

# **Building Inspection Report**

**30 Main Street Anytown, PA 15600**

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**Inspection Date:**

*April 25, 2011*

**Prepared For:**

*Randy Homeowner*

**Prepared By:**

**OAKFORD INSPECTION SERVICES**

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**Report Number:**

*0000*

**Inspector:**

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*The following sample report does not contain all the sections listed.*

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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**This is a well built 28 year old pre-manufactured ranch home.** As with all homes, ongoing annual maintenance is required and improvements to the systems will be needed over time. **The improvements that are recommended in this report are not considered unusual for a home of this age and location.**

Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

- ⊗ **Action Necessary** - implies that in order for the referenced item to perform as intended, repair or replacement of some part or all of the item will be necessary.
- ⊗ **Immediate Safety Concern** - denotes a observation or recommendation that is considered an immediate safety concern.
- ☑ **Attention Needed** - implies that the referenced item needs service, repair or adjustment over the short term so that it will function as needed.
- ◇ **Further Investigation** - denotes an area where further investigation and/or monitoring is needed. Repairs may be necessary. During the inspection, there was insufficient information. Improvements cannot be determined until further investigation or observations are made.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

**NOTE: For the purpose of this report, it is assumed that the house faces south.**

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS

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The following is a synopsis of some of the improvements that should be addressed:

- ⊗ **The electrical system improvements.**
- ⊗ **The installation of proper attached garage fire separation.**

Licensed professionals should be consulted to perform the recommended improvements. Further investigation/repair by these licensed professionals can sometimes uncover additional repairs that might be necessary. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the NAHI Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

### WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 45° F. Winter weather conditions have been experienced in the days leading up to the inspection.

# Structural Components

## DESCRIPTION OF STRUCTURAL COMPONENTS

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<b>Foundation:</b>	•Concrete Block •Basement Configuration
<b>Floor Structure:</b>	•Wood Floor Joist •Steel Column •Wood Floor Beam •Plywood Sub Floor
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Joists
<b>Roof Structure:</b>	•Rafters
<b>Roof Sheathing:</b>	•Plywood
<b>Attic Access Location:</b>	•Entry Closet Scuttle Hole

## STRUCTURAL COMPONENT OBSERVATIONS

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The construction, materials and workmanship of the home are considered be good quality. The spans of all visible joists are within acceptable limits.

### RECOMMENDATIONS / OBSERVATIONS

◇ No evidence of active moisture penetration was visible in the basement at the time of the inspection. **It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.** The vast majority of leakage problems are the result of insufficient control of storm water at the surface. **The ground around the house should be sloped to encourage water to flow away from the foundations.** Gutters and downspouts should act to collect roof water and drain the water at least five feet from the foundation, or into a functional storm sewer.

Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of leakage. Please refer to the Roofing and Exterior sections of the report for more information.

## LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing System

## DESCRIPTION OF ROOFING SYSTEM

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<b>Roof Covering:</b>	•Composition 3-Tab Shingle •Drip Edge
<b>Chimney:</b>	•Metal •Lined
<b>Gutters and Downspouts:</b>	•Aluminum •Full Installation •Downspouts Discharge Below Grade
<b>Method of Inspection:</b>	•Walked On Roof

## ROOFING OBSERVATIONS

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*This 2 year old roof covering is considered to be in good condition. The installation of the roofing materials has been performed in a professional manner. With proper annual maintenance, this roof covering could last up to 15-18 years.*

### RECOMMENDATIONS / OBSERVATIONS

- The metal chimney shows evidence of rusting. It should be painted with an appropriate paint to prevent further corrosion.*

## LIMITATIONS OF ROOFING INSPECTION

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*As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:*

- The entire underside of the roof sheathing is not inspected.*
- Evidence of prior leakage may be disguised by interior finishes.*

*Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.*

# Exterior Components

## DESCRIPTION OF EXTERIOR

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<b>Lot Grading:</b>	•Graded Towards House / North Side
<b>Driveway:</b>	•Gravel
<b>East Patio:</b>	•Concrete Slabs
<b>Fencing:</b>	•Wood
<b>South Porch and Steps:</b>	•Concrete •Concrete Block
<b>Soffit and Fascia:</b>	•Aluminum
<b>Wall Cladding:</b>	•Vinyl Siding
<b>Window Frames:</b>	•Vinyl
<b>Entry Doors:</b>	•Metal
<b>Overhead Attached Garage Door:</b>	•Wood •Automatic Opener Installed •Safety Stop
<b>Proper Garage Fire Separation:</b>	•No

## EXTERIOR OBSERVATIONS

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The exterior siding that has been installed on the house is relatively low maintenance. The window frames are clad, for the most part, with a low maintenance material. The aluminum soffits and fascia are an excellent feature of the home. The auto reverse mechanism on the overhead garage door responded properly to testing. The landscaping is considered to be good quality.

The exterior shows signs of normal wear and tear for a home of this age and construction.

### RECOMMENDATIONS / OBSERVATIONS

- The north side grading should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil.
- ◇ The gravel driveway slopes slightly toward the attached garage. This condition can promote moisture seepage.
- As there is a danger of falling, the loose railing should be re-installed on the south concrete porch. Ideally, the east concrete patio steps should have a handrail.**
- ◇ The living room window has lost its seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons. Expect this condition to appear in other windows of similar age and design.
- Proper fire separation of the attached garage and house proper is recommended. The garage ceiling is unfinished. The installation of fire rated drywall is recommended. The hollow core wood passage door to the basement should be replaced with a metal fire rated door. These conditions may be required by your lender and/or insurance carrier.**

## LIMITATIONS OF EXTERIOR INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

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<b>Size of Electrical Service:</b>	•200 Amps, 120/240 Volt Main Service
<b>Service Entrance Wires:</b>	•Underground •Aluminum
<b>Main Disconnects:</b>	•Fuses •Location: Basement Family Room / Southeast Corner
<b>Service Ground:</b>	•Copper •Ground Rod Connection
<b>Main Distribution Panel:</b>	•Breakers •Location: Basement Family Room / Southeast Corner
<b>Branch/Auxiliary Panel:</b>	•Fuse
<b>Distribution Wiring:</b>	•Plastic Cable / Copper
<b>Receptacles:</b>	•3-Prong / Grounded
<b>Ground Fault Circuit Interrupter:</b>	•Main Bathroom

## ELECTRICAL OBSERVATIONS

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The size of the service is sufficient for typical single family needs. **The panel boxes are fused disconnects.** The wiring is plastic cable and the outlets are grounded 3-prong. A ground fault circuit interrupter (GFCI) device has been provided in the main bathroom. These devices are extremely valuable, as they offer an extra level of shock protection.

**Inspection of the electrical system revealed the need for improvement. These improvements should be considered high priority for safety reasons. A licensed electrician should be consulted to undertake the improvements recommended below.**

### RECOMMENDATIONS / OBSERVATIONS

- The garage overhead door opener extension cord should not be used as permanent wiring, a ceiling outlet should be installed.**
- It would be wise to upgrade the fused panel boxes to breakers. Some insurance carriers and/or lending institutions will not accept fused disconnects.**
- Any openings in the main panel box should be covered with blanks.**
- The installation of ground fault circuit interrupter (GFCI) devices is recommended on all exterior and some kitchen outlets.**

## LIMITATIONS OF ELECTRICAL INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke and carbon monoxide detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.