

Home Inspection Report

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Property address: Older home Sample Report

Client: Sample

Inspected by: Bruce A. King, CHI

Date: 6-4-07

Weather conditions: clear

Approx. age: 56

Property type: one level, one family dwelling, vacant

Notice: Information contained in this Report is required to be used in conjunction with and limited by the Inspector's Inspection Agreement. **This Inspection and Report are in accordance with the SC or NC Standards of Practice for Home Inspectors. (SC LLR and NC HILB). Nationally accepted professional Inspection Standards were also observed and standard guidelines for a visual Inspection were used.** It is recommended that reported systems be evaluated and repaired or replaced before finalization of your purchase decision by a licensed specialist, who may identify additional defects or recommend upgrades during the more technically exhaustive process.

The observed condition of all visible items is considered acceptable unless the report states otherwise. The items not mentioned in the summary may exhibit some wear and tear or cosmetic issues but the items were found to function in an acceptable manner at this time and in a condition that is reasonable and typical for the age of the home.

Report Sections:

Inspection Summary Section: First 3 to 5 pages

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Recommended Safety and Upgrades - Item 107

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Issues are listed by typical trade for easy reference.

This summary has important information concerning the inspection. Refer to the entire report to obtain additional information and for important recommendations. Any particular required item's detail not listed in the report does not mean that it was not inspected, visible problems and safety issues present at the time of inspection and deemed important are reported.

This report and summary is for the Client's use only and any distribution of it is their sole responsibility. The report ownership is retained by B.A. King Home Inspections, LLC and is not to be used by any other buyer without written permission of the inspector and if used could be a violation of copyright laws. Realtors may not use this report or summary for any other clients. Contact the inspector for an updated inspection for all other clients.

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

All items in summary are recommended to be repaired or replaced unless noted to have subsequent observations or further investigation by a specialist.

Comments using right and left are noted as viewing the house from the front.

Recommend obtaining warranty information and receipts for any repairs performed.

Note: some items should only be repaired by licensed insured contractors.

- Structure and related problems or issues -

S1 The outer band sill joist is rotted at the right rear where it rests on the pier. The wall support is only half of the original amount now. The inside band joist (center board in the picture) may have some hidden damage also.



S2 The center rear has some deterioration evident at the supported ends of the band sill also. These are not fully visible and where they rest on the piers is where the rot is most likely.



S3 Note: Door openings and floors etc. out of level and not square are typical of this age home. The presence of footings under the piers could not be proven by inserting a long screwdriver next to them. The footers are either not present or start at a point deeper than 12 inches underground.

- General Items and Misc. - (includes roofing and grading etc.)

G1 The plumbing vent pipes need to have new seals installed on the roof.
Note: While this is being done, it is also advised to have the repairman check the top of the chimney for any cracking in the mortar also. The chimney flues should have a rain cap and spark screen installed also.

G2 The roof has a few places where the shingles are raised up at the right front and rear roof.

G3 The shingles are raised around the water heater exhaust flue pipe.



G4 There appears to be an underground fuel storage tank at the left front. Two pipes are at ground level. Recommend having this evaluated to determine if any leaks into the soil have occurred. It is advisable to have any fuel tank underground removed. If leaking has occurred, cleanup procedures can be mandated by the government which can cause it to be very expensive.

G5 The anti-tamper tag is cut on the power meter. Recommend having the power company install a new one.

G6 Several kitchen cabinet doors are painted shut.

G7 Several wall registers are not installed for the air ducts.

G8 Several bricks are loose at the right rear, rear center and left rear and left front corners and rear of screen porch. These appear to be the result of downspout water eroding the mortar and causing settlement. If proper mortar repairs are not made and the water diverted, the damage could become extreme.



G9 The bathroom closet and the closet by the front door has a mold like substance present. Recommend proper cleanup and further testing if sensitive to mold.



G10 The bathroom door will not close all the way.

G11 The bathroom door knob does not operate easily.

G12 The right front bedroom door will not close.

G13 The right rear bedroom door and closet door will not close.

G14 The right front bedroom has a window on the right side that will not latch on either side to prevent the window from tilting out when the locks are open.

G15 The rear concrete patio is sloping towards the house. The patio has damaged concrete and should be removed to allow for proper drainage to keep water from damaging the foundation and causing a wet crawlspace. The crawlspace has water intrusion issues at the right rear and rear. The floor system has a moisture content around 19-20 percent and needs to be kept below 17 percent to prevent problems.



G16 The gutters have debris present and tree limbs are overhanging the house.

G17 The bathroom closet door is delaminating on the inside from moisture.

G18 The front roof has some sagging evident. The construction practices when the house was built did not typically include many collar ties or supports. Some could be added to prevent further movements but the sag is not easily removed and damage to the shingles could result from forcing the roof up. Additional bracing is recommended especially for snow load conditions.

G19 A rafter to ridge connection has some damage (cracking) near the attic

light. Some other rafters have some gaps present that could also benefit from some bracing. Note: some of the rafters are not lined up properly at the front center area but it appears to be a workmanship issue rather than movements due to structural issues.



G20 The left rear steps have a loose corner brick at the bottom. A handrail would be a desired safety upgrade also.



G21 The front porch has some settling and separation from the house present. Recommend sealing the cracks and repairing the mortar all around the front steps and porch.

G22 The ceilings have patches, cracks and peeling present but no evidence of active roof leaks was noted.

G23 The small landscaping timbers at the rear by the sidewalk are loose and a trip hazard.

G24 The wood stove has a loose trim piece along the top.

G25 A right side foundation vent is at ground level where water can enter.



G26 Ants are present at the rear sidewalk, the right rear crawlspace has all sorts of snails and bugs present due to the moisture problem there.

- Heating and Air -

Recommend experienced licensed HVAC technician evaluate and make the following repairs.

H1 The thermostat does not function. The sellers rep. demonstrated the hvac operation by connecting wires outside.

H2 The packaged gas unit has considerable rusting present in and around the heat exchanger and should be further evaluated. Cracked heat exchangers can be difficult to see and are a safety issue due to carbon monoxide.



H3 The condensate line on the gas pack is missing the p-trap that is required by all manufacturers that I am aware of.

- Plumbing Items -

Recommend experienced licensed plumber make the following repairs.

P1 The water heater TPR valve is not connected to the extension pipe that protrudes from the rear wall.

P2 The kitchen sink faucet assembly is very loose.

P3 The bathroom sink has a large leak present. Could not verify if it was the supply or drain piping leaking. Recommend checking all pipes and connections under this sink.

P4 A pinhole water leak is present about two inches from the main water valve in the center rear crawlspace. Also: recommend replacing this valve with one that is located in the closet above.



P5 The bath tub drain is leaking badly into the crawlspace. Due to the amount of water present on the crawlspace floor it was hard to determine if anything else in this area had leaked during the inspection.

Comments using right and left are noted as viewing the house from the front.

- Electrical -

Recommend experienced licensed electrician evaluate the homes electrical system and make the following repairs.

E1 The panel in the laundry room is missing a protective bushing in the bottom.

E2 The outlet at the washer location has reverse polarity.

E3 The panel in the kitchen has one unused breaker that will not reset. It has jumper wires present between circuits that is a hazard. This panel is original, fed with only 3-wires and is past its safe lifespan. Recommend replacement with a proper 4-wire fed sub panel with isolated neutrals and grounds. Due to the entire configuration it would be best to consolidate all of the circuits in one or two new panels and only use the older panels as junction boxes.

E4 Several outlet covers are missing and outlets are painted over.

E5 Several 3-prong outlets present with only 2-wire feed. Recommend 2-prong outlets or GFCI protection for all 2-wire outlets.

E6 One of the outlets at the fridge location has reverse polarity. This is a safety hazard.

E7 The disposal is missing the strain relief bushing at the bottom.

E8 The switch under the kitchen sink is missing the protective bushing. Also need to verify the metal box is grounded to an actual ground and not a neutral.

E9 The wiring under the kitchen sink does not have sheathing present and is hazardous.



E10 The center rear room overhead light does not work.

E11 The plastic conduit to the right of the power meter is loose at the panel and missing a cover on a corner.

E12 The left side disconnect panel with the 40 amp breaker has another smaller wire double tapped on the breaker that is not rated for 40 amps. Also a ground wire at the top left area is loose.



E13 The left side exterior flood light is mounted on an indoor type box.



E14 The left side main panel has an open knockout in the bottom that needs sealing. Also, a neutral wire is connected under the same screw as a ground. Only grounds can be double tapped.

E15 The bathroom outlet has reverse polarity. This is very hazardous.

E16 The right front bedroom has a loose outlet on the right wall.

E17 The right rear bedroom closet light does not work.

E18 The left rear outlet in the living room is loose.

E19 The outlet to the left of the wood stove is missing the protective bushing and the wire is exposed along the wall to an outlet that is full of paint.

E20 Some abandoned wires are present around the crawlspace door. All abandoned cables should be either totally removed or terminated inside a junction box with a cover. Cutting off the cables is even more hazardous if someone later on reconnected the other end to power or turned on a switch.



End of limited Summary Section

Important Additional Information Section

Grounds Section

1. - **Driveway** - description: concrete, many large cracks present.
2. - **Lot Grading** -
Soil conditions at time of inspection: dry
Due to the period of little to no rain:
Drainage and grading problems are not always apparent due to a slight slope of the lot or surrounding lots and after periods of little to no rain. It is always advisable to have further evaluations performed during or just after a hard rain.
3. - **Retaining wall/fences** - inspected: yes
4. - **Drainage areas** - inspected: yes
Note: any underground drainage systems present are not visible and not included in the inspection.
5. - **Sidewalk** - inspected: yes
Description: concrete, large cracks and trip hazards present.

6. - **Trees/Plants** - inspected: yes
comments: recommend frequent evaluations.
Note: tree roots can cause problems with foundations, patios, driveways, french drains, sewer pipes and sidewalks.

Exterior Section

All suspected and accessible areas of wood deterioration are probed to determine the extent of deterioration.

7. - **Exterior Stairs** - inspected: yes, see number 9 for deck stairs.

8. - **Patio** - inspected: yes description: concrete

9. - **Deck** - inspected: n/a

10. - **Porch, Stoops** - inspected: yes description: concrete / brick
Openings between balusters/spindles: more than 4 inches is considered a safety issue for children.

11. - **Balcony** - inspected: n/a

12. - **Exterior Walls** - inspected: yes
Material: brick

Some small cracking in the mortar or bricks is somewhat common and it is always recommended in these cases to seal the crack and observe it for further movements but it should be noted that immediate evaluation by an engineer or foundation repair company is something the client should consider. Foundation movements can be professionally monitored with the use of installed equipment that will show the changes over time. If cracking becomes excessive, a foundation repair company or engineer will need to be consulted. If cracking is present, the summary will have more information. Note that all brick or mortar cracks present at the time of the inspection will be reported and it should be understood that new ones can develop at any time on any age home. Weep openings in bricks are not inspected due to the fact that even if they exist they are probably blocked on the rear by mortar.

13. - **Exterior Trim** - inspected: yes

14. - **Soffits / Eaves / Fascia** - inspected: yes
vents present in soffits: not active due to insulation.

15. - **Exterior Paint** - inspected: yes
Recommend annual evaluation of condition.

16. - **Exterior Columns** - inspected: yes, if present.
17. - **Exterior Doors** - inspected: yes
See number 97 for interior doors.
18. - **Exterior Caulk** - inspected: yes
comments: Recommend annual evaluation.
19. - **Screens and Storm Windows** - inspected: yes
note: see Interior section number 87 for Window details.
screens present: yes
storm windows: no
20. - **Gas Utility** - inspected: yes gas type: natural
Shutoff valve location: right side
Note: rust on piping is typical but can be cleaned and painted.
21. - **Misc. Utilities Equipment** - inspected: partial
Description of visible fuel storage systems: none
Limitations apply to type of misc. items inspected.
22. Other Item - n/a
23. - **Exterior Faucets** - inspected: yes
24. - **Structure Alterations / Additions** - present: yes
25. - **Gas venting locations near operable windows**: none

Foundation Section

26. - **Foundation** - inspected: yes
Type: crawlspace
Foundation materials: brick
See number 12 for exterior walls. Brick veneer is not considered part of the foundation although it is normally supported by the foundation.
The soundness of a foundation can not be speculated, only visible problems are reported in the summary section.

Foundation Piers - material description: brick

27. - **Basement structure/area** - inspected: n/a

28. - **Crawlspace** - inspected: yes Access door: left
All framing and components are not visible.
Crawlspace accessibility and visibility: fair
Crawlspace entered and spot light used to observe conditions from several accessible areas under the house. Also used a wood probing tool as necessary.
Crawlspace vents: yes vapor barrier: no
Condensate or other sump pump present: no
HVAC ductwork present in crawlspace: yes
Ductwork insulated: yes, except main duct at front.
Some condensation on crawlspace ductwork is normal during certain weather conditions. This is something that causes deterioration of the equipment and the wooden floor system over time. Many builders are now installing all ducts in the attic and walls to prevent these issues.

Recommend checking for leaks during and after a heavy rain.
Crawlspaces can be damp or wet during some periods of the year depending on the weather. A vapor barrier on the ground is always recommended unless it stays very dry under the house at all times.
Any excess dampness at the time of the inspection will be noted in the summary.
Any inspection for crawlspace mold or mold-like substance was not included in this general inspection.
Note: lack of rain in recent weeks is likely keeping the water issue in the crawlspace from looking as bad as is likely. The downspout water appears to be entering the crawlspace.

29. - **Floor Structure** - inspected: yes
All framing and components are not visible due to ducts and insulation.
Floor joist type: standard wood framing construction.
Some mold-like substance on floor joists is common. Many times it is present before or during construction. When an unusual amount is noticed, recommendations are made in the summary section.

30. - **Other item** - n/a

31. - **Floor Insulation** - inspected: yes thickness: none present

32. - **Concrete Slab** - inspected: yes
Locations: porches
Installation method, thickness and footer condition unknown.
Can not predict if cracks will occur or how much.
Small cracks are not reported as a problem.
comments: cracks in any slab may be present underneath flooring.
Slabs in this area are not typically bolted as in other parts of the country.

33. - **Chimney** - inspected: partial description: brick

See number 98 for fireplace information.

It is always recommended, on every house with a chimney to have a CSIA certified chimney sweep perform the cleaning and video scan inspection before closing on the property due to common problems inherent with fireplaces and chimneys which can be very expensive to correct. The top cap is often concrete with small cracks that are not visible during the inspection and should be sealed.

Roof Section

34. - **Roof Covering** - inspected: yes
roof material description: asphalt-fiberglass type.
Roof viewed from on ground. Many roofs have areas that are not fully visible. The age of a roof is not always evident since the environment and quality of the roofing materials will vary greatly. The roof covering is to be considered reasonable unless addressed in the summary section.
The roof does appear to be well into the last half of its lifespan.
Nailing patterns and exact installation methods are not inspected.
Drip edge installations are not typically found in this area.

It should be understood that some roofs that are performing in an adequate manner will be considered in need of replacement by contractors that do this type of work for a living. Many roofers are hesitant to make repairs to a roof due to the liability involved therefore replacement is their only suggestion.

All roofs need ongoing inspections and caulk renewing and should be replaced before they begin to leak. Life span of a roof depends on many factors therefore frequent inspections are highly recommended to prevent water intrusion problems within the structure. Many roofs have tar present around penetrations and require frequent maintenance due to cracks being formed over time. Recommend inspecting attic area for leaks during heavy rain.
Storms can damage roof shingles, inspect the roof after strong storms.
This inspection does not guarantee against leaking. Many roofs have small leaks that get absorbed by the wood or insulation and will not be readily visible.

35. - **Roof, Wall, Ceiling Structure** - inspected: yes
Appears to be standard wood frame construction.
All framing and components are not visible.
Roof type: intersecting gables
Sheathing type: boards
Standard lumber rafters

36. - **Roof protrusions / skylights** - inspected: yes
Regular inspection and maintenance necessary.
Skylight(s) are not present.

The plumbing vent boots have rubber seals that do not last more than about 7 years and are not always visible during the inspection. When these are cracked, some water runs down the PVC pipe into the attic area.

It is not recommended to mount satellite dishes on the roof covering due to small leaks occurring.

37. - **Flashing** - inspected: visible portion, not all flashing visible.
Regular inspection and maintenance necessary on caulk and flashing.

38. - **Attic Access** - inspected: yes pull down stairs
Attic area viewed from inside attic from floored areas with spotlight.
Attic visibility: limited
Inaccessible areas: yes

39. - **Attic Plumbing Vents** - inspected: yes

40. - **Attic Insulation** - inspected: yes
Approximate thickness: 2-3 inches
Insulation type and material: fiberglass batts
The attic insulation is substandard and should have more added.

41. - **Attic Ventilation** - inspected: yes
Gable venting

42. - **Gutters / Downspouts** - inspected: yes material: aluminum

Downspouts need to direct water at least six feet from foundation.
Lack of gutters or clogged gutters or downspouts are the most common source of house and structure deterioration and can lead to foundation or mold problems as well.

Gutters clog and require frequent cleaning. Recommend observing the gutters for leaks and overflows and downspout performance during a heavy rain for correct output and runoff away from the foundation. Underground drainage systems are not visible and not included in the inspection. If the termination point of an underground pipe is unknown it is usually recommended to consider not using the pipe for downspout drainage due to the possibility of it causing the water to collect near the foundation unless it is observed draining correctly during a hard rain.

Heating and Cooling section

Note: HVAC equipment can fail without warning, especially during seasonal changes. Gas furnaces can have a crack in the heat exchanger and this is

beyond the scope of this inspection. Inspections do not include removing panels except for accessible return air panels for homeowner maintenance. Cracks are common in ones that are 15 to 20 years old. Cracks will allow dangerous carbon monoxide to enter the living space. Cracking is often the result of rust. Rust will be present in gas furnace units that are only a year or two old. See number 88 for more information.

Note: lifespan of equipment depends on installation, environment, maintenance and other issues such as voltage spikes and total hours of operation. Regular inspection and maintenance is very important for hvac equipment and especially so for gas units. Ensure that any annual checks include opening the panels and actual inspections performed. If anyone that plans to live in the home is sensitive to mold or allergens it is always recommended to have the inside of the air handler and ducts further inspected and tested or have the indoor air tested.

All HVAC equipment accessibility: yes

42a. Supplemental Heating Units present : no

Age of HVAC equipment: estimated 11 years

The gas line has a flex type appliance connector present that extends into the exterior hvac unit. This type of line is not approved by the manufacturer to enter into the hvac equipment cabinet. This is a common situation found, even on new homes that have passed some county/city inspection. The correct method is to use solid iron pipe to connect the unit to the gas line. It is a safety issue due to any leaks that could develop in the flex line could cause a buildup of gas inside the unit.

Recommend having the flex line removed and rigid piping installed as a safety upgrade.

43. - HVAC unit 1 Distribution - inspected: yes

Area served: all

HVAC ductwork distribution: flex / metal

44. - HVAC unit 1 - inspected: yes

Description: exterior packaged gas unit

Brand: Rheem 2 ton

Location: front

fuel type: natural gas

45. - HVAC unit 1 Attic/Crawl - inspected: n/a

46. - HVAC unit 2 Distribution - inspected: n/a

47. - HVAC unit 2 - inspected: n/a

48. - HVAC unit 2 Attic / Crawl - inspected: n/a

49. - **HVAC controls and Temperatures** - inspected: yes

The temperature of the conditioned air is dependent on a number of items such as the temperature of the inside and outside air, duct location and environment, duct insulation and sizes, amount of running time and location / efficiency of the unit therefore exact temperature readings are not provided as they can be misleading. Inspection is based on experience and the environmental conditions on that particular day. Recommend an HVAC technician to install pressure gauges for a technical evaluation of the system if more exact data is desired.

50. - **Through Wall Unit** - inspected: n/a

51. - **Window Unit** - inspected: n/a

Garage Section

52. - **Garage / Carport** - inspected: n/a

53. - **Door / Opener** - inspected: n/a

54. - **Other Item** - n/a

55. - **Garage Venting** - inspected: n/a

56. - **Garage Floor slope / drains / cracks** - inspected: n/a

57. - **Garage to house Door** - inspected: n/a

58. - **Garage Water Pipes** - inspected: n/a

59. - **Gas Exhaust Venting** - inspected: n/a

Plumbing Section

See Kitchen and Bathroom sections for other plumbing information.

It is recommended to check all sink drains and traps for leaks after a move-out or a move-in process due to possible damage being incurred. It is common to find water shutoff valves that have been turned on/off to leak afterwards. Inspector does not operate these valves for this reason and it is recommended to have older valves replaced with new ones. It is recommended to check the house prior to closing to ensure that any prior activities did not result in a leak being present in a vacant or occupied home.

60. - **Main Water Supply** - inspected: yes Valve operated: no

Public water supply

Type of main pipe: copper

Location of main shutoff valve: center crawlspace

Distribution lines: copper

Note: ensure that you know how to turn off the water supply in case of a leak.

Note, some older valves may be rusted and jammed therefore no valves are operated due to possibility of leaks. It is always recommended to have a

plumber test or replace older valves for main water, sinks and toilets. It is always recommended to relocate the main valve to a location that is easily accessible.
comments: water lines can fail without warning, monitor water bills for changes and turn off water supply when not at home for lengthy periods.
A typical drop in flow was observed when two fixtures were operated at the same time.

Back flow prevention device was not located, newer homes have these on the exterior faucets only. Some water pressure reducing valves may have a backflow feature but it was not determined to exist.

Functional flow, pressure and drainage are considered acceptable unless mentioned in the summary section. The water pressure (not measured) is recommended to be limited to 80 psi.

61. Copper to galvanized pipe connections without brass dielectric union:
Locations: none observed

62. – Drain, Waste and Venting Piping - inspected: yes
material: cast iron and PVC

Older cast iron pipes can exhibit problems at any time in the future due to corrosion from the inside and outside. Some pipes that appear to be cast iron can be fibre (orangeburg). These have a high failure rate.

waste ejection system present: no

Sewage disposal: appears to be public

Some leaks may not be visible until large amounts of water are discharged through the pipes. The inspection is limited to a reasonable amount of water flow.
comments: septic lines and sewer lines can become clogged without warning due to a number of reasons. Some toilets develop a problem referred to as "lazy toilet" that could appear to be a draining problem. The inspection can not include testing toilet performance in its entirety. Many times the problem is not with the outflow but with the water entering the bowl. The incoming water is an important part of the flushing operation. The small jets up under the toilet bowl rim get clogged due to water issues and the use of the blue tablets. Consult a plumber or the internet for various ways to clean these in order to prevent replacing the toilets that do not perform to desired standards.

63. - Water Heater - inspected: yes

Estimated age: new Location: rear laundry

Brand: Hot Point 40 gallons

Temperature/pressure relief valve present: yes

Drain pan and overflow pipe present: no

Fuel type: natural gas

Comments: water heaters can fail to operate or leak without warning especially if

more than 10 years old and not the long-life type.
Recommend maximum temperature setting of 125 degrees for safety.
Gas water heaters typically have some rust in the lower section around the burner and tank.

64. - **Extra Water Heater** - inspected: n/a

65. - **Washer / Dryer hookups** - inspected: yes

Location: rear

note: washer or dryer not operated or inspected

dryer vent outlet location: left

note: Failure of washing machine hoses is common cause of interior flooding and personal losses. Recommend metal clad hoses or quality rubber hoses no more than 5 years old. The metal clad washer hoses are considered burst proof but this is only for over pressure situations. These metal clad hoses also need to be replaced every five years or as specified by the vendor.

Recommend a pan under the washer that has a drain pipe.

Dryer vents, hoses, ducts should be cleaned initially and at least every year thereafter for fire safety reasons. Dryer lint is extremely combustible. Plastic dryer hose is a fire hazard, recommend smooth wall metal pipe for the long run and flex metal behind the dryer.

Ensure that the dryer exhaust actually is exiting the house at the vent location with the dryer in operation.

66. - **Laundry facilities** - inspected: yes

Dryer outlet type: 3 wire

Gas hookup also appears to be present.

If a 3 wire type outlet is replaced with a 4 wire outlet it will require replacement of the branch circuit cable with a 4 conductor cable.

67. - **Well tank/gauge** - inspected: n/a

Electrical Section

Note, electrical problems and unsafe installations that are present should be considered a priority item. It is recommended that a permit be obtained by the electrical contractor when necessary. The information in this report is not to be considered technically exhaustive. Additional information is provided only in an attempt to help the client and others involved to understand some of the issues and why they are reported.

Information pertaining to electrical repairs and re-inspections:

The electrical sections of the report and summary should be given to the electrician when any electrical work is ordered. The report is written with enough

clarity for a qualified licensed electrician to perform the needed repairs. If the information is given in a condensed or any different way, the repairs may not be performed correctly or fully as I have recommended. It should be the electricians responsibility to perform all repairs as reported and any further work that he may deem necessary or respond in writing as to the reason for not doing so. It is the responsibility of the person who pays for the work to obtain the receipt and warranty information pertaining to the work performed and provide a copy to the home buyer.

68. - **Electrical Service** - inspected: yes

Description: 120/ 240v Amps: 100

See number 70 for main panel rating.

Number of conductors: 3 (stranded aluminum)

Overhead service present.

Note: Due to the gas appliances present the home may be adequate with the service present but due to the number of panels present and issues reported it is advisable to upgrade the entire electrical system including the overhead cables.

69. - **Electrical grounding** - inspected: yes

Rod visible: no

Note: The rod is often covered up and not visible.

Technical testing is available from some electricians to determine if the grounding meets certain resistance readings.

70. - **Electrical Main panel** - inspected: yes, two present

Note: When two main panels are present it is likely that the connections inside the meter base are double tapped. This would not typically be recommended by the manufacturer of the meter base.

Brand: Left side and Laundry room: Siemens (with Challenger breakers)

Location: left exterior and laundry room

type of over current devices: circuit breakers

Voltage type: 120/240v

Amperage: 100 and 60

circuit breakers in off position: none

It is not considered safe practice to have more than one hot wire present under one screw terminal. It is recommended to follow the manufacturers installation specifications and instructions. Recommend correction as a safety upgrade.

71. - **Electrical sub-Panel** - inspected: yes, two present

Brand: Bulldog in kitchen and left side small panel not noted.

Location of sub-panels: kitchen wall and left exterior

type of over current devices: breakers

Voltage type: 120/240

Amperage: 60 and 40

circuit breakers in the off position: none

72. - **Branch Circuit Wiring** - inspected: yes

Material description: copper and aluminum

Electrical wiring methods: non-metallic

Aluminum wiring present: stranded

73. - **Lighting** - inspected: yes

Note: fan mounting methods not inspected.

Light Switches - inspected: yes / representative number

Note: some homes have exterior lights with sensors that prevent checking during the day.

74. - **Electrical Outlets** - inspected: yes / representative number

description: grounding type Voltage drop percentages not inspected.

Note: all refrigerators and freezers are double checked to ensure that they are operating after the inspection. If they are connected to a GFCI protected circuit that was tested and then reset it is entirely possible that the GFCI device could trip at any time after the inspection. Any GFCI type outlet that requires repeated resetting needs to have an electrician consulted.

All outlets that are in locations that have or should have GFCI protection are tested for proper polarity and grounding.

GFCI's and outlets are tested with an AEMC or similar 3-light circuit tester with a ground fault testing feature. The test buttons on the GFCI outlets are also activated and any test buttons on GFCI type circuit breakers. These GFCI's should be tested often and they can not be expected to last more than 5 to 8 years typically.

75. - **Extension Cord use** -

Note, extension cords should never be connected outdoors for extended periods.

76. - **Other Electrical observations** - Due to the majority of the electrical system components and workmanship being hidden from view it is impossible to inspect the whole system. Effort was made to find problems but some may still exist in any home and problems could result later. Any problems noticed should be repaired as soon as possible for safety reasons. A small symptom could be caused by a more serious problem.

Kitchen Section

77. - **Countertops** - inspected: yes

78. - **Sink** - inspected: yes

- 79. - **Kitchen Cabinets** - inspected: yes
- 80. - **Oven / Range / Stove** - inspected: not connected
fuel type: 220V and gas present

- 81. - **Microwave / vent hood** - inspected: n/a
- 82. - **Dishwasher** - inspected: n/a
- 83. - **Wet Bar** - inspected: n/a
- 84. - **Trash Compactor** - inspected: n/a
- 85. - **Garbage Disposal** - inspected: yes
- 85a. - **Refrigerator** - inspected: partial, located in front den

Interior Section

86. - **Living Space** - inspected: yes
Predicting whether or not building components concealed or behind interior and/or exterior finishes have suffered water damage/deterioration due to a past or ongoing leak is beyond the scope of this inspection. This sort of damage is almost always only discovered during renovations or repairs that involve the dismantling of existing interior finishes. Any abnormal water penetration or condensation on building components will be noted in the summary section.

87. - **Windows** - inspected: yes / representative number
See number 19 for storm windows and screens.
type: vinyl
Thermal insulated double hung and some sliders

Loss of seals on double pane windows is not always apparent and no guarantee is provided that every defective one will be reported.
comments: Window glass within 18 inches of the floor, near stair landings and around tubs and showers should be of the tempered safety type.

Bedroom windows should measure at least 24" high x 20" wide with a maximum sill height of 44" to facilitate an emergency exit for the occupant and an emergency entrance for a fireperson while wearing breathing apparatus. Measurements are not taken during inspections and were the responsibility of the builder and state inspector at the time of construction based on the requirements at that time.

It is advised for the client to check all of the window blinds that are present at the time of ownership to ensure that any of the pull cords do not have the ability to cause a child to become entangled and strangled.

88. - **Smoke Detectors and Carbon Monoxide Detectors**
Inspected and tested: none present

Batteries should be replaced in all detectors since age of batteries is unknown. All smoke and carbon monoxide detectors should be replaced if more than 8 to 10 years old.

Homeowner should test all detectors before occupying the home. It may be necessary to disable any alarm system installed before testing smoke alarms.

Smoke detectors should be in all bedrooms and another one for each floor and basement that has both electrical and battery power. It is also recommended to have all smoke detectors linked together so that any alarm will sound all units.

A carbon monoxide detector should be present also on each floor if there is an attached garage or any gas burning appliances present. If a carbon monoxide detector is mounted on the ceiling or above three feet, contact the manufacturer to determine if this is the correct installation. Carbon monoxide is heavier than air and will settle to the low area therefore they should be mounted lower. The carbon monoxide detector does not detect any gas leaks. The gas has an odorant mixed in it to provide some level of safety. If you smell a strong rotten egg smell, do not touch anything, leave the house and call the gas company or fire department from a neighbors house. A spark can be generated from turning off a light or static discharge from touching a metal object.

89. - **Interior Stairs** - inspected: n/a

90. - **Doorbell** - inspected: yes, front one works.

91. - **Interior Floors** - inspected: yes

comments: tile floors can crack for a number of reasons at any time. Squeaks, pops and imperfections are not considered defects and not inspected for, they are reported as a courtesy when possible. Hardwood flooring performance depends on many factors such as the humidity level during installation, the moisture content of the wood itself, the amount of vapor barrier(s) in the crawlspace / floor, the use of the home and the heating and cooling systems. Wood floors do not like dry or damp / humid conditions. Consult with qualified contractors to ensure your flooring does not become troublesome.

92. - **Other Item** - n/a

93. - **Interior Walls and Ceilings** - inspected: yes

Material: sheetrock or wall board

Recommend future inspecting of visible surfaces for any new problems. Some uneven surfaces are considered normal and are not reported as defects.

94. - **Interior Trim** - inspected: yes

95. - **Interior Paint** - inspected: yes

96. - **Interior Closets** - inspected: yes

97. - **Interior Doors** - inspected: yes

See number 17 for exterior doors.

98. - **Fireplace** - inspected: no, due to wood stove present

See number 33 for chimney information.

material description: masonry

fuel type: wood

The wood stove appears to be closer to the hardwood floor than is typically recommended.

Wood burning fireplaces may not draft correctly due a number of items. It is also necessary at times to install glass doors to prevent smoke from entering the room.

99. - **Bathrooms**

Some shower pan or tub leaks may only occur under normal use and the inspection does include testing to this level. Toilets plumbed with hot water are not inspected for and not considered a defect. Drain performance is tested one at a time and no inspection of the overall waste system condition can be done without specialized camera equipment. It is recommended to maintain good caulking around all showers, tubs and sinks to prevent damage to the house structure. Some showers and tubs can become very slippery with soap present, recommend caution when using new facilities. Bathroom vent fans should exhaust to the exterior and not the attic, crawlspace or soffit area to keep moisture from damaging the structure. It is not always possible to determine whether or not these exhaust hoses are actually connected and venting properly due to insulation, framing and soffit materials.

Functional flow, pressure and drainage are considered acceptable unless mentioned in the summary section. Recommend checking drains during the pre-close walk through due to frequent problems with new clogs.

Due to the age of the tubs, the probability of a nonfunctional seal around the overflow drain plate is likely and if the water level rises to this point some leakage could result and cause moisture problems inside the wall and underneath it.

Misc. Section

100. - **Central Vacuum** - present: no

101. - **Unfinished Spaces** - inspected: if present

102. - **Other Item** - inspected: no

Items present: alarm

103. - **Detached Building** - inspected: no

104. - Items in need of frequent monitoring on all houses:

Due to the particular environmental conditions and limitations associated with a home inspection all of the following can not be fully evaluated therefore it is important for the homeowner to be observant and have corrections made as necessary to the following items during ownership of the home.

Verify that the air conditioning condensate water is draining properly to the exterior after operation on a hot day.

Verify that the dryer vent is exhausting properly.

Verify that the gutters and downspouts are performing during a hard rain.

Verify that no water is ponding on the property after a hard rain.

Verify that no dimming or flickering of lights occurs.

Verify that no repeated resetting of any circuit breakers is necessary.

Verify that the quantity of the hot water supply is adequate.

Verify that the performance of the HVAC systems are adequate.

Verify that any thermostat controlled electric attic fans are operating.

Verify that no leaking is present in the attic area during a hard rain.

Verify that no unusual condensation buildup is present anywhere.

The following statements are included with **all** Inspection Reports to provide the Client with a sample of standard information and important limitations pertaining to this home inspection. This inspection and report do not constitute any type of guarantee or warranty for any item related to the home.

105. - Protect your investment and your health:

All items require frequent ongoing monitoring and evaluation due to varying weather conditions and their importance for property protection and maintenance budgeting. It is recommended to have annual home Inspections, HVAC equipment maintenance and termite / pest inspections performed. It is generally recommended to also have the indoor air quality tested, mold presence, lead paint inspections, video scanning of chimney's, video scanning of sewer pipes and radon tests performed but is up to the client. This inspection as per the Standards of Practice(s) did not include any mold or related materials. It is not entirely unusual for homes to have mold like substances somewhere within the structure. I can direct the client to information on the internet that explains this further if requested as I am not an expert on the subject. It is common knowledge that any visible mold like substance should be removed and treated by a company that specializes in this as soon as possible. It is recommended to check the heating and air, ceilings, appliances, drains and visible foundation brick walls the day prior to closing to ensure that any new issues are not present.

Any advice relied on by the client that does not agree with the information

in this report should be obtained in writing and further researched. Please notify the Inspector if you obtain information that is believed to be different from the recommendations in this report. All expenses involved with seeking further advice are not paid by the inspector under any circumstances.

Home issues such as those disclosed in this report are typically interpreted and acted on in different ways depending on the individual client. The clients individual circumstances involving intended use and expected performance of a property will vary, therefore the client should call or email the inspector with any questions. It is also generally recommended to obtain a warranty from a reputable home warranty company that at least covers the major systems in the home but a full understanding of the limitations is recommended. It is highly recommended to have at least two fire extinguishers present in every home. It is recommended to perform research on all of your appliances and home equipment including ceiling fans to determine if any recalls are present. The place to check is the CPSC website at <http://www.cpsc.gov> or call 800 638-2772.

106. - Refer to Inspection Agreement and the Standards of Practice for more information.

Inspector not responsible for any item or system not further investigated and repaired promptly and resulting in more expense or damage to the house or person(s). This report is supplemental to a termite and pest inspection and it is recommended to have one done and to understand the reported conditions. Termite inspections are often more technically exhaustive than a general home inspection with regards to the wooden floor and wall structure. This report is also supplemental to the sellers disclosure and any inspections they had.

107. - Other Safety and upgrade recommendation section -

Please read and understand item number 88 it is very important.

Smoke detectors were not observed in the house.

Recommend upgrade and installing new smoke detectors in the bedrooms and the hallway.

No floor insulation present, recommend installing after all desired work is finished and re-inspected. Also attic insulation is substandard and needs more.

Any railings that have an opening four inches or greater are a safety concern with children.

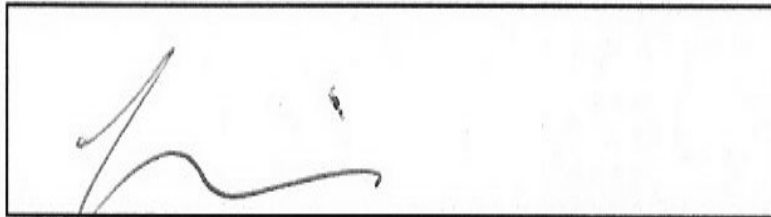
GFCI protected outlets are recommended for kitchen counters, exterior, bathrooms, garages and laundry room counters. It is not advised to have refrigerators or freezers on GFCI circuits due to the possibility of the GFCI malfunctioning and turning the appliances off. Consult an electrician for exact details on GFCI protection and installation locations.

Recommend upgrading the circuit breakers for the bedroom outlets to an arc-fault circuit breaker for safety purposes. This newer technology became a requirement for new homes in 2002 in most all areas of the US. This device senses electrical problems on the circuit and shuts it off before it has time to emit dangerous fumes or start a fire.

Given the age of the residence, asbestos based materials and lead based paint could be present. Inspector does not have the expertise to detect such substances and recommends a specialist, especially if remodeling activities are performed. Asbestos removal may be controlled by local laws which require licensed specialists to perform the work.

A home maintenance suggestion document is included with your inspection. If you did not receive this free document at the inspection it can be emailed or faxed to you upon request. Thank you for your business and please refer your family, friends and associates to me for quality inspections. Free phone or email consultations are included with your inspection at any time in the future. If you are pleased with my services please tell your associates. Thank You!
Bruce King, NACHI Certified Home Inspector 803 417-2116 or 704 301-3207

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A rectangular box containing a handwritten signature in black ink. The signature is stylized and appears to be 'Bruce King'.