

A Full House Inspection Co. LLC

"An Educational Experience for Every Home Buyer"

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EXECUTIVE SUMMARY OVERVIEW REPORT

This inspection summary overview report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our report as needing service. IT IS OBVIOUSLY NOT COMPREHENSIVE AND SHOULD NOT BE USED AS A SUBSTITUTE FOR READING THE FULL REPORT, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, in accordance with the terms of the contract, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed contractors, and/or certified, experienced and established specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. For the purposes of directional orientation and reference to left right, front and rear, the reader of the report is standing in the street facing the front of the dwelling.

Client: John and Jane Smith
Inspection Address: 123 Main Street, Anytown, NJ 07777
Inspection Date: 7/8/2008 Start: 2:00 pm End: 5:00 pm
Inspected by: Peter W. Bennett

This inspection report is available on the Internet
for 90 days from the date of the inspection.
<http://www.inspectvue.com>

Enter the following Client Name: 070808smith and the Password: js123

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Narrative Color Legend: - General Information v Significant Repairs/Conditions/Evaluate
m Health, Safety & Environmental c Upgrades/Repairs/Review

Exterior

General Exterior Information

Wood Destroying Insects

1.1 - c Evidence consistent with past treatment for wood destroying insects was observed on the exterior (plugged drill holes/borings consistent with conventional termite treatment in the landing of the front steps.) The homeowner should be consulted regarding past inspection/treatment records, any existing warranty or service plan, and associated damage/repairs, if any. Whether visible damages were observed and reported in this report or not, due to the nature of the insects, there is very likely some amount of damage in concealed areas. The extent of this damage can most often only be determined by intrusive inspection beyond the scope of a home inspection. Our inspection is not a warranty/certification against any existing or future wood destroying insect infestation, and related damage. It is a report based on the conditions present at the time of the inspection only.

Foundation

Foundation Information and Comments

- 1.2 - q The parge coating on the exterior foundation walls at the right side is damaged and should be repaired. Retain a qualified contractor for evaluation. (As an upgrade, installing a wire lath to help add strength and reliability to the coating is recommended)
- 1.3 - v Several of the crawlspace vents are at soil grade level has allowed moisture and related conditions (deterioration/rot and WDI infestation, etc.). As an upgrade, installation of the "well or wells" is recommended. Consult with an qualified contractor for details and estimates.

Walls and Siding

Observations

- 1.4 - q There are exposed sections of building materials (framing and sheathing) at the rear steps which should be sealed/protected from moisture damage.

Site and Grounds

Walkway

- 1.5 - m The cobblestone section of the front walkway has offsets and should be repaired as trip hazards are present.

Exterior Plumbing

Exterior Plumbing Fixtures

- 1.6 - m A plumbing vent at the rear over the kitchen is too close to the bedroom window, and does not properly extend above the roof line. A licensed plumber evaluate this condition and make all necessary repairs.
- 1.7 - q The leaking hose bib/faucet at the patio is loose and should be repaired, and secured to the dwelling. (Loose bibs can be easily damaged, and allow moisture entry)

Stairs-Handrails-Guardrails

Handrails

- 1.8 - m Handrails at the rear steps are missing and should be installed. (Steps with three or more risers (two risers in some jurisdictions) should have handrails that conform to today's industry standards.

Chimney

Chimney Observations

General Chimney Comments

- 2.1 - m The National Fire Prevention Association (NFPA) states that a Level II inspection is specifically recommended when: replacement of an appliance with one of dissimilar type, input rating or efficiency, prior to a flue relining, upon sale or transfer of the property, after an event likely to have caused damage to the chimney, such as a chimney fire or other sudden occurrence event. Retain a specialist for evaluation of the chimney and fireplace.

Spark Arrestor

- 2.2 - m The masonry chimney does not have a spark arrestor/rain cap on the flue and, inasmuch as it helps prevent moisture intrusion/pest intrusion, obstruction, and extend the life of the chimney, we recommend having one installed.

Mortar Cap

- 2.3 - q The cracked chimney mortar cap which is designed to seal the chimney wall and shed rainwater, should be sealed.

Ash Box

- 2.4 - m The ash box is full and needs to be cleaned. The door on the ash box is missing, and should be installed to contain embers.

Roof/Attic

General Evaluation and Common Comments

Overall Condition

- 3.1 - √ Several courses of roof shingles are damaged at rear field area. The flashings for the plumbing vents are deteriorated, and should be replaced. The thermal images detected amorphous patterns from moisture entry in the second floor right side bedroom ceiling and rear wall under the windows. A qualified contractor should determine the source of all leaks, which should be eliminated, and replace all damaged shingles.

Gutters and Downspouts

Gutters Downspouts and Drainage Systems

- 3.2 - √ The gutters have several deficiencies: unsecured sections, leakage, disconnected components, debris accumulation. The gutters should be repaired, if possible, or replaced. The gutter system is an important component in the exterior water management which helps prevent moisture entry into the dwelling.

Attic

Insulation

- 3.3 - □ The insulation has been installed between the rafters without air baffles/trays which can overheat the roof. This condition can decrease the life expectancy of the roof unless a proper air passage is established between the sheathing and insulation. Retain a qualified contractor to correct this condition.
- 3.4 - √ The thermal images of the bedrooms revealed air infiltration (illustrated in yellow/orange and white) due to insulation which is missing/damaged with voids. Retain a qualified contractor for evaluation and correction.

Ventilation Information and General Evaluation

- 3.5 - √ The ventilation is inadequate by today's construction standards as illustrated by one or more of the following conditions in the attic: condensation has formed on the rusted roof shingle nails which has dripped and stained the building materials below. The roof decking or sheathing has discolored from warm, moist air collecting in the attic. The ventilation must be improved by an established roofing contractor to help prevent deterioration to the building materials, reduce the potential for growth of mold/mildew type substances. (improved ventilation can also help reduce energy costs, and increase comfort levels inside the residence.) Typical vent area should be about 1 square foot for every 300 square feet of attic square footage if there is a vapor barrier or 1 square foot for every 150 square feet without a vapor barrier. The total ventilation requirements should then be divided between the high vents (gable/ridge/roof) and the low vents (soffit, eave). Improper attic ventilation, cold weather, and higher indoor humidity levels will often cause condensation to form on the attic framing, which in turn promotes delamination of the sheathing/deck, and can promote mold/mildew like substances to grow. Furthermore, higher attic temperatures reduce the life expectancy of the roof surface, and increase cooling energy costs.

Electrical

- 3.6 - m The open electrical junction box at the attic laundry area is missing a protective cover which should be installed. (Open junction boxes are a fire/safety hazard)

Water Pipes

- 3.7 - □ There are water pipes running through the attic which should be insulated to guard against freezing, damage and energy loss.

Structural

Structural Information & Observations

Post & Pier

4.1 - √ We noted wood posts that are in contact with the soil under the kitchen which are conditions conducive to moisture and/or pest damage. Typically, this installation practice lacks satisfactory footings. While no visible damage or deterioration was noted, we recommend modifications to the installation to break the earth-to-wood contact. These modifications are likely to include installation or replacement of inadequate footings.

Sub-Flooring

4.2 - √ Subflooring under the kitchen/laundry areas are wet. The source of the moisture should be positively identified and eliminated.

Crawlspace Information & Observations

Wood Destroying Insect Conditions

4.3 - √ We noted active wood destroying insect (WDI) infestation in the subfloor at the right rear corner of the crawlspace (intact termite shelter tubes and wood boring beetle) A licensed pest control operator is necessary for evaluation and treatment services, and a contractor for repairs. Review our detailed separate "Wood Destroying Insect Infestation Inspection Report" form NPMA-33. Note: our inspections do not include any type of warranty nor treatment. It should be understood that some degree of unknown and hidden damage may exist inside the inaccessible finished surfaces and framing. In many cases, based upon visible signs of infestation by WDI it is possible without benefit of subsequent invasive inspections and evaluations over a period of time to ascertain whether an infestation is active or inactive.

4.4 - □ Debris/scrap, and other cellulose materials are in contact with soil, and should be removed to reduce the potential for mold, mildew, fungus and WDI/WDO infestation, and related damage.

Moisture & Dampness Conditions

4.5 - √ The soils in the crawlspace are wet and display evidence of past moisture, which indicate a moisture intrusion and retention issue. Regrading the soil and landscaping is recommended. For a second opinion, we recommend the additional opinion, advice, cost estimates and services of a drainage contractor.

Ventilation Conditions

4.6 - √ Ventilation of the crawlspaces is inadequate by current standards (damp framing materials). We recommend installation of adequate ventilation which can be accomplished by proper placement and installation of functional vents. As an upgrade, there are "thermostatically controlled" vents available that automatically open and close at pre-determined temperatures.

Plumbing Conditions

4.7 - □ Several sections of the galvanized wastelines are minimally supported with damaged wire which should be corrected by a licensed plumber. (Incorrectly supported wastelines are susceptible to leaks.)

4.8 - □ There are exposed water pipes running through unheated space, which should be insulated to guard against energy loss, freezing, and damage to the piping and dwelling.

Electrical

Sub Panel(s)

Sub Panel(s) - Location(s) & Observations

5.1 - m There is staining and corrosion at the upper left hand corner from moisture entry. A licensed electrician should determine the source of moisture which should be eliminated.

Plumbing

Water Supply & Waste System Information

General Observations & Information

- 6.1 - c The main water shut off was not located, and recommend review with the seller, and if necessary, retain a licensed plumber.

Heat

Non-FHA Components & Evaluation

Overall Evaluation

- 8.1 - v The boiler has significant accumulation of rust from previous leaks, and is approaching the end of its designed life and needs to be serviced for the following reasons below. This service should be scheduled within the inspection period, because a specialist might reveal additional defects or recommended upgrades that could affect your evaluation of the system which should be certified as safe to operate or repaired as necessary or replaced.

Hydronic Heating Common Conditions and Comments

- 8.2 - m The boiler is located in the garage and is exposed to vehicle impact and damage. Installation of a proper barrier is necessary.

Flue Vent Connector

- 8.3 - m The flue vent is deteriorated which will allow carbon monoxide to accumulate in the garage. A qualified HVAC contractor should replace the flue as soon as possible. The barometric damper did not respond during the boiler operation and should be serviced.

Heat-A/C

Air Conditioning System

Overall Evaluation - Thru-wall or Window

- 9.1 - c Air-conditioning is provided by a thru-wall, or window, air-conditioning unit(s) which were not installed, and recommend proper installation, and satisfactory demonstration by the seller.

Garage

Single-Car Garage

Floor

- 10.1 - c The wood garage floor material is in contact with the soil which is susceptible to WDI/WDO infestation, and related moisture damage. Long term performance is suspect. Retain a qualified contractor for further evaluation of installation methods and materials, as replacement of the floor maybe necessary.

Garage Side Door

- 10.2 - c The base of the garage side door is moisture damaged and should be repaired or replaced.

Garage Rear Door

- 10.3 - c The deteriorated side door jamb should be replaced.

Garage Door and Hardware

- 10.4 - m The garage door(s) counterbalance springs lack safety restraint cables designed to prevent injury to persons nearby and/or damage to property located in the garage area, in the event of spring(s) breaking. Because of the great force of impact from breaking springs this is a very important safety concern. For improved safety have safety restraint cables properly installed as soon as possible.

Automatic Opener

- 10.5 - m The garage door opener is powered by an extension cord. Current standards require the door opener's plug be connected directly into an outlet. A license electrician should make all necessary repairs.

Roof

- 10.6 - v The garage roof is leaking at several locations with significant damage to the decking/sheathing. The roof surfaced areas, related flashings and decking should be evaluated, and replaced as necessary by an established and qualified roofing contractor.
- 10.7 - v The roof rafters are minimally supported by a rotated ridge board. Further evaluation and additional support are recommended.

Fireplace

Solid Fuel Standard Log Burning

Basic Information & Evaluation

- 11.1 - m The fireplace chimney flue has accumulated soot and creosote and should be cleaned by a professional and certified that the fireplace and chimney are safe to operate.
- 11.2 - m There are gaps between the metal firebox and brick surround, which should be sealed, as fire hazard exists.

Interior

Window(s)

Windows - Hardware and General

- 12.1 - v The wood windows are in overall poor condition (damaged sills, glazing and putty, missing/broken window locks, inoperable). While repairs are necessary, a cost effective solution may be a complete window replacement and recommend a second opinion from an established contractor who should inventory all windows for estimates and advice.

Laundry

Laundry Area

Drains - Stoppers

- 13.1 - m The wasteline plumbing for the second floor laundry area consists of an air admittance valve which is not permitted in most jurisdictions. Retain a licensed plumber to correct this condition.

Kitchen

Kitchen Observations

Electrical Range

- 14.1 - m The range does have an anti-tip bracket which is required per the manufacturer's label and should be installed to help prevent accidental tipping, damages and related injury.

Bathrooms

Guest Bathroom One

Walls & Ceiling

- 15.1 - v There is a leak at rear wall area at the top of the shower. A qualified contractor should determine the source of the moisture entry which should be corrected.

Drains - Stoppers

- 15.2 - q The sink drain system includes non-conforming flexible material and recommend the installation be replaced with approved materials for reliability.

Inspection Address: 123 Main Street, Anytown, NJ 07777
Inspection Date/Time: 7/8/2008 2:00 pm to 5:00 pm

Notes

General Information

Wood Destroying Insects and Other Pests

16.1 - m There is evidence of pest activity (rodent droppings in attic) and recommend consulting with an integrated pest management company.

Smoke & Carbon Monoxide Detectors

16.2 - m There is no mounted fire extinguisher in the kitchen and recommend review with the local fire official for requirements.

Conclusion

Remarks

Renovated Property

17.1 - c The dwelling has undergone renovations and/or remodeling that warrant further discussion with the seller and local jurisdictions and the review about the plans, permits, product and labor warranties, and records. Detailed documentation should be obtained. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done with or without a permit, and latent and hidden defects may exist.