Confidential Inspection Report

110 Greensview Dr.
Brandon, MS

Prepared for: Charles Watson

Prepared by: Alpha Inspection
110 Woodlands Park Dr.
Brandon, MS 39047
601-992-4142 charlie@alphainspection.com

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October 15, 2008

Charles Watson

RE: 110 Greensview Dr.
Brandon, MS 39047

At your agent's request, a visual inspection of the above referenced property was conducted today. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Overall, the home's quality of construction is rather good for our area. The following items, taken from the complete report, are the things I believe you should be aware of before you complete your transaction. Other items that I believe have a much lesser impact on your life or I simply believe you should know are included in the full report. Typically these items are underlined to help insure you do not skip over them as you read the report. In no way is this summary a required repair list. You will have to determine, with the assistance of your agent, which to address prior to purchasing the house.

ROOF SYSTEM

EXPOSED FLASHINGS:

1. The roof to wall flashings have been installed in a manner that relies on a sealant to keep water out. This is improper. The Brick Industry Association (BIA) technical note # 7 (http://bia.org/bia/technotes/TN7.pdf) provides a detail of the proper way to install this flashing.

It should have a stepped counter flashing "let" into the brick. I recommend the proper counter flashing be installed.

ATTIC AND INSULATION:

2. The pull down ladder to the attic is not the correct model. It is too short for the ceiling height. It should be replaced with the correct model.

3. There is a wall chase that is open to the attic. This should have a draft/fire stop installed.

EXTERIOR & FOUNDATION

TRIM:

4. Some of the plywood used as trim material is delaminating. Others are in the early stages of this process.

HEATING - AIR CONDITIONING

MAIN HEATING AND AIR CONDITIONING SYSTEM:

5. A proper disconnect is not supplied to this unit. This is unsafe for anyone who works on the unit.

The wire used to supply this unit with power is improper. It is not rated for burial and is not buried at a sufficient depth. It is also to small for the current demand of the unit.

The condensing unit started making an unusual buzzing after running for an hour or so. This should be investigated and any needed repairs made.

6. The vent pipe of this appliance should terminate higher above the roof than it does.

The vent is not installed in accordance with the Fuel Gas Code. The total horizontal length of a vent shall not be greater than 75 percent of the vertical height of the vent. Have this component corrected by an HVAC contractor who has a good understanding of the GAMA venting requirements. There are signs this appliance is not venting properly.

The flexible gas connector should not enter the furnace. This violates the listing of the connector. It should be connected to a rigid metal pipe that exits the furnace cabinet.

Wood is within one inch of the vent pipe. This is a fire hazard. Either relocate the pipe or remove the wood.

UPSTAIRS HEATING AND AIR CONDITIONING SYSTEM:

7. The condensate overflow pan is not centered under the evaporator. If water leaks out of the evaporator the ceiling below will be damaged. The pan should be properly centered under the unit and secured in place.

Conditioned air is leaking out of the evaporator. This effects the unit's performance and should be corrected.

8. The vent pipe of this appliance should terminate higher above the roof than it does. Have this corrected by an HVAC contractor who has a good understanding of the GAMA venting requirements.

The flexible gas connector should not enter the furnace. This violates the listing of the connector. It should be connected to a rigid metal pipe that exits the furnace cabinet.

DUCTWORK:
9. The flexible duct is not properly supported and not insulated in one area. This can restrict air flow and affect the unit's performance.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:
10. MAIN PANEL:
The screw used to hold the cover onto the panel is missing. This creates an unsafe condition and should be corrected by installing the appropriate screw.

The clamp bonding the ground wire to one of the ground rods is broken. A positive connection to earth is important as it helps protect the electronic devices in your home from lightning strike damage. The clamp should be replaced.

11. SUBPANEL:
This panel does not meet current safety guidelines. It has a four wire feed but it is not configured in a manner that can correctly utilize the four conductors. All of the neutral and ground wires are bonded together. This practice, common to our area is improper. The simple solution is to have a terminal strip installed and bonded to the panel. All of the ground wires can then be moved to the new terminal strip. This will free up additional connection points so that only one neutral wire will be connected under any screw. Typically this will take less than 2 hours for an electrician to move the wires to the correct locations and about $10 in materials. In other words, $200 to $250 will correct this bad habit many of our electricians have.

CONDUCTORS:
12. The transformer for the door bell is installed in a manner that leaves the wiring in the junction box exposed. This is improper and creates an unsafe condition.

SWITCHES & OUTLETS:
13. One of the outlets in the master bathroom is not GFCI protected. This condition does not provide the level of protection required when this home was built. A GFCI outlet should be installed at this location.

One outlet in the master bedroom tested to not have power. This should be investigated and corrected.

PLUMBING

SUPPLY LINES:

14. The installation instructions for the manifold system (http://www.vanguard.ca/pdfs/ManablocInstallInst.pdf page 8) directs the installer to drill an individual hole for each PEX tube connected to the manifold. This is to provide support for the tube and to keep the manifold ports free of stress. In this installation long slots were cut into the wall studs to allow the tubing a path to the manifold. This puts the manifold ports under stress.

Unused ports on the manifold should be capped. This will help ensure no water leaks inside the wall cavity.

WASTE LINES:

15. What I believe to be a waste clean out is protruding out of the brick on the left side of the house. I recommend it be cut off and the appropriate clean out fittings installed.

WATER HEATER:

16. The flue should have one inch of clearance from all combustible materials. Inadequate clearance was found at the roof decking.

The flue pipe is missing the required screws that hold it to the appliance. These are needed to prevent the flue from moving out of alignment with the draft hood.

The lower end of this vent pipe has been cut. This is improper as it voids the UL listing. The vent should be replaced.

The combination ball valve and relief valve does not have the required discharge line installed. If this valve discharges, the ceilings below can be damaged.

KITCHEN - APPLIANCES - LAUNDRY

RANGE/COOK TOP & OVEN

17. The range is missing the anti-tip bracket. These became standard on ranges about eight years ago. This range should have a bracket installed. I recommend you have one installed.

GARBAGE DISPOSAL:

18. There should be a romex clamp installed on this appliance. It is not installed.

BATHROOMS

HALL BATHROOM

19. The toilet is very loose. I recommend it be removed, the mounting flange inspected for damage, a new wax ring installed and the toilet reset. Caulking the toilet to the floor is not a

proper repair.

20. This bath fixture is not secured to the framing in the wall. This should be corrected to prevent water leaks from developing.

MASTER BATHROOM

21. The toilet is very loose. I recommend it be removed, the mounting flange inspected for damage, a new wax ring installed and the toilet reset. Caulking the toilet to the floor is not a proper repair.

INTERIOR

STAIRS & HANDRAILS:

22. Current safety guidelines require the handrails "return" to the wall and to be continuous.

SMOKE / FIRE DETECTOR:

23. No smoke detector is installed outside of the master bedroom. Current safety guidelines require one outside of each sleeping area.

GARAGE

GARAGE DOOR:

24. The automatic garage door opener did not reverse properly when it struck a 1.5" block on the floor. Typically adjusting the down force of on the opener is all that is necessary to correct this. For more information on this safety feature see http://www.cpsc.gov/cpscpub/pubs/523.pdf. The Genie Company provides a good example of proper installation on it's website. http://www.geniecompany.com/docs/GENIE%20CHAINGLIDE-ENG.pdf This is a safety item and is important to have the setting adjusted.

The electronic eyes should be installed between 5 and 6 inches above the floor to provide the proper safeguard. These are considerably higher.

GROUNDS

GRADING:

25. The grading on the right side of the house directs water toward the foundation. This condition should be corrected as it can have negative effect on the home.

DECKS:

26. There is a pronounced dip in the deck. Some of the framing and deck boards are pulling free. Have a carpenter you trust provide a proposal for the needed repairs. A piece of the lumber used to build the arbor over the deck is in close contact with the roofing shingles. I am concerned that the trapped debris will act as a dam and cause water to enter the attic space. This should be corrected to allow free passage of any debris and rain.

EXTERIOR STAIRS:

27. Current safety guidelines require all steps to be approximately the same height. This is not the case on one set of deck stairs.

Handrails must be easy to grip. These handrails did not meet this criteria. They should be replaced with rails that meet current safety guidelines. More injuries occur on the stairs in a home than any other location.

As you address these items, I believe it is best to use licensed trades people for counsel and to perform the repairs. Please be sure to obtain competitive estimates. While I have placed the items I believe, in my professional opinion, are most likely to have significant financial or safety concerns in the summary, read the entire report to determine if you want to address any of the other items noted there.

It has been a pleasure working with you. Our company's goal is to help relieve the anxiety of home ownership, both as you purchase you home and after you move in. Please remember, we desire to be your personal building consultants and are available to answer questions regarding the inspection report, the home, and repairs to the home. Please feel free to call us with any questions regarding your new home.

Sincerely,

Charlie Sessums

Charlie Sessums
Alpha Inspection
Mississippi License #0187 NH
ASHI #211622

P.S. We are constantly seeking to grow and improve our service to you. You can help us by using the form found in your inspection folder to give us your feedback and input.

P.P.S. The majority of our business comes through referrals from satisfied customers. If we have served you well, please don't keep us a secret.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:	October 15, 2008.
CLIENT NAME:	Charles Watson.
INSPECTION SITE:	110 Greensview Dr.
INSPECTION SITE CITY/STATE/ ZIP:	Brandon, MS 39047.

CLIMATIC CONDITIONS:

WEATHER:	The weather was clear.
SOIL CONDITIONS:	The ground was dry.

UTILITY SERVICES:

UTILITIES STATUS:	All the utilities were on at the time of the inspection.

REPORT LIMITATIONS

This report is intended only as a general guide to help the you make your own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses my personal opinions, based upon the visual impressions of the conditions that existed at the time of the inspection only. 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 the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental 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 of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions 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.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc., unless the parties mutually agree otherwise. In the event of a claim, you agree to allow the Alpha Inspection to inspect the claim prior to any repairs or waive the right to make the claim. You also agree not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. I cannot and do not offer a warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Not all attic areas are readily accessible for inspection. My conclusions are based on what I could readily see.
All roofs require periodic maintenance to achieve typical lifespan and should be inspected annually. Expect to make minor repairs to any roof.
The standard home inspection includes a Level 1 chimney inspection. A Level I Inspection is generally limited to readily accessible areas of the chimney structure, with additional requirements to insure the flue is clear. Readily accessible areas are those areas that can be reached for inspection or maintenance without the use of tools or ladders. A Level I Inspection will include checking the basic appliance installation and connection, checking readily accessible portions of the chimney structure and flue, and determining that the flue is not obstructed.
The NFPA (National Fire Protection Association) recommends a Level II inspection each time a property is sold. A Level II Inspection is generally limited to accessible areas of the chimney structure and appliance installation. Accessible areas are those that can be reached without destructive action to the building or building finish. Access may require the movement or opening of doors and panels, and may require the use of common hand tools or ladders. A Level II Inspection will include all portions of a Level I Inspection as well as accessible areas of the chimney structure, including areas within accessible attics, basements and crawl spaces. In addition, a Level II Inspection will include an examination of the chimney interior by video scanning or other comparable means of inspection. The inspector should also determine that the flue is properly sized for the connected appliance(s).

As part of the roofing inspection, the physical condition of the shingles, flashings and gutters are inspected.

Any chimneys are examined and any negative conditions are documented in this section below.

While inspection the attic, the framing, insulation and the ventilation system is evaluated. In our region no vapor barrier is installed between the living space and the attic.

ROOF:

TYPE: This is an architectural grade composition shingle roof system which will typically carry a 30 or 50 year manufacturer warranty.

ROOF ACCESS: The pitch of the roof did not allow me to walk on the roof. The roof was viewed from a ladder placed at three locations. Binoculars were also used to give me a better view. Usually I walk the roof as it gives the best view possible.

ROOF COVERING STATUS: The shingles are in acceptable condition and well within their useful life.

EXPOSED FLASHINGS:

CONDITION: **The roof to wall flashings have been installed in a manner that relies on a sealant to keep water out. This is improper. The Brick Industry Association (BIA) technical note # 7 (http://bia.org/bia/technotes/TN7.pdf) provides a detail of the proper way to install this flashing. It should have a stepped counter flashing "let" into the brick. I recommend the proper counter flashing be installed.**

GUTTERS & DOWNSPOUTS:

CONDITION:

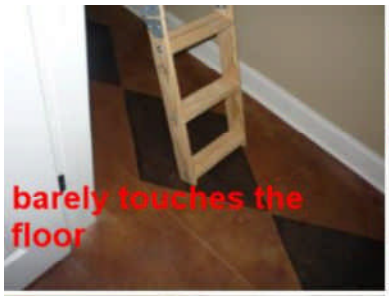
There are no gutters on this house. Consider installing gutters and downspouts to help with site drainage.

Subsurface drains are present but not tested. They are not part of a standard inspection.

The only way to determine their condition is to watch them perform during a heavy rain.

ATTIC AND INSULATION:

ACCESSIBILITY:



These stairs are located in an interior hall. This can allow unconditioned attic to be drawn into the home. There are products available to create an insulated seal over this ladder. I recommend you purchase one or construct your own.

The door to the attic should be weather stripped and insulated for energy efficiency.

The pull down ladder to the attic is not properly installed. Manufacturers require lag bolts or 16d framing nails to secure the unit to the framing. They also require these anchors to be installed in the provided holes in the metal brackets in the mounting system of the stairs. Screws are not approved fasteners. These corrections are simple and inexpensive to make.

The pull down ladder to the attic is not the correct model. It is too short for the ceiling height. It should be replaced with the correct model.

ROOF FRAMING SYSTEM:

This home uses conventional stick framing for the roof support system.

INSULATION TYPE AND CONDITION:

Blown fiberglass has been used to insulate this attic.

The insulation is well distributed and is in good condition.

This house has recessed can lights. This model of recessed lights requires a three inch clearance from insulation. The insulation in this attic is too close and should be pulled back. Although commonly used on the interior of houses, this model is not designed for that use. They are designed for use over unconditioned spaces. They are not as energy efficient.

There is a wall chase that is open to the attic. This should have a draft/fire stop installed.

DEPTH AND ESTIMATED R-RATING:

The insulation in this attic is 11 inches deep with an estimated R-30 rating.

EXTERIOR & FOUNDATION

Areas hidden from view by plants, finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural or geotechnical engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

The siding and trim of the home are inspected to locate damaged materials and find any signs of movement in the structure.

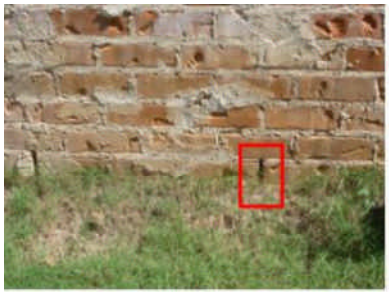
Crawlspaces are inspected for moisture intrusion, foundation wall condition and the condition of the framing.

WALLS:

MATERIAL: Brick and wood have been used for this homes siding material.

Defects, if any, are noted below.

CONDITION:



Bricks are required to have weep holes (mortar vacancies every few bricks, allowing moisture to escape). Some of the weep holes are below the grading. When below grading, insects may enter the property more readily. At the very least a chemical barrier should be maintained to keep pests out of the home.

A couple of pieces of siding at the back of the house are in need of a little repair. They are no longer secured to the framing.

TRIM:

CONDITION:

Some of the plywood used as trim material is delaminating. Others are in the early stages of this process.

There is quite a bit of mildew on this trim There are products available to clean it off of the home.

The caulk around the trim is cracked. It is time to recaulk and paint the trim.

FRAMING:

MATERIAL: This is a wood framed structure. It is framed with 2 x dimensional lumber.

HEATING - AIR CONDITIONING

I do not inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of a standard home inspection. Most furnaces are designed in such a way that inspection is impossible unless the unit is totally disassembled. Most heat exchangers, other than new ones, have some small cracks in them.
NOTE: Asbestos materials have been commonly used in older heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. I do not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Normal service and maintenance is recommended on a annual basis.

MAIN HEATING AND AIR CONDITIONING SYSTEM:

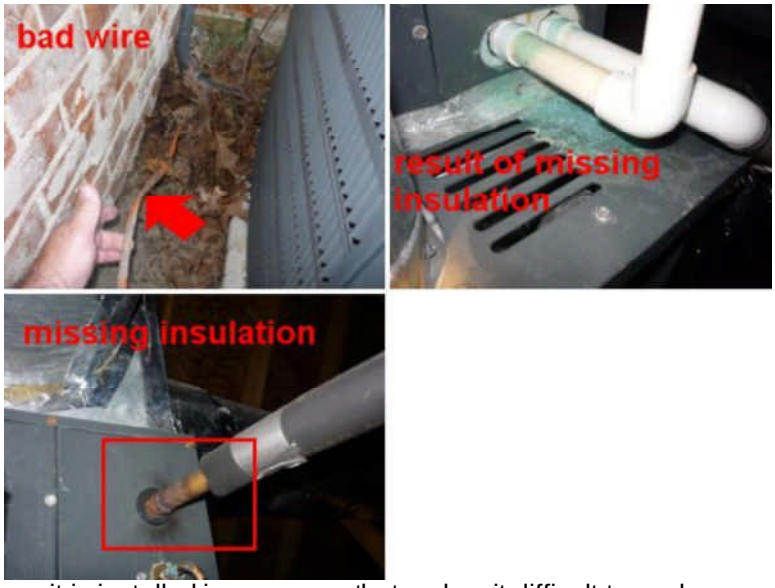
AIR CONDITIONING SYSTEM:

This home has a central air conditioning system.

This is a 5 ton compressor.

This condensing unit is about two years old.

SYSTEM CONDITION:



This condensing unit is installed in a manner that makes it difficult to work on the unit. It should not have been placed in a corner like this.

The compressor unit is not sitting level. It should be on a level platform . I recommend this be corrected when the unit is serviced or repaired.

A bit of insulation is missing from the refrigeration line. This condition allows condensation to form on the refrigeration line and drip on to the surrounding areas. This should be corrected.

A proper disconnect is not supplied to this unit. This is unsafe for anyone

who works on the unit.

The wire used to supply this unit with power is improper. It is not rated for burial and is not buried at a sufficient depth. It is also to small for the current demand of the unit.

The condensing unit started making an unusual buzzing after running for an hour or so. This should be investigated and any needed repairs made.

HEATING SYSTEM:

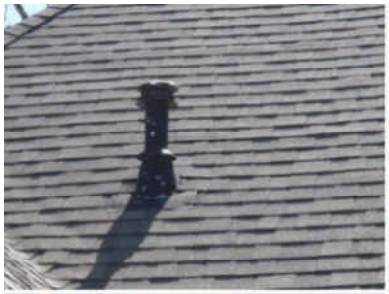
This is a forced air system.

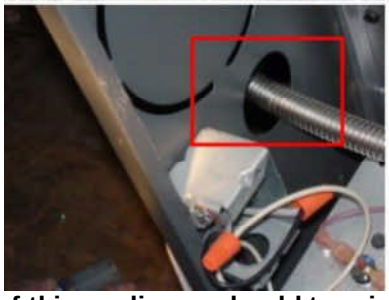
The furnace is fueled by natural gas.

This furnace is about two years old.

The capacity of this unit is 115,000 btus.

CONDITION:





The vent pipe of this appliance should terminate higher above the roof than it does. Have this corrected by an HVAC contractor who has a good understanding of the GAMA venting requirements.

The vent is not installed in accordance with the Fuel Gas Code. The total horizontal length of a vent shall not be greater than 75 percent of the vertical height of the vent. Have this component corrected by an HVAC contractor who has a good understanding of the GAMA venting requirements. There are signs this appliance is not venting properly.

Wood is within one inch of the vent pipe. This is a fire hazard. Either relocate the pipe or remove the wood.

The flexible gas connector should not enter the furnace. This violates the listing of the connector. It should be connected to a rigid metal pipe that exits the furnace cabinet.

A proper 30" deep service platform should be installed at the front of this appliance.

UPSTAIRS HEATING AND AIR CONDITIONING SYSTEM:

AIR CONDITIONING SYSTEM:

This home has a central air conditioning system.

This is a 1.5 ton compressor.

This condensing unit is about two years old.

SYSTEM CONDITION:

The compressor unit is not sitting level. It should be on a level platform. I recommend this be corrected when the unit is serviced or repaired..

A bit of insulation is missing from the refrigeration line. This condition allows condensation to form on the refrigeration line and drip on to the surrounding areas. This should be corrected.

The condensate overflow pan is not centered under the evaporator. If water leaks out of the evaporator the ceiling below will be damaged. The pan should be properly centered under the unit and secured in place.

Conditioned air is leaking out of the evaporator. This effects the unit's performance and should be corrected.

HEATING SYSTEM:

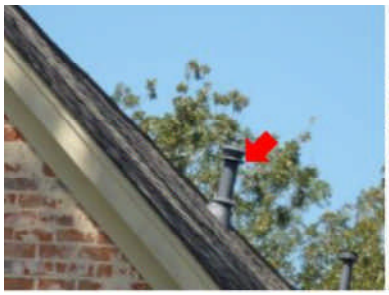
This is a forced air system.

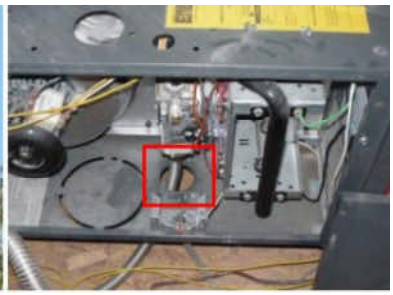
The furnace is fueled by natural gas.

This furnace is about two years old.

The capacity of this unit is 45,000 btus.

CONDITION:





The vent pipe of this appliance should terminate higher above the roof than it does. Have this corrected by an HVAC contractor who has a good understanding of the GAMA venting requirements.

The flexible gas connector should not enter the furnace. This violates the listing of the connector. It should be connected to a rigid metal pipe that exits the furnace cabinet.

DUCTWORK:

TYPE: The ductwork is comprised of insulated sheet metal and flexible pipe.

DUCTS/AIR SUPPLY: **The flexible duct is not properly supported and not insulated in one area. This can restrict air flow and affect the unit's performance.**

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should not be attempted. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seen. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Inoperative light fixtures often lack bulbs or have burned-out bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested monthly. GFCI breakers and outlets should also be tested monthly.

ELECTRICAL PANELS:

MAIN PANEL
LOCATION: The main panel is located on the right side of the house. This is where the power to the house can be turned off.

CONDITION:

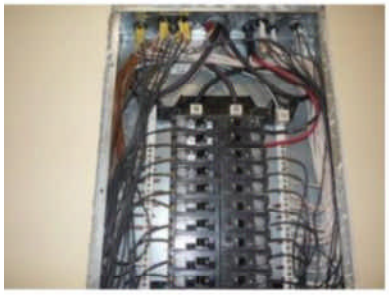
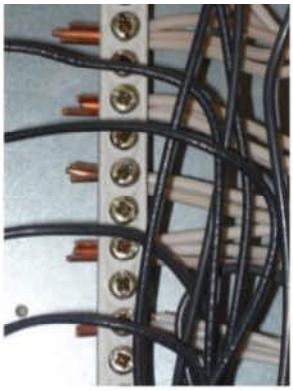

This is a 200 amp panel.

MAIN PANEL:
The screw used to hold the cover onto the panel is missing. This creates an unsafe condition and should be corrected by installing the appropriate screw.

The clamp bonding the ground wire to one of the ground rods is broken. A positive connection to earth is important as it helps protect the electronic devices in your home from lightning strike damage. The clamp should be replaced.

These breakers are not labeled. I recommend they be labeled.

SUBPANEL # 1: This subpanel is located in a storage room in the garage.
CONDITION:

SUBPANEL:
This panel does not meet current safety guidelines. It has a four wire feed but it is not configured in a manner that can correctly utilize the four conductors. All of the neutral and ground wires are bonded together. This practice, common to our area is improper. The simple solution is to have a terminal strip installed and bonded to the panel. All of the ground wires

can then be moved to the new terminal strip. This will free up additional connection points so that only one neutral wire will be connected under any screw. Typically this will take less than 2 hours for an electrician to move the wires to the correct locations and about $10 in materials. In other words, $200 to $250 will correct this bad habit many of our electricians have.

HEATING AND AIR CONDITIONING DISCONNECTS:

The disconnect for the A/C units are in the main panel. This is acceptable for the unit by the main panel but it is not approved for the unit around the corner. See the comments in the "CONDITION" section for this unit.

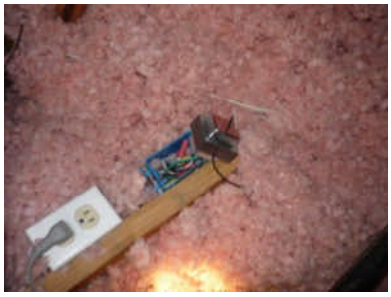
A cord and plug serve as the disconnect for the furnaces. This is acceptable.

CONDUCTORS:

ENTRANCE CABLES:

The service entrance cables were not able to be seen because they are underground.

BRANCH WIRING:



The branch wiring conductors are copper with aluminum for the 220 volt circuits. Multi-strand aluminum wire does not have problems as the single strand aluminum wire of the 70s and 80s. It performs well.

The transformer for the door bell is installed in a manner that leaves the wiring in the junction box exposed. This is improper and creates an unsafe condition.

SWITCHES & OUTLETS:

CONDITION:

The lights are not operational in some areas, possibly due to bad bulbs. I recommend all non-operating bulbs be replaced before the final walk through on the off chance a fixture is not functioning.

Some of the under cabinet lights in the kitchen are not working.

There are several switches in this home that do not seem to control anything. Ask the owner to show you what all switches operate before closing.

The ceiling fans are out of balance. Typically this is is an inexpensive correction to make.

One of the outlets in the master bathroom is not GFCI protected. This condition does not provide the level of protection required when this home was built. A GFCI outlet should be installed at this location.

One outlet in the master bedroom tested to not have power. This should be investigated and corrected.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. This service is not part of this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.
To shut off the water supply to the house it is necessary to shut the valve off at the meter. The location of the meter is identified in this section of the report.

The water supply lines, waste lines and vent lines are inspected for general conditions and leaks.

The water heater(s) are inspected for general condition and installation defects.

If present, fuel gas lines are inspected for defects.

MAIN LINES:

MATERIAL: There is no visible line within the meter box.

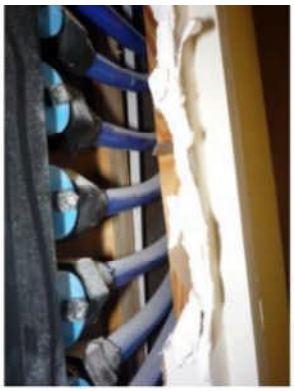
CONDITION: The water meter and shut off valve are located in the front yard.

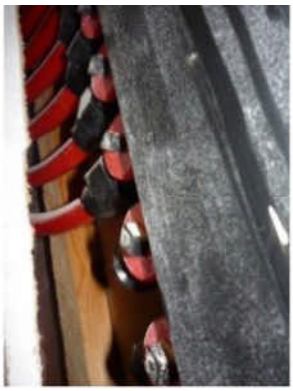
Testing water sources throughout the house indicated the main line is in good condition.

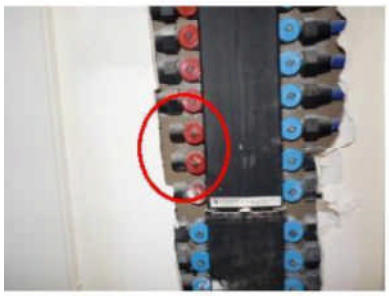
SUPPLY LINES:

MATERIAL: The predominate piping product in this home is polyethylene (PEX). There is a control valve manifold located in the garage storage room.

CONDITION:







The installation instructions for the manifold system (http://www.vanguard.ca/pdfs/ManablocInstallInst.pdf page 8) directs the

installer to drill an individual hole for each PEX tube connected to the manifold. This is to provide support for the tube and to keep the manifold ports free of stress. In this installation long slots were cut into the wall studs to allow the tubing a path to the manifold. This puts the manifold ports under stress.

Unused ports on the manifold should be capped. This will help ensure no water leaks inside the wall cavity.

WASTE LINES:

MATERIAL: The waste and vent lines are PVC.

CONDITION: **What I believe to be a waste clean out is protruding out of the brick on the left side of the house. I recommend it be cut off and the appropriate clean out fittings installed.**

WATER HEATER:

TYPE: The water heater is gas fired.

SIZE: The water heater has a 50 gallon capacity.

LOCATION: The water heater is located in the attic.

Defects, if any, are noted below.

CONDITION:

The flue should have one inch of clearance from all combustible materials. Inadequate clearance was found at the roof decking.

The flue pipe is missing the required screws that hold it to the appliance. These are needed to prevent the flue from moving out of alignment with the draft hood.

The lower end of this vent pipe has been cut. This is improper as it voids

the UL listing. The vent should be replaced.

The combination ball valve and relief valve does not have the required discharge line installed. If this valve discharges, the ceilings below can be damaged.

FUEL SYSTEM:

METER LOCATION: The meter and shut off valve are located at the right of the house.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone appliances are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, clocks, timing devices and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. I test appliances to see if they respond properly to the basic controls.

KITCHEN SINK:

CONDITION: The sink and faucet are in functional condition.

RANGE/COOK TOP & OVEN

CONDITION: The cooktop and oven are in good working condition.

The range is missing the anti-tip bracket. These became standard on ranges about eight years ago. This range should have a bracket installed. I recommend you have one installed.

There is a gap at the back of the range.

VENTILATION:

CONDITION: The light and fan are operable.

DISHWASHER:

CONDITION: The dishwasher is firmly anchored and responded to the controls.

GARBAGE DISPOSAL:

CONDITION: **There should be a romex clamp installed on this appliance. It is not installed.**

MICROWAVE:

CONDITION: I tested the microwave by heating water. It worked.

INTERIOR COMPONENTS:

COUNTERS: The counter tops are in acceptable condition.

CABINETS: The cabinets are in acceptable condition.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. There is no practical way to test the drain line with the limitations of a standard home inspection. Water supply valves may be subject to leaking if turned and are not operated for this reason.

LAUNDRY:

CONDITION: The plumbing, electrical and the vent system for the laundry room are in good working condition.

OTHER FIXTURES AND APPLIANCES:

UTILITY SINK: The general condition of the sink, drain and faucet is acceptable.

BAR ICEMAKER: The ice maker has ice in it and is cold. It seems to be working.

BATHROOMS

In each bathroom the sink, faucet and plumbing are inspected for leaks and their general condition. The toilet is inspected to determine it's general condition, connection to the floor flange and to the water supply. The shower, tub areas, faucets and drains are inspected for their condition and function. The ventilation system is also inspected.

HALL BATHROOM

COMMENTS: This bathroom was inspected.

CONDITION OF TOILET: **The toilet is very loose. I recommend it be removed, the mounting flange inspected for damage, a new wax ring installed and the toilet reset. Caulking the toilet to the floor is not a proper repair.**

TUB/SHOWER PLUMBING FIXTURES: **This fixture is not secured to the framing in the wall. This should be corrected to prevent water leaks from developing.**

TUB/SHOWER AND WALLS: Maintain a good caulk seal at all tub and shower areas as a precaution against water entering the walls. This is important!

MASTER BATHROOM

COMMENTS: This bathroom was inspected.

CONDITION OF TOILET: **The toilet is very loose. I recommend it be removed, the mounting flange inspected for damage, a new wax ring installed and the toilet reset. Caulking the toilet to the floor is not a proper repair.**

TUB/SHOWER AND WALLS: The whirlpool tub responded to the controls. For continued maintenance, weekly add one cup of bleach to a filled tub and run it. Rinse the tub well before using it again.

Maintain a good caulk seal at all tub and shower areas as a precaution against water entering the walls. This is important! This needs to be done now.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information and any history of replacement. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. It is wisdom to have the interior of the flue inspected with a camera to verify it's condition before you purchase any home. They should also be cleaned annually. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. I routinely recommend precautions be taken to prevent accidental falls from elevated windows. I also recommend an emergency escape ladder be kept in each bedroom that is above the first floor.

During the inspection process the condition of all doors and their hardware is examined. Windows are inspected for the condition of their glass, hardware and operation. If I could not reach a window because of furnishing or any other reason, It was not inspected. It's condition is excluded from this inspection.

Ceilings, walls, floor coverings and cabinetry are inspected for their general condition.

Stairs and fireplaces, if present, are inspected for by industry standards.

The presence and locations of smoke detectors are examined. You should replace the batteries upon moving in and annually. Use the manufacturer provided test buttons to test the devices monthly.

DOORS:

EXTERIOR DOORS:

Stained doors of this type need periodic maintenance. To properly protect the wood and finish they should be sanded and additional coats of finish applied every few years. It should be verified that the top and bottom edges are also sealed. These type doors often warp when these edges are left unsealed. This should be done now.

The door bumper has come loose from the front door.

The weather stripping is coming loose from several doors.

INTERIOR DOORS:

The interior doors should be undercut to allow the conditioned air to freely return to the return air grill.

The doors to the master bathroom will not close properly. They hit each other at the bottom.

WINDOWS:

CONDITION: This is a two story home. For increased safety I recommend you have readily available escape ladders in all upper level sleeping areas. Also consider providing fall protection for the second story windows.

CEILINGS:

CONDITION: There is a damaged area in the ceiling of the back bedroom. I could not find any cause.

FLOORS:

CONDITION: Like most homes with pine floors there are areas that are scuffed or scratched.

STAIRS & HANDRAILS:

CONDITION: **Current safety guidelines require the handrails "return" to the wall and to be continuous.**

FIREPLACE:

TYPE & CONDITION: This is a vent free log set. It is important to leave the log set in the factory designed configuration. If you ever notice a soot (black) build up on the logs or inside the fireplace, discontinue use and have the appliance examined by a fireplace specialist or a competent plumber.

It is my company policy not to light log sets. I recommend you have the owner demonstrate it's operation during your final walk through.

SECOND FIREPLACE:

TYPE & CONDITION: This is a vent free log set. It is important to leave the log set in the factory designed configuration. If you ever notice a soot (black) build up on the logs or inside the fireplace, discontinue use and have the appliance examined by a fireplace specialist or a competent plumber.

It is my company policy not to light log sets. I recommend you have the owner demonstrate it's operation during your final walk through.

SMOKE / FIRE DETECTOR:

COMMENTS: **No smoke detector is installed outside of the master bedroom. Current safety guidelines require one outside of each sleeping area.**

GARAGE

Notice: Determining the heat resistance rating of a firewall is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.
Please take the time to read this web site http://www.dasma.com/safetygdmaint.asp. It gives good information on the monthly maintenance and testing of garage doors.

GARAGE DOOR:

CONDITION:

The automatic garage door opener did not reverse properly when it struck a 1.5" block on the floor. Typically adjusting the down force of on the opener is all that is necessary to correct this. For more information on this safety feature see http://www.cpsc.gov/cpscpub/pubs/523.pdf. The Genie Company provides a good example of proper installation on it's website. http://www.geniecompany.com/docs/GENIE%20CHAINGLIDE-ENG.pdf This is a safety item and is important to have the setting adjusted.

The electronic eyes should be installed between 5 and 6 inches above the floor to provide the proper safeguard. These are considerably higher.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection. We strongly recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

The driveway, sidewalk, landscaping, retaining walls and grading are inspected to the extent of having an impact on the home.

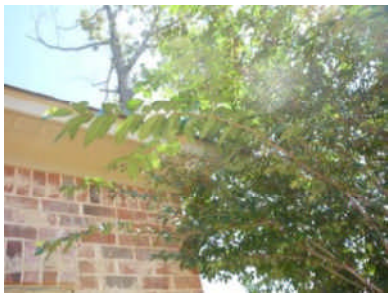
Decks and stairs are evaluated for their general condition and any safety concerns.

DRIVEWAY:

CONDITION: I recommend the cracks be sealed with NP1 to prevent water entry and further raising and settling or widening of cracks. NP 1 is a polyurethane sealant that is available at Construction Materials on West St.

LANDSCAPING:

CONDITION: Trees are planted close to the house. They should be kept trimmed back, away from the house or removed to prevent damage to the home.

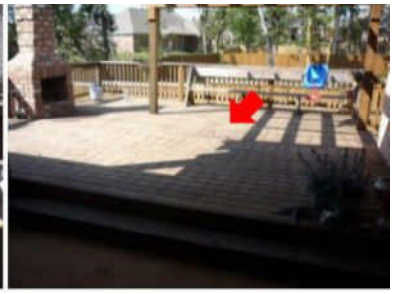


GRADING:

SITE: **The grading on the right side of the house directs water toward the foundation. This condition should be corrected as it can have negative effect on the home.**

DECKS:

CONDITION:



There is a pronounced dip in the deck. Some of the framing and deck boards are pulling free. Have a carpenter you trust provide a proposal for the needed repairs.

A piece of the lumber used to build the arbor over the deck is in close contact with the roofing shingles. I am concerned that the trapped debris will act as a dam and cause water to enter the attic space. This should be corrected to allow free passage of any debris and rain.

EXTERIOR STAIRS:

CONDITION:

Current safety guidelines require all steps to be approximately the same height. This is not the case on one set of deck stairs.

Handrails must be easy to grip. These handrails did not meet this criteria. They should be replaced with rails that meet current safety guidelines. More injuries occur on the stairs in a home than any other location.