): Client
Property address: Client
Inspection date: Thursday, January 01, 2009

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Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future

	Comment	For your information
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Grounds

2 - Guardrails at one or more locations were loose and wobbly. Recommend that a qualified contractor replace or repair guardrails per standard building practices.

3 - Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the driveway, For safety reasons, recommend that a qualified contractor repair as necessary.

Exterior and Foundation

5 - One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

6 - The back door's doorbell appeared to be inoperable. Recommend that a qualified person repair as necessary.

7 - Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

8 - Caulk was missing in some areas. For example, at wall penetrations. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit:
http://www.reporthost.com/_docs/FPL_Caulking_Ins_Outs.pdf

Roof

11 - One or more gutters were loose. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

12 - Sealant was used at one or more roof penetrations (e.g. pipes, vents, chimneys) rather than flashing. Sealant is not required for most roof penetrations when installations of such items are done professionally and per standard building practices. The presence of sealant suggests that work was performed by someone who was not a qualified contractor. The sealant will be a maintenance issue in the future since it must be renewed periodically. Recommend that a qualified contractor repair where necessary and per standard building practices. For example, by removing sealant and installing flashing.

Attic and Roof Structure

14 - The facing on fiberglass batt insulation in the was exposed. In most cases, the facing is flammable and poses a fire hazard. Also, the facing typically acts as a vapor barrier, and if located away from the interior surfaces can trap moisture from condensation in the cavity between the facing and the interior spaces. This can be a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary. For example, by reinstalling or replacing insulation per standard building practices and per the manufacturer's instructions.

Note that the inspector was unable to evaluate areas obscured by insulation to determine if any damage (e.g. rot, insect infestation) has already occurred due to moisture accumulation. When insulation repairs are made, recommend that the exposed structure be evaluated and repairs made if necessary.

15 - One or more sections of the roof structure appeared to have substandard ventilation, ridge vents were missing, there were too few vents. This can result in high attic and roof surface temperatures, reduce the life of the roof covering materials, and/or increase cooling costs. High levels of moisture are also likely to accumulate in the roof structure or attic, and can be a conducive condition for wood-destroying organisms. Standard building practices require one free square foot of ventilation for every 150 square feet of attic space, and that vents be evenly distributed between the lowest points of the roof structure and the highest points to

promote air circulation. Often this means that both soffit vents and ridge or gable end vents are installed. Recommend that a qualified contractor evaluate and repair per standard building practices.

16 - The pull-down attic stairs were not insulated. Typically, such stairs that are not insulated also do not have any weatherstripping installed. Recommend that a qualified person install insulation and weatherstripping per standard building practices for better energy efficiency. For more information, visit:
http://www.google.com/search?q=insulate+attic+stairs

17 - The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current standards (R-38). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.

Electric

20 - One or more electric receptacles (outlets) at the bathroom(s), exterior had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:
http://www.cpsc.gov/cpscpub/pubs/099.pdf

21 - Panel was manufactured by the Federal Pacific Electric company and used "Stab-Lok" circuit breakers. There is significant evidence that both double and single pole versions of these circuit breakers fail by not tripping when they are supposed to. However, in 2011 the Consumer Products Safety Commission (CPSC) closed an investigation into this product because they did not have enough data to establish that the circuit breakers pose a serious risk of injury to consumers. Regardless, and due to other evidence of safety issues, recommend that a qualified electrician carefully evaluate all Federal Pacific panels and make repairs as necessary. Consider replacing Federal Pacific panels with modern panels that offer more flexibility for new, safer protective technologies like ground fault circuit interrupters (GFCIs) and arc fault circuit interrupters (AFCIs). For more information, visit:
http://www.inspect-ny.com/fpe/fpepanel.htm
http://www.cpsc.gov/cpscpub/prerel/prhtml83/83008.html
http://www.google.com/search?q=stab-lok+circuit+breakers+safety

22 - The service drop wires had no drip loop where they attached to the service mast, or the drip loop was substandard. This can result in water entering electric panels, and is a potential shock hazard. Recommend that a qualified electrician repair per standard building practices.

23 - One or more ground fault circuit interrupter (GFCI) type receptacles (outlets) had an open ground. GFCI receptacles will work (trip) without a ground; but a 3-slot receptacle on an open ground circuit can result in appliances that require a ground can be used without one. This is a potential shock hazard. Recommend that a qualified electrician upgrade circuits that require GFCI protection (e.g. in wet areas) with grounded wiring per standard building practices.

24 - 2-slot receptacles (outlets) rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.

25 - The inspector was unable to open and evaluate main panel because the cover was paneled over and blocking access. The panel is excluded from this inspection. Recommend that repairs, modifications and/or cleanup should be made as necessary so panels can be opened and fully evaluated.

Plumbing / Fuel Systems

26 - One or more hose bibs (outside faucets) appeared to be inoperable. No water flowed from the bib(s) when turned on. This may be due to a shut-off valve being turned off. Note that the inspector does not operate shut-off valves. Recommend consulting with the property owner about inoperable hose bibs, and if necessary have a qualified plumber make repairs.

27 - The copper water service pipe was embedded in concrete or masonry where it was routed through the foundation, and no protection from damage due to thermal expansion was visible. Copper pipes embedded in concrete or masonry should be wrapped with an approved tape or installed through a sleeve for abrasion protection. Recommend that a qualified contractor repair per standard building practices.

28 - Significant corrosion or rust was found at one or more water supply valves. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber repair as necessary. For example, by replacing valves or fittings.

Heating, Ventilation and Air Condition (HVAC)

31 - There were multiple thermostats and the operation of these controls was confusing. Recommend discussing this with the homeowner and have a qualified HVAC contractor evaluate and repair if necessary, and per standard building practices.

Fireplaces, Stoves, Chimneys and Flues

32 - No spark screen or rain cap was installed at one or more chimney flue terminations. Spark screens reduce the chance of embers exiting the flue and causing fires. They also prevent wildlife (e.g. birds, rodents, raccoons) from entering flues. Rain caps prevent water from entering flues, mixing with combustion deposits and creating caustic chemicals which can corrode flues. They also prevent damage to masonry from freeze-thaw cycles and prevent metal components (e.g. dampers, metal firebox liners) from rusting. Recommend that a qualified person install rain caps with spark screens per standard building practices where missing.

33 - The brick chimney had some deterioration. For example, loose or missing mortar, cracked, broken, loose or spalled bricks. Loose bricks can pose a safety hazard, and deteriorated masonry can allow water to infiltrate the the chimney structure and cause further damage. Recommend that a qualified contractor repair as necessary.

34 - The masonry chimney crown was cracked. Crowns are meant to keep water off of the chimney structure and prevent damage from freeze-thaw cycles. Chimney crowns are commonly constructed by mounding concrete or mortar on the top chimney surface, however this is substandard. A properly constructed chimney crown should:

- Be constructed using either precast concrete slabs, cast-in-place steel reinforced concrete, solid stone, or metal
- Be sloped down from the flue a minimum of 3 inches of fall per foot of run
- Extend a minimum of 2 1/2 inches beyond the face of the chimney on all sides
- Not directly contact the flue liner (if installed), with the gap filled with flexible caulk
- Have flashing installed between the bottom of the crown and the top of the brick chimney

Recommend that a qualified contractor repair or replace crowns as necessary, and per standard building practices.

Kitchen

35 - No exhaust hood was installed over the cook top or range, and no wall-mounted exhaust fan was found nearby. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Lighting may also be inadequate. Recommend that a qualified contractor install a vented and lighted range hood, with the exhaust fan ducted outdoors.

36 - The sink faucet did not function properly in that the cold water handle did not shut off securely. Recommend that a qualified person repair as necessary.

Bathrooms, Laundry and Sinks

37 - The bathroom with a shower or bathtub at location didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified

contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

38 - The sink drain pipe at location #B used an S-trap rather than a P-trap. Siphons and sudden flows of water in S-Traps can drain all the water out of the trap, leaving it dry. Sewer gases can then enter living areas. Recommend that a qualified plumber repair per standard building practices.

39 - Grout in the bathtub surround at location #A was deteriorated (e.g. loose or missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.

40 - Rubber water supply hoses were installed at the clothes washer. These hoses are prone to bursting when deteriorated, which can result in flooding and significant water damage. Recommend upgrading to braided, stainless steel hoses.

Interior, Doors and Windows

41 - One or more interior doors jambs were damaged. Recommend that a qualified person replace or repair as necessary.