



Behnke Inspection Services, LLC

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HI01300052



Sample Property Inspection Report

Client(s): **Your Name**

Property address: **Your Address**

Inspection date: **Thursday, January 01, 2015**

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The following REPORT LIMITATIONS / DISCLAIMER defines "home inspection" and states the nature and purpose of the home inspection report, its limitations, and the inspector's guidelines under which the report is written. It further explains what actions the homebuyer/seller may take following the inspection. All home inspection companies have a similar report disclaimer in their written report. It is important for you to read and understand this information and to seek further guidance or clarification from the inspector if necessary.

REPORT LIMITATIONS / DISCLAIMER:

This inspection report is intended only as a guide to help the Buyer make their own evaluation of the overall condition of the property inspected. This report was written exclusively for my Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. This report is not intended to reflect the value of the property inspected, nor make representation as to the advisability of sale or purchase of the property inspected. The Client is advised to read the entire body of the report and not rely upon any verbal comments or the Summary alone. It is in the Client's best interest to carefully review and understand this report and summary, to seek information, to ask questions, to re-visit the property, and to carefully contemplate and consider all facts and recommendations made by the inspector prior to making a final purchase or sale decision.

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee,

which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection, and it is not a prediction of future conditions. It is a snapshot in time. A general home inspection will not reveal every issue that exists, or ever could exist, but only those material defects and/or hazards observed on the date of the inspection. This report expresses the personal opinions of the inspector, based on his impressions of the conditions that existed at the time of the inspection only and is not a prediction of future conditions.

The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from this report.

Systems and conditions which are not within the scope of the property inspection include, but are not limited to: environmental hazards, including: lead-based paint, radon, asbestos, cockroaches, rodents, pesticides, treated lumber, mold, mercury, carbon monoxide; or other similar environmental hazards. This report does not address subterranean systems or system components (operational or non-operational) including sewage disposal, water supply, fuel storage or delivery. Also not included in this report; wood destroying insects and organisms; formaldehyde, toxic or flammable materials; playground equipment; recreational equipment; efficiency measurement of insulation or heating or cooling equipment; internal or underground drainage or plumbing; any systems which are shut down or otherwise secured; water wells (water quality and quantity); septic systems; zoning ordinances; intercoms; security or fire alarm systems; heat sensors; cosmetics; local, state and national building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. Further, this inspection and report is prepared in accordance with current Standards of Practice of the International Association of Certified Home Inspectors ("InterNACHI") posted at <http://www.nachi.org/sop.htm> and the State of Indiana Home Inspectors Licensing Board, Laws and Regulations, 2015 Edition.

This inspection report should not be construed as a compliance inspection of any government or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems or their component parts. This report does not constitute any express or implied warranty or merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such. Any opinion expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Behnke Inspection Services, LLC (BISLLC) declares no interest, present or contemplated, in this property or its' improvement. BISLLC is not involved with tradespeople or in benefits derived from any sales or improvements to this property. All statements and information contained in this report is believed to be accurate. Should any dispute, controversy, interpretations or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this inspection or inspection report shall be resolved as stipulated in the Inspection Agreement.

If repairs are made to this property based on the results of this inspection, then the work should be performed by qualified contractors, not the seller. Qualified is defined as a licensed, bonded, and/or state certified where applicable and with a reasonable amount of trade experience. Contractors providing repairs should provide legible documentation in the form of work orders and/or receipt. If repairs are made in this fashion, then there's generally no need for a follow-up inspection. Additionally, it may be better to negotiate a lower price on your home and have repairs made by contractors hired by you rather than the seller making repairs as cheaply as possible.

The client should carefully review this report and any recommendations made prior to making a final purchase or sale decision. Purchasing a house is a very important decision and one that should not be hastily made.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor defect	Correction only involves a minor expense
	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.)

General Information

Present during inspection: Client/Buyer

Weather conditions during inspection: Sunny and Pleasant

Type of building: Single Family Residence with Attached Garage

Age of main building: 35 years

Front of building faces: South

Occupied: Yes

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; weather deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level

Condition of driveway: Appeared serviceable

Driveway material: Asphalt

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared Serviceable

Deck, patio, porch cover material and type: Open

Condition of decks, porches and/or balconies: Front porch appeared serviceable

- 1)  The soil or grading sloped downward towards building perimeter in one or more areas. This can result in water accumulating around building foundation or underneath buildings. It is a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes downward and away from building with a slope of at least 1 inch per horizontal foot for at least 6 feet out away from building.



Photo 1-1

Soil slopes toward building.

- 2)  Driveway culvert at street is nearly blocked by topsoil. Suspect poor storm water drainage due to poor water flow through culvert.



Photo 2-1

Top of culvert shown.

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Metal siding

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Crawl space

Foundation/stem wall material: Concrete block

Footing material (under foundation stem wall): Poured in place concrete

- 3)  Loose sections of siding present. Recommend that a qualified person reattach siding as necessary.



Photo 3-1

- 4)  Vegetation such as trees, shrubs and/or vines are 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.



Photo 4-1

- 5)  Caulk was missing or was deteriorated in some areas. For example, around windows, at wall penetrations. Recommend that a qualified person install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate filler material should be installed first

followed by an appropriate caulk. For more information, visit:

<http://www.reporthost.com/?CAULK>



Photo 5-1

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Traversed

Location of crawl space access point #A: Living Room Closet

Crawl space access points that were opened and viewed, traversed or partially traversed: #A

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Concrete block

Beam material: Built-up wood

Floor structure above: Solid wood joists

Insulation material underneath floor above: 2" Styrofoam at rim joist.

Condition of vapor barrier: Appeared serviceable

Vapor barrier present: Yes, Full

Condition of crawl space ventilation: Vents are in place but are closed. If vents are opened then ventilation should be adequate.

- 6)   One or more crawl space vents were intentionally blocked (e.g. removable panels, rigid foam) from inside the crawl space. This restricts ventilation and free air movement in the crawl space. This may lead to increased levels of moisture inside. Damp, moist crawl space environments are conducive to wood-destroying organisms. Crawl space vents should be left open except during cold winter months. Recommend removing materials or items used to close or block vents.



Photo 6-1

- 7)  The screens for one or more crawl space vents were missing or damaged. Vermin or pets can enter the crawl space and cause damage. Recommend that a qualified person install or replace screens where necessary using 1/8-inch to 1/4-inch wire mesh.



Photo 7-1

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Age of roof surface(s): 1 Year

Roof inspection method: Traversed

Condition of roof surface material: Appeared serviceable

Roof surface material: Architectural type asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

Gutter and downspout material: Metal Aluminum

Gutter and downspout installation: Full

- 8)   Fascia trim at peak of roof between house and garage portion has a gap that exposes the underlying wood to the elements. Suitable fascia covering material should be added to cover this gap. Prolonged exposure of the underlying wood may result in wood decay/rot and is conducive to wood destroying organisms.



Photo 8-1

- 9)   Extensions such as splash blocks or leaders for one or more downspouts are too short, missing or poorly sloped. Rain water can flow back and accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend installation of downspout leaders to direct water away from house at least 6 feet.



Photo 9-1

10)  Box vents and plumbing stack vents on roof have exposed fasteners. Sealant should be applied over fasteners to prevent leaks.



Photo 10-1



Photo 10-2

11)  Gaps in fascia near gutters should be repaired per normal construction standards.

12)  Gutters are not continuous one piece type. Water staining was found at joints. This is an indication of past or current leaks. Recommend evaluation of gutters during rain event and repair if required.



Photo 12-1

13)  Furnace chimney and flashing is rusted. Recommend professional evaluation and repair or replacement as required.



Photo 13-1

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Traversed

Location of attic access point #A: Garage

Attic access points that were opened and viewed, traversed or partially traversed: A

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Cellulose loose fill

Approximate attic insulation R value (may vary in areas): R-21 Approx. 6" thick at R-3.5 per inch

Vapor retarder: None visible

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Box vents (roof jacks), Enclosed soffit vents

- 14)   Old water stains were visible on the roof structure at one or more locations in the attic. However, no elevated levels of moisture were found at these stains during the inspection. The stains may have been caused by a past leak. Recommend asking the property owner about past leaks. Monitor these areas in the future, especially after heavy rains to determine if active leaks exist. If leaks are found, recommend that a qualified contractor evaluate and repair as necessary.



Photo 14-1

- 15)  Stored items and flooring for storage was found above top of bottom chord of garage roof trusses. Trusses are engineered components designed specifically for the weight of the roof structure and external loads such as snow. Flooring materials compress the loft of insulation, limit the quantity of insulation installed, and adds additional weight or load to the roof/ceiling structure. This additional loading is usually not considered when choosing trusses for a roof assembly. Recommend removal of flooring and any stored items in attic.



Photo 15-1

16)  The amount of ceiling insulation installed in the attic is less than recommended amount for this locality and has an R-value significantly less than suggested R-value (R-38). Heating and cooling costs will likely be higher due to poor insulating efficiency. Recommend adding additional insulation for better energy/thermal efficiency.



Photo 16-1

Garage

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached Two Car

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Metal, With visible fire-resistance rating 20 Minute

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Metal

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional Overhead Door

Number of vehicle doors: 1

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (electric sensor eye): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: Window

17)  Pull-down attic stairs installed in the attached garage ceiling lack a visible fire-resistance rating. Current standard building practices call for a fire barrier between the house and garage. The drywall ceiling in the garage performs that function but the non-fire rated attic stairway compromises that barrier. Recommend that a qualified person evaluate and repair as necessary to restore the ceiling's fire resistance. For example, by modifying, replacing or removing the stairs. Note that commercially made, fire resistance-rated stairs are available. For more information, visit:

<http://www.reporthost.com/?FIREATTSTR>

18)  Weatherstripping at the sides and/or bottom of the garage door are damaged or deteriorated. Recommend adding or installing new weatherstripping where necessary to prevent water intrusion.



Photo 18-1

19)  Some wall and floor areas in garage were obscured by stored items and couldn't be fully evaluated.



Photo 19-1

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded copper

Main disconnect rating (amps): 200

System ground: Ground rod

Condition of main service panel: Requires further evaluation, repair, or replacement (see comments below)

Location of main service panel #A: Laundry room behind clothes washer

Location of main disconnect: Breaker at top of main service panel

Circuit breakers that were in the "off" position: None

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Non-metallic sheathed

Ground fault circuit interrupter (GFCI) protection present: Yes

Smoke alarms installed: Old unit in hallway, not tested.

Smoke alarm power source(s): Battery

20)    Inappropriate wiring and light fixture were found outside near the garage door. Exposed wiring is used as permanent wiring. Wiring is inappropriate for use. Wire sheathing may become abraded and present electrocution hazard. This is a safety issue. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.



Photo 20-1
Improper permanent wiring shown.



Photo 20-2
Improper outdoor light in use.

21)   Smoke alarms were missing from one or more bedrooms and also in the attached garage. Additional smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any

attached garage. For more information, visit:

<http://www.reporthost.com/?SMKALRM>

- 22)   The ungrounded conductors are not identified where they connect to breakers in the circuit panel. Conductors should be identified properly by qualified professional and marked accordingly.



Photo 22-1

- 23)    One or more open slots where circuit breakers are normally installed were found in panel(s) #A. Energized equipment is accessible to touch and is a shock hazard. Recommend that a qualified person install slot covers where missing.



Photo 23-1

- 24)    One or more conduit knockouts were missing from inside panel(s) #A. This has allowed insulation to fall into the panel box from above. Holes in panels are a potential fire hazard if a malfunction ever occurs inside the panel. Rodents can also enter panels through holes and chew on wires or build nests. Recommend that a qualified person install knockout covers where missing and per standard building practices.



Photo 24-1

- 25)    Neutral and ground wires were doubled or bundled together under the same lug on the neutral/ground bus bar in panel(s) #A. Multiple wires under the same lug may not be secure, resulting in loose wires, arcing, sparks and fire. This is a safety hazard. Recommend that a qualified electrician repair per standard building practices. For more information, visit: <http://www.reporhost.com/?DTNB>

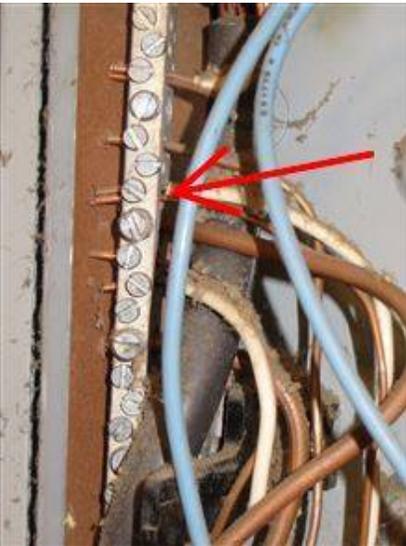


Photo 25-1
Double tap shown

- 26)   One or more light fixtures were controlled by a metal pull chain. This is a safety hazard for shock. Recommend that strings or isolating links be installed to prevent shock.

Pull chains were found in the attic and the crawl space.

- 27)   Suggest further evaluation of electric panel by licensed professional electrician to determine condition of electric panel. Panel(s) #A 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. 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.reporhost.com/?FP1>
<http://www.reporhost.com/?FP2>
<http://www.reporhost.com/?FP3>



Photo 27-1
Main Breaker Panel



Photo 27-2
Breaker Panel Information



Photo 27-3
Circuit Directory

28) + Based on the age of this structure and the appearance of existing smoke alarm(s), the alarm may have been installed more than 10 years ago. According to [National Fire Protection Association](http://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit: <http://www.reporhost.com/?SMKALRMLS>

Old alarm found on hallway ceiling. Not Tested.

29) + Carbon monoxide alarms were missing from one or more sleeping areas. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards. For more information, visit: <http://www.reporhost.com/?COALRM>

Old CO alarm found in furnace/water heater closet in hallway. Not Tested.

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water meter: Crawl Space

Location of main water shut-off: Crawl space

Condition of supply lines: Appeared serviceable

Supply pipe material: CPVC plastic

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Location(s) of plumbing clean-outs: Crawl space

Condition of fuel system: Appeared serviceable

Location of main fuel shut-off valve: At gas meter

30) + One or more hose bibs (outside faucets) were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply through backsiphonage. Recommend installing backflow prevention devices on all hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit:

<http://www.reporhost.com/?BKFLOW>



Photo 30-1

31) 🛠️ PVC or CPVC drainage and water supply pipes had inadequate support. Leaks may occur as a result. PVC and CPVC pipes should have supports every 4 feet. Special hangers that allow movement from expansion and that won't damage the soft plastic piping should be used. Recommend that a qualified person install supports or secure pipes per standard building practices.



Photo 31-1

32)  Black steel piping for the main gas service located outside was significantly corroded. Gas leaks can result. Recommend evaluation by a qualified contractor to determine if piping needs replacement. Piping should be painted with a rust preventative paint. Very corroded pipes should be replaced by a qualified contractor.



Photo 32-1

33)  Water shut-off valve was located in the crawl space near the water meter. This is an inconvenient location at best, and may prevent the water from being turned off in a timely manner in the event of a plumbing emergency. Consider having a qualified plumber relocate the shut-off valve to a more convenient location, such as in a closet or a cabinet under a sink.

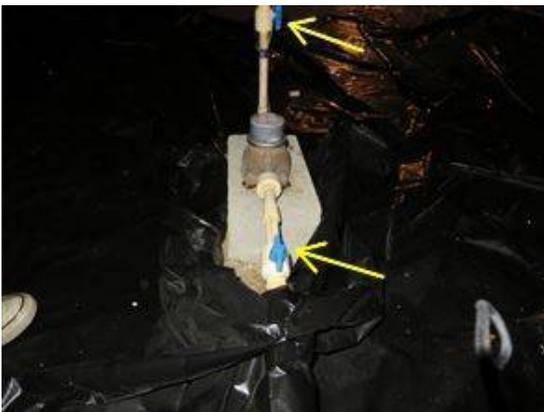


Photo 33-1

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 40

Temperature-pressure relief valve installed: Yes

Manufacturer: Richmond

Location of water heater: Hallway Closet

Condition of venting system: Appeared serviceable

Manufactured: 2005

34)  The estimated useful life for most water heaters is 8-12 years. This water heater is nearing the end of its' useful life. Recommend budgeting for a replacement in the near future or consider replacement now before any leaks occur. Significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water begins to leak.

35) Water Heater



Photo 35-1

Water heater gas piping

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Furnace

General heating distribution type(s): Ducts and registers

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Forced air heating system manufacturer: Goodman

Estimated age of Furnace: 8 yrs

Location of forced air furnace: Hallway Closet

Forced air system capacity in BTUs or kilowatts: 70,000 Btu Output

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): At top of air handler

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

Type of combustion air supply: Hallway closet vented to crawl space.

Condition of cooling system and/or heat pump: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric

Location: Rear of house

Type: Split system

Estimated age of condenser: 20 yrs

Approximate tonnage: 2 1/2

Manufacturer: Armstrong

Condition of controls: Appeared serviceable

36) **i** The estimated useful life for most air conditioning condensing units is 10-15 years. This unit appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

37) Furnace



Photo 37-1

Furnace/water heater gas piping. Gas piping drip leg in crawl space under floor.



Photo 37-2

Gas burners

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Permanently installed kitchen appliances present during inspection: Range, Under-sink food disposal

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Natural gas

Type of ventilation: Hood over range or cooktop

38)  Non-metallic rigid sheathed cable wiring used to provide electricity to garbage disposal. This wiring can be damaged by repeated flexing/bending or contact with sharp objects. Flexible metallic sheathed armored conduit should be installed to protect wiring, or a flexible appliance cable should be installed. This is a potential shock hazard and safety issue. Recommend that a qualified contractor repair per standard building practices.

A conduit clamp bushing where electric cable attaches to the food disposal is missing. Insulation on the wiring can get damaged where wires are routed through holes in the under-sink food disposals metal housing. This is a shock and safety hazard. Recommend that a qualified electrician install conduit clamp bushing where missing and per standard building practices.



Photo 38-1

Arrow points to faulty wiring. Circle indicates location of missing bushing.

39)  No accessible gas shut-off valve was visible within 6 feet of the gas-fired range. This is a potential safety hazard when the appliance needs to be shut down quickly. A qualified contractor should install a shut-off valve per standard building practices.

40)  Sink drain piping below kitchen sink is leaking slowly. Water is evident when sink drain stopper is removed and water is allowed to drain. Also, disposal and sink share common trap which is improper. Disposal operation with blocked trap could force water into other sink. Recommend a separate trap for the sink and disposal. Recommend leaks and piping be repaired in accordance with normal plumbing practices.



Photo 40-1

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, first floor

Location #B: 3/4 bath, Master bath, first floor

Location #C: Laundry room/area, first floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom ventilation type: Exhaust fan

41)  The sink drain pipe at location(s) #C uses an S-trap rather than a P-trap, or no P-trap was visible. 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.



Photo 41-1
Under sink #C

42)    Gaps, no caulk, or substandard caulking were found around the sink at location(s) #A and #C. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.

Main bathroom sink top is not attached to top of vanity cabinet. Recommend vanity sink top be properly secured in accordance with normal construction standards.

43)  The sink drain stopper mechanism at location(s) #B was loose. Recommend that a qualified person adjust as necessary.

44)  Caulk was missing around the base of the bathtub spout, or there was a gap behind it, at location(s) #A. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.

45)  Gaps, no caulk, or substandard caulking were found where the bathtub and floor meet at location(s) #A. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

46)  Exterior dryer vent was stuck in the open position. Vermin or insects can enter duct. Recommend cleaning vent to allow it to

close.

- 47)  Main Bathroom #A The bathtub drain stopper was ineffective. The homeowner uses rubber drain stopper to hold water in tub. Drain stopper needs repair.



Photo 47-1

Rubber drain stopper at edge of tub shown.

- 48)  Water stains were found in the shelving or cabinets below the sink at location(s) #A, B. Plumbing leaks may have occurred in the past. Consult with the property owner about this, and if necessary that a qualified person evaluate and repair.
-

- 49)  Bathroom #B Non-standard trap piping found. Suggest that non-standard piping be replaced with smooth non-corrugated piping for this use. Corrugated piping can inhibit smooth flow of drain water and can encourage build-up of debris in pipe.



Photo 49-1

Non-standard piping under sink.

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Metal

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Some required repair others appeared serviceable

Type(s) of windows: Wood, Double-hung, Window Screens not installed

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable Carpet floor in kitchen and laundry.

Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum

50)  Handrails at garage stairs were not graspable and posed a fall hazard. Handrails should be 1 1/4 - 2 inches in diameter if round, or 2 5/8 inches or less in width if flat. Handrails should be on both sides of platform/stairs. Recommend that a qualified person install graspable handrails or modify existing handrails per standard building practices.

No balusters were present in guardrail. Balusters should also be installed per standard building practices.

51)  Window sash separating at corner. Recommend repair or replacement.



Photo 51-1

52)  One or more interior doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair or adjust as necessary. For example, by adjusting latch plates or locksets.

53)  One or more windows were difficult to open and close. Recommend that a qualified person repair or adjust windows as required so they open and close easily.

54)  Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but repair may be desired for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:

<http://www.reporhost.com/?ECC>



Photo 54-1
Crack in hallway.



Photo 54-2
Crack in ceiling near end of hallway.

55)  Window frames require caulking.



Photo 55-1

56)  Exterior windows and door trim require painting.



Photo 56-1

Behnke Inspection Services, LLC



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HI01300052



Summary

Client(s): **Your Name**

Property address: **Your Address**

Inspection date: **Thursday, January 01, 2015**

This report published on Tuesday, October 20, 2015 5:19:02 PM CDT

The following REPORT LIMITATIONS / DISCLAIMER defines "home inspection" and states the nature and purpose of the home inspection report, its limitations, and the inspector's guidelines under which the report is written. It further explains what actions the homebuyer/seller may take following the inspection. All home inspection companies have a similar report disclaimer in their written report. It is important for you to read and understand this information and to seek further guidance or clarification from the inspector if necessary.

REPORT LIMITATIONS / DISCLAIMER:

This inspection report is intended only as a guide to help the Buyer make their own evaluation of the overall condition of the property inspected. This report was written exclusively for my Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. This report is not intended to reflect the value of the property inspected, nor make representation as to the advisability of sale or purchase of the property inspected. The Client is advised to read the entire body of the report and not rely upon any verbal comments or the Summary alone. It is in the Client's best interest to carefully review and understand this report and summary, to seek information, to ask questions, to re-visit the property, and to carefully contemplate and consider all facts and recommendations made by the inspector prior to making a final purchase or sale decision.

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee,

which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection, and it is not a prediction of future conditions. It is a snapshot in time. A general home inspection will not reveal every issue that exists, or ever could exist, but only those material defects and/or hazards observed on the date of the inspection. This report expresses the personal opinions of the inspector, based on his impressions of the conditions that existed at the time of the inspection only and is not a prediction of future conditions.

The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from this report.

Systems and conditions which are not within the scope of the property inspection include, but are not limited to: environmental hazards, including: lead-based paint, radon, asbestos, cockroaches, rodents, pesticides, treated lumber, mold, mercury, carbon monoxide; or other similar environmental hazards. This report does not address subterranean systems or system components (operational or non-operational) including sewage disposal, water supply, fuel storage or delivery. Also not included in this report; wood destroying insects and organisms; formaldehyde, toxic or flammable materials; playground equipment; recreational equipment; efficiency measurement of insulation or heating or cooling equipment; internal or underground drainage or plumbing; any systems which are shut down or otherwise secured; water wells (water quality and quantity); septic systems; zoning ordinances; intercoms; security or fire alarm systems; heat sensors; cosmetics; local, state and national building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. Further, this inspection and report is prepared in accordance with current Standards of Practice of the International Association of Certified Home Inspectors ("InterNACHI") posted at <http://www.nachi.org/sop.htm> and the State of Indiana Home Inspectors Licensing Board, Laws and Regulations, 2015 Edition.

This inspection report should not be construed as a compliance inspection of any government or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems or their component parts. This report does not constitute any express or implied warranty or merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such. Any opinion expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Behnke Inspection Services, LLC (BISLLC) declares no interest, present or contemplated, in this property or its' improvement. BISLLC is not involved with tradespeople or in benefits derived from any sales or improvements to this property. All statements and information contained in this report is believed to be accurate. Should any dispute, controversy, interpretations or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this inspection or inspection report shall be resolved as stipulated in the Inspection Agreement.

If repairs are made to this property based on the results of this inspection, then the work should be performed by qualified contractors, not the seller. Qualified is defined as a licensed, bonded, and/or state certified where applicable and with a reasonable amount of trade experience. Contractors providing repairs should provide legible documentation in the form of work orders and/or receipt. If repairs are made in this fashion, then there's generally no need for a follow-up inspection. Additionally, it may be better to negotiate a lower price on your home and have repairs made by contractors hired by you rather than the seller making repairs as cheaply as possible.

The client should carefully review this report and any recommendations made prior to making a final purchase or sale decision. Purchasing a house is a very important decision and one that should not be hastily made.

Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor defect	Correction only involves a minor expense
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Conductive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Grounds

- 1  - The soil or grading sloped downward towards building perimeter in one or more areas. This can result in water accumulating around building foundation or underneath buildings. It is a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes downward and away from building with a slope of at least 1 inch per horizontal foot for at least 6 feet out away from building.
 - 2  - Driveway culvert at street is nearly blocked by topsoil. Suspect poor storm water drainage due to poor water flow through culvert.
-

Exterior and Foundation

- 3  - Loose sections of siding present. Recommend that a qualified person reattach siding as necessary.
 - 4  - Vegetation such as trees, shrubs and/or vines are 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.
 - 5  - Caulk was missing or was deteriorated in some areas. For example, around windows, at wall penetrations. Recommend that a qualified person install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate filler material should be installed first followed by an appropriate caulk. For more information, visit: <http://www.reporhost.com/?CAULK>
-

Crawl Space

- 6  - One or more crawl space vents were intentionally blocked (e.g. removable panels, rigid foam) from inside the crawl space. This restricts ventilation and free air movement in the crawl space. This may lead to increased levels of moisture inside. Damp, moist crawl space environments are conducive to wood-destroying organisms. Crawl space vents should be left open except during cold winter months. Recommend removing materials or items used to close or block vents.
 - 7  - The screens for one or more crawl space vents were missing or damaged. Vermin or pets can enter the crawl space and cause damage. Recommend that a qualified person install or replace screens where necessary using 1/8-inch to 1/4-inch wire mesh.
-

Roof

- 8  - Fascia trim at peak of roof between house and garage portion has a gap that exposes the underlying wood to the elements. Suitable fascia covering material should be added to cover this gap. Prolonged exposure of the underlying wood may result in wood decay/rot and is conducive to wood destroying organisms.
 - 9  - Extensions such as splash blocks or leaders for one or more downspouts are too short, missing or poorly sloped. Rain water can flow back and accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend installation of downspout leaders to direct water away from house at least 6 feet.
 - 10  - Box vents and plumbing stack vents on roof have exposed fasteners. Sealant should be applied over fasteners to prevent leaks.
 - 11  - Gaps in fascia near gutters should be repaired per normal construction standards.
 - 12  - Gutters are not continuous one piece type. Water staining was found at joints. This is an indication of past or current leaks. Recommend evaluation of gutters during rain event and repair if required.
 - 13  - Furnace chimney and flashing is rusted. Recommend professional evaluation and repair or replacement as required.
-

Attic and Roof Structure

- 14  - Old water stains were visible on the roof structure at one or more locations in the attic. However, no elevated levels of moisture were found at these stains during the inspection. The stains may have been caused by a past leak. Recommend asking the property owner about past leaks. Monitor these areas in the future, especially after heavy rains to determine if active leaks exist. If leaks are found, recommend that a qualified contractor evaluate and repair as necessary.
- 15  - Stored items and flooring for storage was found above top of bottom chord of garage roof trusses. Trusses are engineered components designed specifically for the weight of the roof structure and external loads such as snow. Flooring materials compress the loft of insulation, limit the quantity of insulation installed, and adds additional weight or load to the roof/ceiling structure. This additional loading is usually not considered when choosing trusses for a roof assembly. Recommend removal of flooring and any stored items in

attic.

16  - The amount of ceiling insulation installed in the attic is less than recommended amount for this locality and has an R-value significantly less than suggested R-value (R-38). Heating and cooling costs will likely be higher due to poor insulating efficiency. Recommend adding additional insulation for better energy/thermal efficiency.

Garage

17  - Pull-down attic stairs installed in the attached garage ceiling lack a visible fire-resistance rating. Current standard building practices call for a fire barrier between the house and garage. The drywall ceiling in the garage performs that function but the non-fire rated attic stairway compromises that barrier. Recommend that a qualified person evaluate and repair as necessary to restore the ceiling's fire resistance. For example, by modifying, replacing or removing the stairs. Note that commercially made, fire resistance-rated stairs are available. For more information, visit:

<http://www.reporhost.com/?FIREATTSTR>

18  - Weatherstripping at the sides and/or bottom of the garage door are damaged or deteriorated. Recommend adding or installing new weatherstripping where necessary to prevent water intrusion.

19  - Some wall and floor areas in garage were obscured by stored items and couldn't be fully evaluated.

Electric

20   - Inappropriate wiring and light fixture were found outside near the garage door. Exposed wiring is used as permanent wiring. Wiring is inappropriate for use. Wire sheathing may become abraded and present electrocution hazard. This is a safety issue. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

21  - Smoke alarms were missing from one or more bedrooms and also in the attached garage. Additional smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit:

<http://www.reporhost.com/?SMKALRM>

22  - The ungrounded conductors are not identified where they connect to breakers in the circuit panel. Conductors should be identified properly by qualified professional and marked accordingly.

23   - One or more open slots where circuit breakers are normally installed were found in panel(s) #A. Energized equipment is accessible to touch and is a shock hazard. Recommend that a qualified person install slot covers where missing.

24   - One or more conduit knockouts were missing from inside panel(s) #A. This has allowed insulation to fall into the panel box from above. Holes in panels are a potential fire hazard if a malfunction ever occurs inside the panel. Rodents can also enter panels through holes and chew on wires or build nests. Recommend that a qualified person install knockout covers where missing and per standard building practices.

25   - Neutral and ground wires were doubled or bundled together under the same lug on the neutral/ground bus bar in panel(s) #A. Multiple wires under the same lug may not be secure, resulting in loose wires, arcing, sparks and fire. This is a safety hazard. Recommend that a qualified electrician repair per standard building practices. For more information, visit:

<http://www.reporhost.com/?DTNB>

26   - One or more light fixtures were controlled by a metal pull chain. This is a safety hazard for shock. Recommend that strings or isolating links be installed to prevent shock.

Pull chains were found in the attic and the crawl space.

27  - Suggest further evaluation of electric panel by licensed professional electrician to determine condition of electric panel. Panel(s) #A 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. 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.reporhost.com/?FP1>

<http://www.reporhost.com/?FP2>

<http://www.reporhost.com/?FP3>

28  - Based on the age of this structure and the appearance of existing smoke alarm(s), the alarm may have been installed more than 10 years ago. According to [National Fire Protection Association](#), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when

moving into a new residence is also recommended by NFPA. For more information, visit:

<http://www.reporthost.com/?SMKALRMLS>

Old alarm found on hallway ceiling. Not Tested.

29  - Carbon monoxide alarms were missing from one or more sleeping areas. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards. For more information, visit:

<http://www.reporthost.com/?COALRM>

Old CO alarm found in furnace/water heater closet in hallway. Not Tested.

Plumbing / Fuel Systems

30  - One or more hose bibs (outside faucets) were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply through backsiphonage. Recommend installing backflow prevention devices on all hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit:

<http://www.reporthost.com/?BKFLOW>

31  - PVC or CPVC drainage and water supply pipes had inadequate support. Leaks may occur as a result. PVC and CPVC pipes should have supports every 4 feet. Special hangers that allow movement from expansion and that won't damage the soft plastic piping should be used. Recommend that a qualified person install supports or secure pipes per standard building practices.

32  - Black steel piping for the main gas service located outside was significantly corroded. Gas leaks can result. Recommend evaluation by a qualified contractor to determine if piping needs replacement. Piping should be painted with a rust preventative paint. Very corroded pipes should be replaced by a qualified contractor.

33  - Water shut-off valve was located in the crawl space near the water meter. This is an inconvenient location at best, and may prevent the water from being turned off in a timely manner in the event of a plumbing emergency. Consider having a qualified plumber relocate the shut-off valve to a more convenient location, such as in a closet or a cabinet under a sink.

Water Heater

34  - The estimated useful life for most water heaters is 8-12 years. This water heater is nearing the end of its' useful life. Recommend budgeting for a replacement in the near future or consider replacement now before any leaks occur. Significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water begins to leak.

Heating, Ventilation and Air Condition (HVAC)

36  - The estimated useful life for most air conditioning condensing units is 10-15 years. This unit appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Kitchen

38   - Non-metallic rigid sheathed cable wiring used to provide electricity to garbage disposal. This wiring can be damaged by repeated flexing/bending or contact with sharp objects. Flexible metallic sheathed armored conduit should be installed to protect wiring, or a flexible appliance cable should be installed. This is a potential shock hazard and safety issue. Recommend that a qualified contractor repair per standard building practices.

A conduit clamp bushing where electric cable attaches to the food disposal is missing. Insulation on the wiring can get damaged where wires are routed through holes in the under-sink food disposals metal housing. This is a shock and safety hazard. Recommend that a qualified electrician install conduit clamp bushing where missing and per standard building practices.

39   - No accessible gas shut-off valve was visible within 6 feet of the gas-fired range. This is a potential safety hazard when the appliance needs to be shut down quickly. A qualified contractor should install a shut-off valve per standard building practices.



40  - Sink drain piping below kitchen sink is leaking slowly. Water is evident when sink drain stopper is removed and water is allowed to drain. Also, disposal and sink share common trap which is improper. Disposal operation with blocked trap could force water into other sink. Recommend a separate trap for the sink and disposal. Recommend leaks and piping be repaired in accordance with normal plumbing practices.

Bathrooms, Laundry and Sinks

41  - The sink drain pipe at location(s) #C uses an S-trap rather than a P-trap, or no P-trap was visible. 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.

42  - Gaps, no caulk, or substandard caulking were found around the sink at location(s) #A and #C. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.

Main bathroom sink top is not attached to top of vanity cabinet. Recommend vanity sink top be properly secured in accordance with normal construction standards.

43  - The sink drain stopper mechanism at location(s) #B was loose. Recommend that a qualified person adjust as necessary.

44  - Caulk was missing around the base of the bathtub spout, or there was a gap behind it, at location(s) #A. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.

45  - Gaps, no caulk, or substandard caulking were found where the bathtub and floor meet at location(s) #A. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

46  - Exterior dryer vent was stuck in the open position. Vermin or insects can enter duct. Recommend cleaning vent to allow it to close.

47  - Main Bathroom #A The bathtub drain stopper was ineffective. The homeowner uses rubber drain stopper to hold water in tub. Drain stopper needs repair.

48  - Water stains were found in the shelving or cabinets below the sink at location(s) #A, B. Plumbing leaks may have occurred in the past. Consult with the property owner about this, and if necessary that a qualified person evaluate and repair.

49  - Bathroom #B Non-standard trap piping found. Suggest that non-standard piping be replaced with smooth non-corrugated piping for this use. Corrugated piping can inhibit smooth flow of drain water and can encourage build-up of debris in pipe.

Interior, Doors and Windows

50  - Handrails at garage stairs were not graspable and posed a fall hazard. Handrails should be 1 1/4 - 2 inches in diameter if round, or 2 5/8 inches or less in width if flat. Handrails should be on both sides of platform/stairs. Recommend that a qualified person install graspable handrails or modify existing handrails per standard building practices.

No balusters were present in guardrail. Balusters should also be installed per standard building practices.

51  - Window sash separating at corner. Recommend repair or replacement.

52  - One or more interior doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair or adjust as necessary. For example, by adjusting latch plates or locksets.

53  - One or more windows were difficult to open and close. Recommend that a qualified person repair or adjust windows as required so they open and close easily.

54  - Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but repair may be desired for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:

<http://www.reporthost.com/?ECC>

55  - Window frames require caulking.

56  - Exterior windows and door trim require painting.