



1/1/03

John Buyer
1234 Straight Drive
West Town, MI 12344

date and time of inspection: 1/1/03 at 8:00 am
property location: 123 First Street
date report mailed: 1/2/03
inspection number: 3398
inspector: Glenn Vernon
not paid at time of inspection: \$000

This report contains the following:

- A. General Information
- B. Conclusions and Recommendations
- C. Description of Components
- D. General Limitations and Exclusions as per ASHI Standards of Practice

The inspection was performed according to the American Society of Home Inspectors' Standards of Practice which was sent to you via email in the pre-inspection packet. The purpose of the inspection is to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the inspection.

Please do not hesitate to call us if you have any questions regarding the inspection procedures or the report. Thank you for employing us.

Thank you,

Glenn Vernon, President
Vbinspect.com, Inc.
Certified ASHI member #913



A. GENERAL INFORMATION

main entry faces: **northeast**
approximate age: **70-80 years**
building type: **half of double**
space below grade: **full basement**
utility status: **water, gas, heat, elect-all on**
weather: **65 degrees F., clear**
garage: **n/a**
house vacant: **no**
present during inspection: **listing agent**
accompanied inspector during inspection: **no one**
inspection performed by: **Glenn Vernon**
starting time: **8:00 am**
completion time: **10:20 am**
contract received: **no**

B. CONCLUSIONS AND RECOMMENDATIONS

The conclusions and recommendations listed below are based on the observation and operation procedures that are outlined in the ASHI Standards of Practice. This information was included in the pre-inspection packet that was sent to you prior to the inspection. Items listed below will include recommendations for repairs, important specific maintenance items, further evaluation by others, precautionary and informational items, and items that are considered significantly deficient or near the end of their economic service life. Please be advised that conclusions and recommendations are based on the opinion and past experience of the inspector, and it is possible that other inspectors, contractors, municipal building enforcement officials, and experts will disagree with the conclusions and recommendations listed below.

SIGNIFICANTLY DEFICIENT SYSTEMS/COMPONENTS

The following systems/components are considered to be unsafe, and/or not performing their intended function:

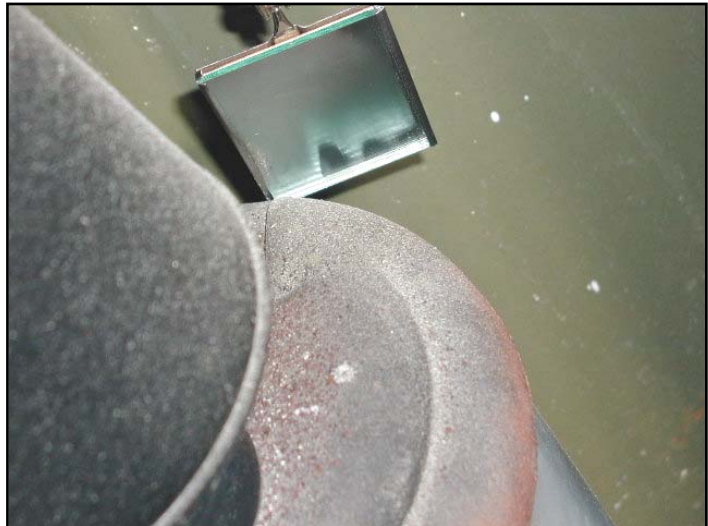
1. Front walkway

Reason: Unsafe condition – There was an uneven adjacent area on the front walkway and this can be a tripping hazard.

Recommendation: Patching with mortar between the uneven blocks is recommended to create a smooth transition.

2. Hot water tank

Reason: Unsafe condition - There was leakage of combustion products from the “side-arm” heating component of the hot water tank whenever the tank was operating. This was evidenced by the moisture on the mirror as seen in the photo at right. This can result in carbon monoxide entering the basement. It is generally difficult to seal this type of tank and this type of hot water tank is relatively inefficient compared to today’s typical hot water tank. It was also noted that there was a significant pressure drop when the water passed through the tank, as evidenced by the low flow of the hot water, as compared to the cold water.



Recommendation: Repair/replacement of the tank is recommended.

SYSTEMS NEARING THE END OF THEIR ECONOMIC LIFE

1. There were cracks all the way through the asphalt shingles on the front porch roof. See photo at right. The shingles on the upper level roof were in somewhat better condition because the slope was steeper; however, there were cracks in the "I's" of the shingles (slits between the tabs). This is an indication that the roofing shingles are nearing or at the end of their typical economic life and removal and replacement is recommended.



2. The gas meter was located on the inside of the house and this is generally an indication that the gas service line from the house to the street is relatively old and may be nearing the end of its economic life. It is not in the scope of this inspection to perform a pressure test or otherwise evaluate underground lines. There were gas pipes extending into the return duct at two areas in the basement. This is not a recommended installation.

There was a gas leak at the union of the hot water tank. There was also a slight gas leak at the top of the shutoff valve for the hot water tank. There was a leak at an old starch stove connection in the basement. There was a leak at a 90 degree fitting at the ceiling directly above the hot water tank. Apparently this was an old line for the gas fireplace. It is likely that replacement of the inside gas lines will be needed. Gas lines, where accessible, were tested using a TIF-8800 leak detector. Please note that there may be other leaks on inaccessible lines. It is recommended that the gas lines be further evaluated by a qualified plumbing contractor.

SYSTEMS/COMPONENTS THAT WERE NOT INSPECTED

The following systems/components were designated to be inspected as per the ASHI Standards of Practice, and were present at the time of the inspection, but were not inspected:

1. The roof mounted ventilating fan could not be tested because it was too cold in the attic at the time of the inspection and the fan is thermostatically controlled. The fan should be tested when weather permits.

OTHER ITEMS

1. It was noted that the gutters were not properly secured and re-installation or replacement of the gutters is recommended. Considering the installation technique that was used, the gutters would need to be removed whenever the roof is replaced.

There was no pipe flashing on the back porch roof, and there was a gap between the vent pipe and the roof and this can result in leakage. Re-sealing of the pipe flashing

is recommended.

There were loose bricks at the top of the chimney and mortar was missing. The old antenna on the chimney should be removed. It is recommended that the top two or three courses of brick be re-laid in order to stabilize the top of the chimney. Other mortar joints should be re-pointed.

2. The insulation on the service entrance cable was frayed and the service line extended all the way along the left side and across the back of the house. See photo at right. A frayed cable may allow water leakage into the cable and panel and replacement of the cable is recommended. It is likely that the power company will require relocation of the electric service to the front left corner of the house.



There were no outlets at the kitchen sink and ground fault protected outlets are recommended.

There was no permanent outlet in the bathroom and a GFI outlet is recommended. It is suggested that ground fault interrupter (GFI) outlets be installed in potentially wet areas such as exterior, garage outlets and outlets within 6' of a plumbing fixture (kitchen sink). This will provide a measure of safety against electric shock in these areas. A GFI outlet or circuit breaker "trips" if there is an interruption in the ground. This will greatly reduce the possibility of electric shock from a device that is plugged into a GFI outlet or circuit.

Lampcord extension cord was stapled to the baseboard in the front bedroom and this wiring should be removed. There was also lampcord extension cord in the bathroom.

3. There were signs of settlement of the back addition, as evidenced by the separation between the addition and the brick on the main house area. This was particularly noticeable at the left side column (facing from the front). See photo at right. It was also noted that an intermediate post that had been installed between the two original columns had settled (and there was no weight on the post). There was a noticeable slope when walking in the addition and there were signs of separation on the interior wall



between the addition and the main house. It is recommended that the cracks be monitored for signs of additional movement in the future. If there is significant additional movement in the future, reinforcement or replacement of the foundation may be needed. It is not possible in the scope of an inspection to determine or predict whether or not there will be additional movement, rate of movement, etc.

4. Tape on the ductwork in the basement may be asbestos containing. The only way to positively identify asbestos is by laboratory analysis. Enclosed is a copy of a government brochure entitled "**Asbestos in the Home**" for your information. If you have any further questions or concerns regarding this, you should consult an asbestos expert.

5. As a point of information, this house has been previously treated for termites and the documentation for the treatment is located on the inside of the electric panel cover.

6. The window sills at the back of the house were tipped back toward the windows and this is generally caused by shrinkage of the frame. There were open mortar joints at the brick window sills and this can allow water penetration. Re-setting of the sills or re-sealing with caulking is recommended to prevent water intrusion.

7. When the air conditioning unit was tested, a 19 to 20 degree Fahrenheit temperature drop was observed across the coil. This is generally an indication that the system is functional.

8. The hose for the dishwasher was tied into the garbage disposal and the hose did not extend above the level of the sink drain. This can result in a possible backup into the dishwasher and it is recommended that the hose be installed at a higher elevation so if there is backup, wastewater will not enter the dishwasher.

There was significantly diminished water flow to the second floor when the laundry tub was operating. This is not uncommon for a house of this age and is generally related to partial blockage of the water supply piping. It will be difficult to take a shower and operate the laundry at the same time. Further evaluation is needed (by a plumbing contractor) in order to determine the exact scope of needed repairs/replacements.

9. There was no insulation in the attic and you will likely find that it is cost-effective to install insulation, in order to decrease both heating and cooling costs. It was also noted that there was knob and tube wiring in the attic and this wiring should be removed prior to installation of insulation.

10. Please note that it is not possible to determine or predict the amount or frequency of past or future water penetration into a basement. Evaluation of water penetration is based solely on existing conditions, appearance of block, etc. This can sometimes be altered by painting the block, concrete floor, installation of paneling, etc. In the Pittsburgh area, there are some basements that will have occasional water penetration and this, depending on the situation, may or may not represent a serious problem.

11. The heat exchanger on the furnace was not inspected because it was completely concealed. More elaborate methods of inspecting the heat exchanger can be performed by a heating contractor (removing burners, blower, etc.). These methods, however, are not in the scope of the inspection as per the ASHI Standards of Practice. A carbon monoxide test was performed on the warm air stream using a Bacharach Model 50 CO detector. No excess carbon monoxide levels were observed. Results from this carbon monoxide test do not conclude that there are no cracks or holes in the heat exchanger. It does indicate that there are no large cracks or holes in the heat exchanger or combustion is relatively complete (minimal CO in combustion products).

C. DESCRIPTION OF COMPONENTS

STRUCTURAL SYSTEM

FOUNDATION - Concrete block-cement coating restricted view in most areas of the basement.

FLOOR STRUCTURE - Concrete in the basement, 2"x10" joists with no subfloor for the first floor (hardwood applied directly to the joists), second floor structure could not be observed-finish restricting view.

WALL STRUCTURE – Plaster; (terra cotta block between the units) the exterior wall structure could not be observed - it is assumed that the walls are 2"x4" wood framing.

CEILING STRUCTURE - Plaster, 2"x6" for second floor ceiling joists as observed from the attic.

ROOF STRUCTURE - 2"x8" rafters and 2"x6" joists, 24" on center with a board roof deck

ACCESS TO ATTIC- Closet hatch, observed from center only due to limited headroom.

EXTERIOR

WALL COVERINGS- Brick and stucco

ROOFING SYSTEM

METHOD OF OBSERVATION- Walked on all of the roofs

TYPE OF ROOF COVERINGS- Asphalt shingles on main house and front porch, approx. 20+ years old; roll roofing on back porch, approx. 10 years old; see Conclusions

PLUMBING SYSTEM

WATER SUPPLY PIPING- Type of service line could not be determined with certainty – interior piping is 1/2" and 3/4" copper as seen in the basement

DRAIN, WASTE AND VENT PIPING – Cast iron and plastic

HOT WATER TANK- Side arm tank with storage tank (size could not be determined; see Conclusions

MAIN WATER SHUTOFF – Valve at meter at front of the basement

MAIN FUEL SHUTOFF – Valve at gas meter at front of basement; see Conclusions

ELECTRICAL SYSTEM

SERVICE AMPERAGE AND VOLTAGE - 100-amp, 240-volt

MAIN PANEL – 100-amp, 240-volt circuit breaker panel located at back of basement

SUBPANELS – None

WIRING METHODS – Twelve 120-volt branch circuits, non-metallic (plastic and cloth) sheathed cable and knob and tube wire, copper conductors; two 240-volt circuits, plastic sheathed copper

SMOKE ALARMS – Located at all levels; you should test all existing smoke alarms and replace the batteries as needed (if the alarms are not hard-wired).

HEATING SYSTEM

ENERGY SOURCE - Natural gas

SYSTEM TYPE - 100,000 BTU York 80+% forced draft furnace, approx. 8-10 years old; see Conclusions

CENTRAL AIR CONDITIONING SYSTEM

ENERGY SOURCE - Electric

SYSTEM TYPE – 2-Carrier split system electric refrigeration, approx. 13-14 years old; see Conclusions

INSULATION AND VENTILATION SYSTEMS

ATTIC INSULATION – None; see Conclusions

ATTIC VENTILATION – Two roof vents and roof mounted ventilating fan; see Conclusions

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

DESCRIPTION - Decorative non-functional fireplace in living room

D. GENERAL LIMITATIONS AND EXCLUSIONS

General Limitations:

- A. Inspections performed in accordance with these Standards of Practice
 - 1. Are not technically exhaustive.
 - 2. Will not identify concealed conditions or latent defects.
- B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

General exclusions:

- A. The Inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.
- B. Inspectors are NOT required to determine:
 - 1. The condition of systems or components which are not readily accessible.
 - 2. The remaining life of any system or component.
 - 3. The strength, adequacy, effectiveness, or efficiency of any system or component.
 - 4. The causes of any condition or deficiency.
 - 5. The methods, materials or costs of corrections.
 - 6. Future conditions including, but not limited to, failure of systems and components.
 - 7. The suitability of the property for any specialized use.
 - 8. Compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.)
 - 9. The market value of the property or its marketability.
 - 10. The advisability of the purchase of the property.
 - 11. The presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans
 - 12. The presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
 - 13. The effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
 - 14. The operating costs of systems or components.
 - 15. The acoustical properties of any system or components.
- C. Inspectors are Not required to offer:
 - 1. Or perform any act or service contrary to law.
 - 2. Or person engineering services.
 - 3. Or perform work in any trade or any professional service other than home inspection.
 - 4. Warranties or guarantees of any kind.
- D. Inspectors are NOT required to operate:
 - 1. Any system or component which is shut down or otherwise inoperable.
 - 2. Any system or component which does not respond to normal operating controls.
 - 3. Shut-off valves.
- E. Inspectors are NOT required to enter:
 - 1. Any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
 - 2. The under-floor crawl spaces or attics, which are not readily accessible.
- F. Inspectors are NOT required to inspect:
 - 1. Underground items including but not limited to underground storage tanks or

other underground indications of their presence, whether abandoned or active.

2. Systems or components which are not installed.

3. Decorative items.

4. Systems or components located in areas that are not entered in accordance with these Standards of Practice.

5. Detached structures other than garages and carports.

6. Common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. Inspectors are Not required to:

1. Perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.

2. Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.

3. Dismantle any system or component, except as explicitly required by these Standards of Practice.