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Your Inspection Report

Client(s): **xxxxx and xxxxx**

Property address: **xxxxx xxxxxx xxxxxxxx**

xxxxx xx xxxx










Inspection date: **Sunday 02-25-07**

This report published on 9/14/2009 5:56:50 PM EDT

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

Structural Pest Inspection Concerns

Items of concern relating to the structural pest inspection are shown as follows:

	WDO/WDI Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	WDO/WDI Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	WDO/WDI Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General information

Structures inspected: 2000 Colonial

Report number: LJ308

Time started: 3:15pm

Time finished: 6:35pm

Inspection Fee: xxx.xx

Present during inspection: Buyer

Occupied: No

Age of building: 6 years

Type of building: Single family

Weather conditions: Cloudy, Rain, Snow


Temperature: Cold

Ground condition: Wet, Damp, Frozen, Snow Covered

Main entrance faces: North

Foundation type: Unfinished basement

The following items are excluded from this inspection: Private sewage disposal system, Security system, Irrigation system, Swimming pool, Hot tub, Private well, Shed, Playground equipment, Sauna, Low voltage outdoor lighting, Central vacuum system, Water filtration system, Water softener system, Built-in sound system, Intercom system, Generator system, Sport court

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- 1)  The water service wasn't turned on during the inspection. As a result, plumbing supply, drain and waste lines, fixtures, and some appliances such as water heaters weren't fully evaluated.

Exterior

Footing material: Not visible

Foundation material: Poured in place concrete

Apparent wall structure: Wood frame

Wall covering: Brick veneer, Vinyl

Driveway material: Poured in place concretePartially Snow covered

Sidewalk material: Poured in place concretePartially Snow covered

Exterior door material: Solid core steel

Window Frames: Vinyl

Strom & Screen: Clad Comb.

1-Trim, 2 Soffit, 3 Fascia: WOOD, Vinyl

Negative grade at:: West





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- 2)  Upstairs window frame on northeast corner has some deterioration and what appears to be fungus growing.



Photo 2

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- 3)  The perimeter grading slopes towards the structure in one or more areas. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms. Wet soil may also cause the foundation to settle and possibly fail over time. Recommend grading soil so it slopes down and away from the structure with a slope of at least 5% (10% or better is optimal) for at least 6 feet.
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- 4)  One or more downspouts have no extensions, or have extensions that are ineffective. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Recommend making repairs as necessary such as repairing or installing splash

blocks or tie-ins to underground drain lines so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.

5)  Siding on the southside of the property is detached.



6)  Top of chimney trim appears to be coming loose.



Photo 3

7)  Moderate cracks (1/8" to 3/4") were found in the foundation. These may be a structural concern and the client may wish to hire a qualified geotechnical engineer to evaluate possible soil movement and/or a qualified structural engineer to evaluate the integrity of the structure. At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including:

- Hydraulic cement. Requires chiseling a channel in the crack to apply. See <http://www.quickrete.com/catalog/HydraulicWater-StopCement.html> for an example.
- Resilient caulks (easy to apply). See <http://www.quickrete.com/catalog/GrayConcreteRepair.html> for an example.
- Epoxy sealants (both a waterproof and structural repair). See <http://www.mountaingROUT.com/> for examples of these products.



Photo 1




Photo 4


8)  Caulk is missing or deteriorated in some areas. Recommend caulking where necessary.

Electric Services/AC/Garage

Primary service type: Underground
Service amperage (amps): 200
Service voltage (volts): 120-240
Service conductor material: Aluminum
Air Conditioning and Heat Pump:
Manufacturer: Amana
Model: RCE48a2d
A/C energy source: Electric
Air conditioning type: Split system
Garage Type: Attached
Footing material: Not visible
Foundation material: Poured in place concrete
Apparent wall structure: Wood frame
Wall covering: Brick veneer
Roof inspection method: Viewed from ground with binoculars
Roof type: Cross gable
Roof covering: Asphalt or fiberglass composition shingles
Estimated age of roof: 6 years
Gutter & downspout material: Aluminum
Roof ventilation: Adequate
Electronic Sensor: Operates

9)  The garage vehicle door "auto-reverses", but requires too much force. The door should reverse

relatively easily when closing and when it strikes something. This is a safety hazard, especially for small children. Recommend having a qualified garage door contractor evaluate and repair or replace opener as necessary.

10)  One or more downspouts have no extensions, or have extensions that are ineffective. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Recommend making repairs as necessary such as repairing or installing splash blocks or tie-ins to underground drain lines so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.



11)  Undetermined stains were found on garage ceiling. It could be mold. Should be evaluated.



Photo 5

12)  The outdoor air temperature was below 60 degrees Fahrenheit during the inspection. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

13)  The roof was partially obscured by snow and couldn't be fully evaluated.

Roof

Roof inspection method: Viewed from ground with binoculars


Roof type: Cross gable

Roof covering: Asphalt or fiberglass composition shingles



Estimated age of roof: 6 years


Gutter & downspout material: Aluminum

Roof ventilation: Adequate

14)  The roof was partially obscured by snow and couldn't be fully evaluated.

Interior-Kitchen

15)   The water supply to the dishwasher was shut-of.

16)  No appliances, other than dishwasher.

Interior-Bathrooms

Bathrooms: 1 2 3 4

17)  No water.

Interior-Other Rooms




18)   Some walls show drywall tape around family room staircase.


Frieplaces and solid fuel burning app.

Fireplace type: Metal prefabricated
Chimney type: Metal

Attic

Inspection method: Partially traversed
Roof structure type: Trusses
Ceiling structure: Ceiling beams
Insulation material: Fiberglass loose fill
Insulation depth: 12"

19)    Recessed "can" lights are installed in the ceiling below the attic. The inspector was unable to find a label or markings that indicated if these lights are designed to be in contact with insulation, and one or more lights are in contact with insulation. This is a possible fire hazard. Further evaluation should be performed, by a qualified contractor if necessary, to determine if these lights are rated for contact with insulation. If they aren't, or if their rating can't be determined, insulation should be moved, and wells or barriers should be installed or repaired as necessary to keep the insulation away from these lights.

20)  One down truss is cracked, just east of hatch. A qualified contractor should evaluate and repair.

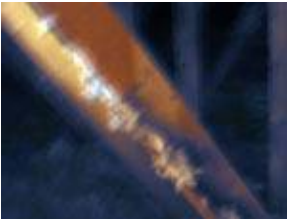





Photo 6

21)   Undetermine stains on some of the trusses.

Basement

Insulation material underneath floor above: None visible
Pier or support post material: Steel
Beam material: Steel
Floor structure above: Solid wood joists

22)    One or more holes are bored less than two inches from the edge of joist(s). This is substandard construction and has damaged the joist(s). A qualified contractor should evaluate and repair as necessary.

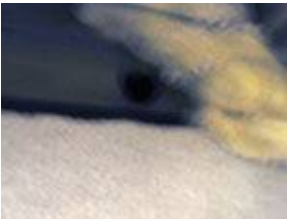



Photo 8

23)  Major cracks were found on basement walls. These may be a structural concern and the client may wish to hire a qualified geotechnical engineer to evaluate possible soil movement and/or a qualified structural engineer to evaluate the integrity of the structure. At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including:

Hydraulic cement. Requires chiseling a channel in the crack to apply. See <http://www.quickrete.com/catalog/HydraulicWater-StopCement.html> for an example.

Resilient caulks (easy to apply). See <http://www.quickrete.com/catalog/GrayConcreteRepair.html> for an example.

Epoxy sealants (both a waterproof and structural repair). See <http://www.mountaingrout.com/> for examples of these

products.



Photo 7



Photo 9



Photo 10

Plumbing/Water Heater and laundry room

Location of main water shut-off valve: northwest corner

Water service: Public

Service pipe material: Copper

Supply pipe material: Copper

Vent pipe material: Plastic

Drain pipe material: Plastic

Waste pipe material: Plastic


Estimated age: 1995

Type: Tank


Energy source: Natural gas

Capacity (in gallons): 50

Brand & model: Bradford White MI5036en10

24)  Main water shut-off leaks. A qualified plumber should evaluate and replace supply pipes and fittings as necessary.

25)  Neither the clothes washer nor dryer were operated or evaluated. They are excluded from this inspection.

26)  The water heater was turned off at the time of the inspection. For example, circuit breaker turned off, gas supply turned off or pilot light turned off. The inspector was unable to fully evaluate the water heater.

Electrical

Location of main service panel: East corner of basement

Location of main disconnect: Breaker at top of main service panel

Primary service overload protection type: Circuit breakers

Service conductor material: Aluminum

Main disconnect rating (amps): 150

Branch circuit wiring type: Non-metallic sheathed

Smoke detectors present: Yes

Heating System


Heating system energy source: Natural gas

Heat system type: Forced air

Distribution system: Sheet metal ducts

Brand & model: Lenox Elite g26q3/4-100-5

Filter location: Behind return air grill

27)  The last service date of this system appears to be more than two years ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than two years ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. This servicing should be performed every few years in the future, or as per the contractor's recommendations.



If you have any question or concerns about this report, feel free to call me @ 734-578-0780 or email me dmead@djhomeinspect.com