

# Inspection Report

This inspection performed in accordance with current "Standards of Practice" of the American Society of Home Inspectors.



This inspection report prepared specifically for:

**MARLEY HITCHCOCK  
11000 NEWFOUNDLAND DOG  
ROCKVILLE, MD 20852**



Inspected by: **GEORGE MACLEAN**

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20203 Goshen Road Suite 353 Gaithersburg, MD 20879  
Office: 301-482-1138 Fax: 301-482-1549 Toll: 888-814-0507  
[www.homewrightinspections.com](http://www.homewrightinspections.com)

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# HomeWright Inspections, L.L.C.

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## PROPERTY / CLIENT INFORMATION

Report Date: 6/23/2015

Customer File # **3214**  
Agent **RAVEN LESSIE**  
Buyer **MARLEY HITCHCOCK**  
Address: **555 GREAT PYRENEESE CROSSING**  
**ROCKVILLE, MD 20850**  
Phone:  
Fax:  
Email:

Inspection location: **11000 NEWFOUNDLAND DOG LANE** Send report to:  
**ROCKVILLE, MD 20852**  
Phone:  
County: **MONTGOMERY**  
Area/Neighborhood: Sub-division:

## GENERAL INFORMATION

Main entry faces:  
Estimated Age: **53 Years**  
Type Structure: **Single Family Home**  
Stories: **2**  
Type Foundation: **Basement**  
Soil condition: **Dry**  
Weather: **Overcast** Temp: **94 F**  
Date: **6/23/2015** Time: **9:11:26 PM**  
Unit occupied: **no** Client present: **yes**  
Attendees: **Buyer & Buyer's Agent**

General Overview

**George MacLean Maryland Home Inspector License Number : 29702**

Inspector:   
**GEORGE MACLEAN**

## REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

# Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE	
1	Roof coverings:	<b>Serviceable</b>	<b>See Comments Below</b>	<b>Minor Concern</b>
2	Ventilation:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
3	Flashings:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
4	Skylights:	<b>Not Present</b>	<b>No action required</b>	
5	Chimneys:	<b>Defective</b>	<b>See Comments On Exterior Page</b>	<b>Maintenance Item</b>
6	Gutter system:	<b>Defective</b>	<b>See Comments Below</b>	<b>Minor Concern</b>
7	:			
8	:			

## INFORMATION

9	Main roof age: <b>15</b>	<b>Appears Past Mid-Life Condition</b>	14	Ventilation: <b>Combination Ridge &amp; Gable</b>
10	Other roof age:		15	Chimney: <b>Brick</b>
11	Inspection method: <b>Walked entire roof</b>		16	Chimney flue: <b>Tile</b>
12	Roof covering: <b>Fiberglass Shingle</b>		17	Gutters: <b>Aluminum</b>
13	Roof layers: <b>First</b>			

## ROOF COMMENTS

18 **OVERALL, THE SHINGLE COVER IS INTACT AND STILL IN SERVICEABLE CONDITION ( SERVICEABLE DEFINED : SHOULD 10 TO < 15 % OF THE ROOF COVER SUSTAIN DAMAGE , IT WOULD STILL BE WORTH HAVING IT REPAIRED VERSUS OFF AND REPLACING IT ALTOGETHER ) . THERE IS A SMALL GROUPING OF CHIPPED SHINGLE TABS , OVERHANGING THE RAKE AT THE RIGHT GABLE SIDE , REAR SLOPE SIDE WHERE A PIECE OF SHEET METAL WAS INSTALLED LIKELY FOR THE PURPOSE OF KEEPING WATER OUT COMPENSATING FOR THE LOSS OF THE ROOF COVER THERE. RECOMMEND TO REPLACE THE DAMAGED SHINGLE THERE. THE QUALITY AND WEIGHT OF THE SHINGLES USED HERE ARE TYPICAL OF A 25 YEARS WARRANTED FIBERGLASS COMPOSITE SHINGLE, THE ANTICIPATED SERVICE LIFE FOR A 25 YEAR SHINGLE LAID ON A MODERATE SLOPE , AS THESE ARE, MAY LAST SOMEWHERE FROM 22 TO UP TO 27 YEARS OR SO. RECOMMEND TO BUDGET FOR REPAIRS AND FOR THE EVENTUAL REPLACEMENT OF THE ROOF COVER WITHIN THE NEXT 5 TO 10 YEARS. HAVE A ROOFER OR OTHER LICENSED QUALIFIED PROFESSIONAL SUCH AS A HANDYMAN OUT FOR THE MINOR REPAIR TO AT THE RIGHT GABLE END SIDE.**

**RECOMMEND TO REDIRECT THE FLOW OF THE FRONT LEFT DOWN SPOUT OFF OF THE DRIVEWAY . THE BERING SOIL UNDER THE DRIVEWAY SURFACE HAS ERODE AWAY CREATING A VOID BENEATH THE DRIVEWAY WHERE ABUTTING THE CAR PORT PAD. AN ACTIVE WATER INTRUSION EVENT IS OCCURRING AT THE LEFT CORNER AND ALONG THE REAR WALL OF THE CEDAR LINED CLOSET IN THE BASEMENT THAT MAY BE RELATED TO THE DOWN SPOUT PLACEMENT SHEDDING IT'S WATER BENEATH THE HOLLOWED OUT DRIVEWAY AND CAR PORT PAD THERE. RECOMMEND TO ALSO CLOSE OPEN CONTROL AND TRANSITION JOINTS AT THE DRIVEWAY AND CAR PORT USING A RUBBERIZED CAULK. HAVE A PLUMBER OUT TO CHECK THE PIPE FOR THE FRONT HOSE BIB AS WELL AS IT MAY BE CAUSING THE WATER INTRUSION, IS CONDENSING , OR IS CONTRIBUTING TO IT IN SOME WAY AT VERY LEAST.**

Roof



MINOR SHINGLE DAMAGE ABOVE RAKE #R

Roof



EXTEND DOWN SPOUT AWAY FROM DRIVEWAY #R

# Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE	
1	Siding:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
2	Trim/fascias/soffits:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
3	Veneer:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
4	Doors:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
5	Windows:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
6	Hose faucets:	<b>See Comments</b>	<b>See Down Spout Comment On Roof Page</b>	<b>Minor Concern</b>
7	Electrical cable:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
8	Exterior electrical:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>

## INFORMATION

9	Siding type: <b>Wood Clapboard / Lap Siding</b>	13	Window type: <b>Double Hung &amp; Fixed</b>
10	Veneer type: <b>Brick</b>		
11	Trim/fascias type: <b>Wood</b>	14	Window material: <b>Wood</b>
12	Door type: <b>Wood &amp; Insulated Metal</b>	15	Electric service cable: <b>Overhead</b>

## EXTERIOR COMMENTS

16 THE PAINT COVERING THE WOOD LAP SIDING MAY CONTAIN LEAD. OVERALL, THE PAINT APPEARS ACCEPTABLE WITH NO DISCERNIBLE DAMAGE , OR FLAKING. RECOMMEND TO BE COGNIZANT THAT THE BASIL LAYERS OF PAINT AND PRIMER LIKELY CONTAINS SOME LEAD IN THEIR COMPOSITE WHEN WORKING AROUND IT. DO NOT BURN OR SAND THE PAINT , WEARING A RESPIRATOR IS STRONGLY ADVISED WHEN PREPARING THE SURFACE FOR FUTURE PAINTING GOING FORWARD TO LIMIT EXPOSURE TO THIS HEAVY METAL.

FROM ROOF PAGE / CHIMNEY : THE PORTION OF THE TILE LINER ABOVE THE CHIMNEY CROWN IS CRACKED . THE CONCERN IS FOR THE LINER TO DETERIORATE, AND SPALL DRIPPING PORTIONS OF IT IN TO THE FLUE POTENTIALLY SLOWING OR BLOCKING THE FLUE . SHOULD THIS OCCUR, HARMFUL FLUE GASSES MAY NOT FULLY VENT OUT RESULTING IN A SIGNIFICANT LIFE SAFETY HAZARD IF IT WERE TO OCCUR. THE LINER SHOULD CONVEY AS DEFECT FREE AS IT HANDLES POTENTIALLY HAZARDOUS COMBUSTION PRODUCTS, THEREFORE IT IS RECOMMENDED TO HAVE A CSIA ( CHIMNEY SAFETY INSTITUTE OF AMERICA ) CERTIFIED , LICENSED CHIMNEY SWEEP OUT TO FURTHER EVALUATE IT'S CONDITION AND TO MAKE REPAIR, IF AND AS NECESSARY, HAVE THE SWEEP PERFORM A LEVEL 2 INSPECTION OF THE CHIMNEY AND LINER.

# Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE	
1	Drainage:	<b>Defective</b>	<b>Repair</b>	<b>Minor Concern</b>
2	Trees & shrubs:	<b>Acceptable</b>	<b>Monitor for futher settling</b>	<b>Maintenance Item</b>
3	Walks & Steps:	<b>Acceptable</b>	<b>Monitor for futher settling</b>	<b>Maintenance Item</b>
4	Patio/porch:	<b>Defective</b>	<b>Repair</b>	<b>Minor Concern</b>
5	Driveway:	<b>Defective</b>	<b>Repair , See Roof Page</b>	<b>Minor Concern</b>
6	Retaining walls:	<b>Not Present</b>	<b>No action required</b>	
7	:			
8	:			

## INFORMATION

9	Walks & Steps: <b>Concrete</b>	13	Porch: <b>Concrete</b>
10	Patio: <b>Concrete</b>	14	Location: <b>Front</b>
11	Location: <b>Rear</b>	15	Retaining walls:
12	Driveway: <b>Concrete</b>	16	

## GROUNDS & DRAINAGE COMMENTS

17 THE PAD OF THE FRONT PORCH HAS SETTLED RESULTING IN IT SEPARATING FROM THE EXTERIOR WALLS, ALSO, AS THE PORCH PAD HAS DROPPED OFF AT THE FRONT IT HAS RESULTED IN THE PARTIAL LOSS OF BEARING FOR THE FRONT PORCH ROOF OVERHANG COLUMN SUPPORTS. RECOMMEND TO UNDERPIN THE PAD TO KEEP IT STATIC SO THAT IT WILL NO LONGER TO CONTINUE SETTLING. SHIM THE BOTTOMS OF LOOSE POSTS AS NEEDED.

THE FOUNDATION GRADING AROUND THE FOOTPRINT OF THE HOUSE IS EITHER NEGATIVE , OR SLIGHT AT ALL FOUR SIDES. RECOMMEND TO WORK THE GRADING RINGING THE HOUSE SO THAT SOILS RACK AWAY AT A MINIMUM RISE OF 1" PER FOOT OVER 4' OR MORE FEET OF RUN. THIS MAY BE REDUCED WHERE THERE IS 12' OF YARD OR BETTER TO WORK WITH AT A RISE OF 1/2" PER FOOT OVER 12' OR MORE. HAVE A LICENSED LANDSCAPING CONTRACTOR OUT TO REPAIR THE FOUNDATION GRADING AS NEEDED AT ALL FOUR SIDES OF THE HOME.

Grounds & Drainage



PORCH CRACK PARALLEL TO POST #GD

Grounds & Drainage



PORCH HAS SETTLED CAUSING POST TO FLOAT #GD

Grounds & Drainage



ROTTED SPLIT RAILS @ LEFT & FRONT #GD

# Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	<b>Defective</b>	<b>Replace</b>	<b>Major Concern</b>
2 Heating operation:	<b>Defective</b>	<b>Replace</b>	<b>Major Concern</b>
3 System back-up:	<b>Not Present</b>	<b>No action required</b>	
4 Exhaust system:	<b>See Comments</b>	<b>See comments On Plumbing Page</b>	
5 Distribution:	<b>Not Inspected</b>	<b>See comments below</b>	
6 :			
7 :			
8 :			
9 :			
10 Filter:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>

## INFORMATION

11 # Heating Units: <b>1- Mid Efficiency 88,000 Btu</b>	18	# Cooling Units: <b>1 &amp; 36,000 Btu's</b>
12 Heating Types: <b>Forced Air</b>	19	A/C Types: <b>Electric Central Air</b>
13 Heating Ages: <b>22 years</b>	20	A/C age: <b>30</b>
14 Heating Fuels: <b>Gas</b>	21	Filter: <b>Disposable Media</b>
15 Distribution: <b>Ductwork</b>	22	
16 Duct Insulation Type: <b>None</b>	23	
17 Gas Shutoff Location: <b>By Meter</b>		

## HEATING & COOLING COMMENTS

- 24 THE CONDENSER APPLIANCE WAS MADE CIRCA 1985 , WAS FROSTED UP WHEN THE INSPECTION WAS PERFORMED, THE BLOWER WAS NOT WORKING AT THE FURNACE , BUT THE CONDENSER WAS RUNNING. THE FROST UP ON BOTH COILS MAY OCCUR DUE TO POOR AIR FLOW ACROSS THE COILS, A FAILED COMPRESSOR, OR LOSS OF REFRIGERANT ALL A COMBINATION OF THE 3. AS THE BLOWER APPEARS TO BE INOPERABLE, IT IS POSSIBLE THAT IT'S FAILURE MAY ACCOUNT FOR THE LACK OF AIR FLOW CAUSING THE COILS TO ICE UP . AT ANY RATE, THE CONDENSER HAS LONG SINCE BECOME FULLY DEPRECIATED, AND HAS ALSO OUTLIVED IT'S USEFUL LIFE. THE 3 TON EVAPORATIVE COIL INSIDE IS DATED TO 1993 MAKING IT TOO DEPRECIATED AND NEARING THE END OF USEFUL LIFE. RECOMMEND TO REPLACE THE ENTIRE HVAC ARRANGEMENT, (THE FURNACE AND COOLING PACKAGE ) AS THE CURRENT APPLIANCES HAVE MAJOR EXPENSE COMPONENT FAILURES LIKE THE BLOWER, THE COMPRESSOR , ETC. HAVE A LICENSED HVAC MECHANIC OUT TO FURTHER EVALUATE AND TO WORK UP A MORE ACCURATE QUOTE.

HVAC



ICE ON SUCTION LINE AND COILS

#HC

# Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Supply pipes:	Acceptable Monitor	Maintenance Item
2	Waste/vent pipes:	Acceptable Monitor	Maintenance Item
3	Funct'l water flow:	Acceptable Monitor	Maintenance Item
4	Funct'l waste drain:	See Comments See comments On Electric Page	Maintenance Item
5	Well system:	Not Present No action required	
6	Septic system:	Not Present No action required	
7	Water heater:	Defective See comments below	Safety Concern
8	TPR Valve:	Acceptable Monitor	Maintenance Item

## INFORMATION

9	Water supply represented as:	Municipal	14	Waste system represented as:	Municipal		
10	Supply pipes:	Copper	15	Septic location:	N/A		
11	Pipe insulation type:	Fiberglass	16	Waste/vent pipes:	Plastic & Brass		
12	Water shutoff location:	Basement	17	DHW Manufacturer:	RUUD		
13	Well location:	N/A	18	DHW gallons:	50	DHW Age:	12 years
			19	DHW Fuel Type:	Gas		

## PLUMBING COMMENTS

20 FROM KITCHEN PAGE : THE LAUNDRY TUB FAUCET FIXTURE LEAKS WHEN VALVES ARE OPEN. RECOMMEND TO HAVE A PLUMBER OUT TO REPAIR, OR TO REPLACE THE FAUCET FIXTURE ALTOGETHER.

A SIGNIFICANT ACCUMULATION OF RUST AND SCALE WERE OBSERVED PILED ON TOP OF THE WATER HEATER BURNER. THESE DEPOSITS OCCUR TYPICALLY DUE TO POOR DILUTION AND MAKE UP COMBUSTION AIR ACCESS IN TO THE EQUIPMENT ROOM IN THIS CASE. THE SOURCE OF METAL THAT IS CORRODING ON TO IT IS FROM THE BAFFLE INSTEAD THE PORTION OF THE FLUE LOCATED INSIDE THE WATER COLUMN OF THE TANK. THE PURPOSE FOR THE BAFFLE IS TO ASSIST THE APPLIANCES ABILITY TO VENT OUT FLUE GASSES, THE CONCERN IS FOR PERFORATIONS TO DEVELOP WHICH WILL EVENTUALLY RESTRICT DILUTION AIR IN MEANT TO AID THE STACK EFFECT TO RID THE HOME OF HARMFUL COMBUSTION PRODUCTS LIKE CARBON MONOXIDE AND THE LIKE. RECOMMEND TO HAVE A LICENSED P[LUMBER OUT FOR FURTHER EVALUATION AND REPAIR, REPAIRS MAY REQUIRE REPLACEMENT OF THE WATER HEATER IF THE BAFFLE IS HEAVILY DEGRADED. INSTALL MAKE UP COMBUSTION AND DILUTION AIR ACCESS IN TO THE EQUIPMENT ROOM AS WELL.

THERE ARE AT LEAST 2 GAS LEAKS OCCURRING AT THE UTILITY BASEMENT ROOM, ONE ABOVE THE METER AT THE 90 THERE, AND ANOTHER AT THE TEE FITTING ABOVE AND FORWARD OF THE WATER HEATER. RECOMMEND TO HAVE A PLUMBER / GAS FITTER OUT TO REPAIR THESE AND ANY OTHERS THAT THEY MAY UNCOVER. HAVE THE PLUMBER CHECK ALL ACCESSIBLE GAS FITTINGS FOR LEAKS AND REPAIRED, IF AND AS NEEDED.

Plumbing



PROBABLE GAS LEAK HERE

#P

Plumbing



PROBABLE GAS LEAK HERE

#P

# Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Acceptable	Monitor	Maintenance Item
2 Ground:	Acceptable	Monitor	Maintenance Item
3 GFCI:	Acceptable	See Exterior & Kitchen Pages ( Install As Needed )	Safety Concern
4 Amperage:	Acceptable	Monitor	Maintenance Item
5 Wiring:	Acceptable	Monitor	Maintenance Item
6 :			
7 :			
8 :			

## INFORMATION

9	Amps: <b>100</b>	14	Branch circuit wiring: <b>Copper</b>
10	Volts: <b>120/240</b>	15	Grounding: <b>Water Pipes</b>
11	Main box location: <b>Basement</b>	16	Ground fault protection at: <b>Baths</b>
12	Main Disconnect: <b>Basement</b>	17	Main box type: <b>Breakers</b>
13	Main service conductor: <b>Aluminum</b>	18	Wiring type: <b>Romex NM</b>

## ELECTRICAL SYSTEM COMMENTS

- 19 FROM PLUMBING PAGE :
- SUGGESTED OPTIONAL COURSE OF ACTION FOR BETTER UNDERSTANDING OF THE CONDITION OF AN ELEMENT NOT COVERED BY THIS HOME INSPECTION : THE SEWER LATERAL OUTSIDE OF THE HOME WAS NOT VISUALLY INSPECTED OR IMAGED AS DOING SO WOULD REQUIRE THE USE OF A LONGER BOROSCOPE THAN THE INSPECTOR CARRIES , THIS WORK IS THAT IS BEYOND THE SCOPE OF A TYPICAL, COMPREHENSIVE HOME INSPECTION AND SHOULD BE PERFORMED BY A LICENSED PLUMBING PROFESSIONAL. THE SEWER AND POTABLE WATER INFRASTRUCTURE FOR THIS HOME ARE 50 YEARS IN SERVICE AND AS SUCH , OVER TIME COULD DEVELOP PROBLEMS. THE CONCERN IS FOR OCCLUSIONS, BELLIES AND THE LIKE TO DEVELOP CAUSING DAMAGE TO THE SEWER LINE FROM TREE ROOTS, GROUND LIGHTENING AND CORROSION THAT COULD CAUSE SEWAGE BACK UPS AND LEAD TO COSTLY REPAIRS IF IT DOES OCCUR. RECOMMEND TO HAVE A LICENSED PLUMBER OUT TO SCOPE AND IMAGE THE PIPE FROM THE CLEAN OUT BEHIND THE LAUNDRY APPLIANCE ALL THE WAY TO THE SEWER HOOK UP TO BETTER DETERMINE THE OVERALL CONDITION OF IT. SOME PLUMBING CONTRACTORS AND ROOTER SERVICES OFFER SPECIALS WHERE THEY MIGHT OFFER THIS SERVICE FOR AS LITTLE AS \$100.00 TO \$200.00 BUT TYPICALLY THIS WORK RUNS FROM AROUND \$400.00 TO \$500.00. THERE IS NO INDICATION THAT THE LATERAL IS CURRENTLY EXPERIENCING PROBLEMS, HOWEVER, IT IS STILL STRONGLY RECOMMENDED THAT THE BUYER HAVE THIS DONE IN ORDER TO JUDGE THE CONDITION OF THE PIPE AS IS .**

Electrical



INTERIOR VIEW OF PANEL

#EL

Electrical



ENCLOSE WIRE SPLICES INSIDE COVERED J- BOX #EL

# Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
<b>KITCHEN</b>			
1	Walls/ceiling/floor:	Acceptable Monitor	Maintenance Item
2	Doors & windows:	Acceptable Monitor	Maintenance Item
3	Heating & cooling:	Acceptable Monitor	Maintenance Item
4	Cabinets/shelves:	Acceptable Monitor	Maintenance Item
5	Sink plumbing:	Acceptable Monitor	Maintenance Item

<b>APPLIANCES</b>			
6	Disposal:	Acceptable Monitor	Maintenance Item
7	Dishwasher:	Acceptable Monitor	Maintenance Item
8	Trash compactor:	Not Present No action required	
9	Exhaust fan:	See Comments Replace	Minor Concern
10	Microwave:	Not Present No action required	
11	Refrigerator :	Acceptable Monitor	Maintenance Item
12	:		
13	Range/oven:	Acceptable Monitor	Maintenance Item
14	Gas or electric?	Electric	

<b>LAUNDRY</b>			
15	Walls/ceiling/floor:	Acceptable Monitor	Maintenance Item
16	Doors & windows:	Acceptable Monitor	Maintenance Item
17	Washer plumbing:	Acceptable Monitor	Maintenance Item
18	Sink plumbing:	Defective Repair	Minor Concern
19	Cabinets/shelves:	Acceptable Monitor	Maintenance Item
20	Heating & cooling:	Acceptable Monitor	Maintenance Item
21	Dryer vent:	Acceptable Monitor	Maintenance Item
22	:		
23	:		
24	Dryer service:	Acceptable Monitor	Maintenance Item
25	Gas or electric?	Electric	

## KITCHEN AND LAUNDRY COMMENTS

26 THE KITCHEN CIRCUITS AND THEIR OUTLETS LOCATED WITHIN 6' OF THE SINK PARTICULARLY ARE NOT PROTECTED WITH GROUND FAULT CIRCUIT INTERRUPTERS. WHEN THIS HOUSE WAS BUILT, KITCHENS WERE NOT REQUIRED TO INCLUDE THEM IN THE KITCHEN AREA ONLY TO HAVE THESE IN THE BATHROOMS FROM 1980 ON. AS GFCI'S WERE NOT INVENTED UNTIL 1963 AND NOT WIDELY USED UNTIL THE LATE 70'S AND EARLY 80'S THIS IS NOT SURPRISING. THE CIRCUITS ARE GROUNDED THEREFORE GFCI'S SHOULD BE EASY TO INSTALL IN THOSE ROOMS THE SEC CODE EXPECTATION IS THAT PROTECTED RECEPTACLES BE INSTALLED AT OUTLETS WITHIN 6' OF THE SINK . RECOMMEND TO HAVE THESE RECEPTACLES IMPROVED WITH GFCI'S AS REQUIRED BY CURRENT CODE. SINCE THE KITCHEN HAS BEEN COMPLETELY REMODELED , SINCE THE USE OF GFCI BECAME CODE, THE INSTALLERS SHOULD HAVE UPGRADED THE RECEPTACLES AT THAT TIME AS EXPECTED. RECOMMEND TO HAVE A LICENSED ELECTRICIAN OUT TO PUT THEM WHERE ABSENT AND REQUIRED BY CURRENT CODE.

THE KITCHEN FAN THOUGH TECHNICALLY FUNCTIONAL, SOUND LABORED WHEN RUNNING AND MAY LIKELY FAIL SOON. RECOMMEND TO REPLACE THE FAN WITH A COLOR MATCHING REPLACEMENT APPLIANCE.

Kitchen & Laundry



LAUNDRY TUB FIXTURE LEAKS

#K



Bathroom



LEAK @ BASEMENT BATHROOM FIXTURE #B

Bathroom



INSTALL REDUCER TO BATHROOM FAN VENT #B

# Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	See Comments	Monitor	Maintenance Item
2 Doors & windows:	Acceptable	Monitor	Maintenance Item
3 Heating & cooling:	Not Inspected	Blower Not Working	
4 Cabinets & counter:	Acceptable	Monitor	Maintenance Item
5 Wet bar:	Not Present	No action required	
6 Fireplc/woodstove:	Defective	See comments below	Minor Concern
7 Smoke detectors:	Acceptable	Monitor	Maintenance Item
8 CO detectors:	Not Present	Install At Least One @ Each Level	Safety Hazard
9 Stairs/balcony/rails:	Acceptable	Monitor	Maintenance Item
10 :			

## INFORMATION

11 Rooms inspected:

Bedrooms #: 4

Dining Room

Entranceway

Living Room

Family Room

12 Walls & ceilings: Drywall

13 Floors: Carpet, Asbestos Resilient Tile , tile & hardwood

14 Number of wet bars: 0

15 Number of fireplaces/woodstoves: 1

## INTERIOR ROOM COMMENTS

16 THE FIRE PLACE DAMPER DOES NOT SEAT WELL AS A RESULT IT DOES NOT FULLY CLOSE OFF THE FIREPLACE THROAT AND THE FLUE. RECOMMEND TO REPAIR THE DAMPER. HAVE A CSIA CERTIFIED CHIMNEY SWEEP OUT TO PERFORM A LEVEL 2 CHIMNEY EVALUATION HERE. ONE SUGGESTED IMPROVEMENT IS FOR THE OLDER DAMPER TO BE REMOVED AND A BONNET TOP DAMPER INSTALLED AT THE TOP OF THE CHIMNEY. THE REASON FOR THIS SUGGESTED IMPROVEMENT IS PRIMARILY TO PREVENT COLD AIR FROM SINKING IN TOWARDS THE FIRE BOX AND IN TO THE DWELLING. THESE TOP DAMPERS LIMI THIS OCCURRENCE SAVING ENERGY AND MAKING THE INTERIOR OF THE HOME MORE COMFORTABLE.

BUDGET TO REPLACE THE RADON VENT FAN AS IT MAY BE ORIGINAL ( 15 YEARS OLD ). THESE DEVICES COME WITH A LIMITED 5 YEAR WARRANTY. WATCH THE U-GAGE FOR ZEROING OUT, IF IT DOES THE FAN HAS FAILED.

THE RESILIENT FLOOR TILES ON THE BASEMENT FLOOR, THE THE MASTIC USED TO ADHERE THE TILES TO THE FLOOR LIKELY CONTAIN SOME ASBESTOS N THEIR COMPOSITE. THE OVERALL CONDITION OF THE TILES APPEARS GOOD, THE TILES APPEAR UNDAMAGED AND ADHERED WELL TO THE FLOOR. DO NOT REMOVE THEM WITHOUT FURTHER EVALUATION OF THE COMPOSITION OF THE MATERIALS AS DISTURBING THEM MAY CAUSE ASBESTOS FIBERS TO BECOME AIRBORNE, OR FRIABLE. MOST PEOPLE CHANGING FLOOR COVERS GO OVER THEM AND OFTEN DO NOT REMOVE THEM AS DOING SO MAY RELEASE ASBESTOS FIBERS. IF PLANNING ON REMOVAL CONSULT A CERTIFIED INDUSTRIAL HYGIENIST PRIOR TO DOING SO TO IDENTIFY WHETHER THESE MATERIALS DO CONTAIN ASBESTOS, IF SO FOLLOW EPA MANDATED ASBESTOS REMOVAL PROTOCOLS WHEN DOING THIS WORK, OTHERWISE LEAVE THEM IN PLACE UNLESS THEY BECOME LOOSE,IN WHICH CASE, THE FORMER RECOMMENDATION APPLIES.

Interior Room



FIREPLACE DAMPER NEEDS REPAIR

#IR

# Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE	
1	Roof:	<b>Servicable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
2	Walls:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
3	Eaves:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
4	Electrical:	<b>See Comments</b>	<b>Install GFCI</b>	<b>Safety Concern</b>
5	Gutters:	<b>Defective</b>	<b>See comments On Roof Page</b>	<b>Minor Concern</b>

## INTERIOR

6	Walls/ceiling/floor:	<b>Defective</b>	<b>See comments below</b>	<b>Minor Concern</b>
7	Firewall/firedoor:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
8	Doors & windows:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
9	Garage doors:	<b>Not Present</b>	<b>No action required</b>	
10	Door openers:	<b>Not Present</b>	<b>No action required</b>	
11	Electrical:	<b>See Comments</b>	<b>Install</b>	<b>Safety Concern</b>
12	Heating & cooling:	<b>Not Present</b>	<b>No action required</b>	

## INFORMATION

### EXTERIOR

- 13 Location: **Attached garage - same as house**
- 14 Roof covering: **Shingle**
- 15 Roof age: **15 Appears Past Mid-Life Condition**
- 16 Gutters: **Aluminum**

### INTERIOR

- 17 Walls & ceilings: **Unfinished**
- 18 Floors: **Concrete**
- 19 Garage door: **n/a**

## GARAGE & CARPORT COMMENTS

- 20 **WATER COMING OFF THE CHIMNEY AND BURROWING ANIMALS HAVE CARVED OUT A VOID BENEATH THE CARPORT PAD. THE CONCERN IS THAT AS THE CONCRETE SURFACE DESIGNED ORIGINALLY TO RECEIVE THE CONCENTRATED LOADING OF HEAVY VEHICLES WHEN THE BEARING SOIL WAS PRESENT THAT NOW WITH THE REMOVAL OF SAME, THAT MUCH OF THE PAD IS ILL SUPPORTED AND COULD CRACK AND / OR FAIL. RECOMMEND TO UNDERPIN THE PAD TO COMPENSATE FOR THE LOSS OF BEARING SOIL. SCREW PILES, HELICAL PIERS, AND / OR EXCAVATING , INSTALLING PILES, GRADE BEAMS OR OTHER SUITABLE STRUCTURAL AUGMENTATION IS STRONGLY RECOMMEND TO CONSULT AN ENGINEER TO DESIGN AS STABILIZATION PLAN, AND A CONTRACTOR TO MAKE SUITABLE REPAIRS THERE.**

**RECOMMEND TO CHANGE THE EXTERIOR OUTLET TO AN EXTERIOR RATED GFCI PROTECTED RECEPTACLE. THIS SHOULD ALSO BE DONE TO ALL OTHER EXTERIOR OUTLETS THROUGHOUT. RECOMMEND TO HAVE A LICENSED ELECTRICIAN OUT TO PERFORM THIS WORK.**

Garage & Carport



VOID BENEATH THE CAR PORT PAD #GC

Garage & Carport



CLOSE UP OF SUB SLAB EROSION @ CARPORT #GC

# Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access:	Acceptable Monitor	Maintenance Item
2	Framing:	Acceptable Monitor	Maintenance Item
3	Sheathing:	Acceptable Monitor	Maintenance Item
4	Insulation:	Fair Budget To Add More To r-30	Minor Concern
5	Ventilation:	Defective See comments below	Minor Concern
6	Exposed wiring:	Acceptable Monitor	Maintenance Item
7	Plumbing vents:	Acceptable Monitor	Maintenance Item
8	Chimney & flues:	Acceptable Monitor	Maintenance Item
9	Vapor Retarder:	Acceptable Monitor	Maintenance Item
10	:		

## INFORMATION

11	# of Attic areas: 1	14	Framing: Truss
12	Access locations: Hallway	15	Sheathing: Plywood
13	Access by: Hatch	16	Insulation: Fiberglass

## ATTIC COMMENTS

- 17 RECOMMEND TO REPAIR OR TO REPLACE THE INOPERABLE ATTIC FAN LOCATED AT THE LEFT GABLE END SIDE RAKE WALL ATTIC VENT.
- SECURE THE LOOSE RECEPTACLE LOCATED AT THE RIGHT SIDE OF THE BEDROOM ON TO A TRUSS WEB.
- THE MASTER BATHROOM VENT FAN OUTFLOW PIPE IS OF A SMALLER DIAMETER THAN THE VENT CONNECTOR THAT IT IS TIED IN TO. RECOMMEND TO INSTALL A REDUCER TO JOIN THE TWO PIPES SNUGLY SO THAT THE FANS OUTFLOW IS ABLE TO VENT OUT OF THE ATTIC FULLY.
- RESCREEN THE RIGHT GABLE END SIDE LOUVERED VENT PANEL AS IT IS CURRENTLY LOOSE AND TORN.

Attic



RESCREEN GABLE VENT #A

Attic



REPAIR OR REPLACE THE ATTIC FAN #A

# Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE	
Type foundation: <b>Basement</b>				
1	Access:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
2	Foundation walls:	<b>Defective</b>	<b>See comments below</b>	<b>Minor Concern</b>
3	Floor framing:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
4	Insulation:	<b>Not Present</b>	<b>No action required</b>	
5	Ventilation:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
6	Sump pump:	<b>Not Present</b>	<b>See comments below</b>	
7	Dryness/drainage:	<b>Defective</b>	<b>See comments below</b>	<b>Major Concern</b>
8	Floor/Slab:	<b>Acceptable</b>	<b>Monitor</b>	<b>Maintenance Item</b>
9	Vapor Retarder:	<b>Defective</b>	<b>See comments below</b>	<b>Minor Concern</b>
10	:			

## INFORMATION

11	Foundation walls:	<b>Block</b>	<b>14</b>	Beams:	<b>Steel I Beam</b>
12	Floors:	<b>Concrete Floor</b>	<b>15</b>	Piers:	<b>Steel Columns</b>
13	Joist:	<b>2" x 8" with 16"</b>	<b>16</b>	Sub Floor:	<b>Plywood</b>
			<b>17</b>	Insulation:	<b>None</b>

## FOUNDATION COMMENTS

18

THE FOUNDATION WALLS AT THE FRONT AND SIDES HAVE RECEIVED A COATING OF A MOISTURE BLOCKING PAINT. GERENERALLY , AND THE STUD WALLS INSIDE THE MECHANICAL ROOM HAVE BEEN PAINTED AS AS SUGESTING THAT AT ONE TIME, THERE MAY HAVE BEEN A WATER ENTRY EVENT THAT OCCURRED IN THAT ROOM. AT THE LEFT UTILITY BASEMENT ROOM WATER WAS OBSERVED ON THE FLOOR AND WICKING THROUGH THE CEDAR PANELING INSIDE OF THE CLOSET . THE SOURCE OF THE WATER IS UNKNOWN HOWEVER IT IS SUPOSED THAT PERHAPS THE PLUMBING SERVING THE HOSE BIB MAY BE CONTRIBUTING TO THE WATER ENTRY EVENT. AS THE HVAC WAS EQUIPMENT WAS NOT FUNCTIONAL THE PIPE THERE MAY BE CONDENSING , OR THAT THERE IS A PIN HOLE LEAK OCCURRING THERE. THE WATER ENTRY MAY ALSO FROM THE OUTFLOW FROM THE DOWN SPOUT TERMINATING ON TO THE DRIVEWAY EXPLOITING THE OPEN JOINTS BETWEEN AND EROION BENEATH THOSE SURFACES GAINING READY ACCESS TO THE WALL AT THE CORNER THERE , OR GROUND WATER WELLING UP FROM BENEATH THE HOME IN THAT GENERAL AREA. RECOMMEND TO HAVE A LICENSED PLUMBER OUT FOR FURTHER EVEALUATION TO PERFORM A MORE TECHNICALLY EXHAUSTIVE EVALUATION OF WHETHER THIS IS A PLUMBING ISSUE OR NOT AND IF SO, TO MAKE ANY AND ALL REQUISITE REPAIRS THERE AS NEEDED. IF NOT PLUMBING RELATED THE CEDAR PANELS SHOULD BE REMOVED TO GAIN ACCESS TO WALLS IN THAT CORNER , IF COMING FROM THE COVE JOINT BETWEEN THE SLAB, AND WALL, OR THE WALLS A WATER PROFFING CONTRACTOR SHOULD BE CONSULTED AND REPAIRS MADE IN THIS REGARD. SEE ALSO, COMMENT ON THE ROOF PAGE .

Foundation



U GAGE ON RADON TAP

#F

Foundation



WATER LEAK AT BASEMENT CLOSET

#F

Foundation



WATER LEAK AT BASEMENT CLOSET

#F

# Deficiency Summary

Homewright Inspections, LLC

Insp Date: 6/23/2015

11000 NEWFOUNDLAND DOG LANE

File # 3214

## ROOF

OVERALL, THE SHINGLE COVER IS INTACT AND STILL IN SERVICEABLE CONDITION ( SERVICEABLE DEFINED : SHOULD 10 TO < 15 % OF THE ROOF COVER SUSTAIN DAMAGE , IT WOULD STILL BE WORTH HAVING IT REPAIRED VERSUS OFF AND REPLACING IT ALTOGETHER ) . THERE IS A SMALL GROUPING OF CHIPPED SHINGLE TABS , OVERHANGING THE RAKE AT THE RIGHT GABLE SIDE , REAR SLOPE SIDE WHERE A PIECE OF SHEET METAL WAS INSTALLED LIKELY FOR THE PURPOSE OF KEEPING WATER OUT COMPENSATING FOR THE LOSS OF THE ROOF COVER THERE. RECOMMEND TO REPLACE THE DAMAGED SHINGLE THERE. THE QUALITY AND WEIGHT OF THE SHINGLES USED HERE ARE TYPICAL OF A 25 YEARS WARRANTED FIBERGLASS COMPOSITE SHINGLE, THE ANTICIPATED SERVICE LIFE FOR A 25 YEAR SHINGLE LAID ON A MODERATE SLOPE , AS THESE ARE, MAY LAST SOMEWHERE FROM 22 TO UP TO 27 YEARS OR SO. RECOMMEND TO BUDGET FOR REPAIRS AND FOR THE EVENTUAL REPLACEMENT OF THE ROOF COVER WITHIN THE NEXT 5 TO 10 YEARS. HAVE A ROOFER OR OTHER LICENSED QUALIFIED PROFESSIONAL SUCH AS A HANDYMAN OUT FOR THE MINOR REPAIR TO AT THE RIGHT GABLE END SIDE.

## ROOF

RECOMMEND TO REDIRECT THE FLOW OF THE FRONT LEFT DOWN SPOUT OFF OF THE DRIVEWAY . THE BEING SOIL UNDER THE DRIVEWAY SURFACE HAS ERODE AWAY CREATING A VOID BENEATH THE DRIVEWAY WHERE ABUTTING THE CAR PORT PAD. AN ACTIVE WATER INTRUSION EVENT IS OCCURRING AT THE LEFT CORNER AND ALONG THE REAR WALL OF THE CEDAR LINED CLOSET IN THE BASEMENT THAT MAY BE RELATED TO THE DOWN SPOUT PLACEMENT SHEDDING IT'S WATER BENEATH THE HOLLOWED OUT DRIVEWAY AND CAR PORT PAD THERE. RECOMMEND TO ALSO CLOSE OPEN CONTROL AND TRANSITION JOINTS AT THE DRIVEWAY AND CAR PORT USING A RUBBERIZED CAULK. HAVE A PLUMBER OUT TO CHECK THE PIPE FOR THE FRONT HOSE BIB AS WELL AS IT MAY BE CAUSING THE WATER INTRUSION, IS CONDENSING , OR IS CONTRIBUTING TO IT IN SOME WAY AT VERY LEAST.

## GROUNDS

THE PAD OF THE FRONT PORCH HAS SETTLED RESULTING IN IT SEPARATING FROM THE EXTERIOR WALLS, ALSO, AS THE PORCH PAD HAS DROPPED OFF AT THE FRONT IT HAS RESULTED IN THE PARTIAL LOSS OF BEARING FOR THE FRONT PORCH ROOF OVERHANG COLUMN SUPPORTS. RECOMMEND TO UNDERPIN THE PAD TO KEEP IT STATIC SO THAT IT WILL NO LONGER TO CONTINUE SETTLING. SHIM THE BOTTOMS OF LOOSE POSTS AS NEEDED.

## GARAGE

RECOMMEND TO CHANGE THE EXTERIOR OUTLET TO AN EXTERIOR RATED GFCI PROTECTED RECEPTACLE. THIS SHOULD ALSO BE DONE TO ALL OTHER EXTERIOR OUTLETS THROUGHOUT. RECOMMEND TO HAVE A LICENSED ELECTRICIAN OUT TO PERFORM THIS WORK.

## KITCHEN & LAUNDRY

THE KITCHEN CIRCUITS AND THEIR OUTLETS LOCATED WITHIN 6' OF THE SINK PARTICULARLY ARE NOT PROTECTED WITH GROUND FAULT CIRCUIT INTERRUPTERS. WHEN THIS HOUSE WAS BUILT, KITCHENS WERE NOT REQUIRED TO INCLUDE THEM IN THE KITCHEN AREA ONLY TO HAVE THESE IN THE BATHROOMS FROM 1980 ON. AS GFCI'S WERE NOT INVENTED UNTIL 1963 AND NOT WIDELY USED UNTIL THE LATE 70'S AND EARLY 80'S THIS IS NOT SURPRISING. THE CIRCUITS ARE GROUNDED THEREFORE GFCI'S SHOULD BE EASY TO INSTALL IN THOSE ROOMS THE SEC CODE EXPECTATION IS THAT PROTECTED RECEPTACLES BE INSTALLED AT OUTLETS WITHIN 6' OF THE SINK . RECOMMEND TO HAVE THESE RECEPTACLES IMPROVED WITH GFCI'S AS REQUIRED BY CURRENT CODE. SINCE THE KITCHEN HAS

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# Deficiency Summary

Homewright Inspections, LLC

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11000 NEWFOUNDLAND DOG LANE

File # 3214

BEEN COMPLETELY REMODELED , SINCE THE USE OF GFCI BECAME CODE, THE INSTALLERS SHOULD HAVE UPGRADED THE RECEPTACLES AT THAT TIME AS EXPECTED. RECOMMEND TO HAVE A LICENSED ELECTRICIAN OUT TO PUT THEM WHERE ABSENT AND REQUIRED BY CURRENT CODE.

## KITCHEN & LAUNDRY

THE KITCHEN FAN THOUGH TECHNICALLY FUNCTIONAL, SOUND LABORED WHEN RUNNING AND MAY LIKELY FAIL SOON. RECOMMEND TO REPLACE THE FAN WITH A COLOR MATCHING REPLACEMENT APPLIANCE.

## PLUMBING

FROM KITCHEN PAGE : THE LAUNDRY TUB FAUCET FIXTURE LEAKS WHEN VALVES ARE OPEN. RECOMMEND TO HAVE A PLUMBER OUT TO REPAIR, OR TO REPLACE THE FAUCET FIXTURE ALTOGETHER.

## PLUMBING

A SIGNIFICANT ACCUMULATION OF RUST AND SCALE WERE OBSERVED PILED ON TOP OF THE WATER HEATER BURNER. THESE DEPOSITS OCCUR TYPICALLY DUE TO POOR DILUTION AND MAKE UP COMBUSTION AIR ACCESS IN TO THE EQUIPMENT ROOM IN THIS CASE. THE SOURCE OF METAL THAT IS CORRODING ON TO IT IS FROM THE BAFFLE INSTEAD THE PORTION OF THE FLUE LOCATED INSIDE THE WATER COLUMN OF THE TANK. THE PURPOSE FOR THE BAFFLE IS TO ASSIST THE APPLIANCES ABILITY TO VENT OUT FLUE GASSES, THE CONCERN IS FOR PERFORATIONS TO DEVELOP WHICH WILL EVENTUALLY RESTRICT DILUTION AIR IN MEANT TO AID THE STACK EFFECT TO RID THE HOME OF HARMFUL COMBUSTION PRODUCTS LIKE CARBON MONOXIDE AND THE LIKE. RECOMMEND TO HAVE A LICENSED P[LU]MBER OUT FOR FURTHER EVALUATION AND REPAIR, REPAIRS MAY REQUIRE REPLACEMENT OF THE WATER HEATER IF THE BAFFLE IS HEAVILY DEGRADED. INSTALL MAKE UP COMBUSTION AND DILUTION AIR ACCESS IN TO THE EQUIPMENT ROOM AS WELL.

## PLUMBING

THERE ARE AT LEAST 2 GAS LEAKS OCCURRING AT THE UTILITY BASEMENT ROOM, ONE ABOVE THE METER AT THE 90 THERE, AND ANOTHER AT THE TEE FITTING ABOVE AND FORWARD OF THE WATER HEATER. RECOMMEND TO HAVE A PLUMBER / GAS FITTER OUT TO REPAIR THESE AND ANY OTHERS THAT THEY MAY UNCOVER. HAVE THE PLUMBER CHECK ALL ACCESSIBLE GAS FITTINGS FOR LEAKS AND REPAIRED, IF AND AS NEEDED.

## BATHROOM

THE BASEMENT BATHROOM FAUCET FIXTURE LEAKS AT THE COLD WATER SIDE WHEN THE VALVE IS OPEN. RECOMMEND TO HAVE A PLUMBER OUT FOR REPAIR.

## INTERIOR ROOMS

THE FIRE PLACE DAMPER DOES NOT SEAT WELL AS A RESULT IT DOES NOT FULLY CLOSE OFF THE FIREPLACE THROAT AND THE FLUE. RECOMMEND TO REPAIR THE DAMPER. HAVE A CSIA CERTIFIED CHIMNEY SWEEP OUT TO PERFORM A LEVEL 2 CHIMNEY EVALUATION HERE. ONE SUGGESTED IMPROVEMENT IS FOR THE OLDER DAMPER TO BE REMOVED AND A BONNET TOP DAMPER INSTALLED AT THE TOP OF THE CHIMNEY. THE REASON FOR THIS SUGGESTED IMPROVEMENT IS PRIMARILY TO PREVENT COLD AIR FROM SINKING IN TOWARDS THE FIRE BOX AND IN TO THE DWELLING. THESE TOP DAMPERS LIMI THIS OCCURRENCE SAVING ENERGY AND MAKING THE INTERIOR OF THE HOME

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# Deficiency Summary

Homewright Inspections, LLC

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11000 NEWFOUNDLAND DOG LANE

File # 3214

**MORE COMFORTABLE.**

## **BATHROOM**

**THE PEDESTAL SINK WARBLER WHEN THE SINK IS MANIPULATED . RECOMMEND TO SECURE THAT SINK AND BASE TO THE WALL AND FLOOR.**

## **ATTIC**

**RECOMMEND TO REPAIR OR TO REPLACE THE INOPERABLE ATTIC FAN LOCATED AT THE LEFT GABLE END SIDE RAKE WALL ATTIC VENT.**

## **ATTIC**

**SECURE THE LOOSE RECEPTACLE LOCATED AT THE RIGHT SIDE OF THE BEDROOM ON TO A TRUSS WEB.**

## **ATTIC**

**THE MASTER BATHROOM VENT FAN OUTFLOW PIPE IS OF A SMALLER DIAMETER THAN THE VENT CONNECTOR THAT IT IS TIED IN TO. RECOMMEND TO INSTALL A REDUCER TO JOIN THE TWO PIPES SNUGLY SO THAT THE FANS OUTFLOW IS ABLE TO VENT OUT OF THE ATTIC FULLY.**

## **ATTIC**

**RESCREEN THE RIGHT GABLE END SIDE LOUVERED VENT PANEL AS IT IS CURRENTLY LOOSE AND TORN.**

## **HVAC**

**THE CONDENSER APPLIANCE WAS MADE CIRCA 1985 , WAS FROSTED UP WHEN THE INSPECTION WAS PERFORMED, THE BLOWER WAS NOT WORKING AT THE FURNACE , BUT THE CONDENSER WAS RUNNING. THE FROST UP ON BOTH COILS MAY OCCUR DUE TO POOR AIR FLOW ACROSS THE COILS, A FAILED COMPRESSOR, OR LOSS OF REFRIGERANT ALL A COMBINATION OF THE 3. AS THE BLOWER APPEARS TO BE INOPERABLE, IT IS POSSIBLE THAT IT'S FAILURE MAY ACCOUNT FOR THE LACK OF AIR FLOW CAUSING THE COILS TO ICE UP . AT ANY RATE, THE CONDENSER HAS LONG SINCE BECOME FULLY DEPRECIATED, AND HAS ALSO OUTLIVED IT'S USEFUL LIFE. THE 3 TON EVAPORATIVE COIL INSIDE IS DATED TO 1993 MAKING IT TOO DEPRECIATED AND NEARING THE END OF USEFUL LIFE. RECOMMEND TO REPLACE THE ENTIRE HVAC ARRANGEMENT, (THE FURNACE AND COOLING PACKAGE ) AS THE CURRENT APPLIANCES HAVE MAJOR EXPENSE COMPONENT FAILURES LIKE THE BLOWER, THE COMPRESSOR , ETC. HAVE A LICENSED HVAC MECHANIC OUT TO FURTHER EVALUATE AND TO WORK UP A MORE ACCURATE QUOTE.**

**THE FOUNDATION WALLS AT THE FRONT AND SIDES HAVE RECEIVED A COATING OF A MOISTURE BLOCKING PAINT. GERENERALLY , AND THE STUD WALLS INSIDE THE MECHANICAL ROOM HAVE BEEN PAINTED AS AS SUGESTING THAT AT ONE TIME, THERE MAY HAVE BEEN A WATER ENTRY EVENT THAT OCCURRED IN THAT ROOM. AT THE LEFT UTILITY BASEMENT ROOM WATER WAS OBSERVED ON THE FLOOR AND WICKING THROUGH THE CEDAR PANELING INSIDE OF THE CLOSET . THE SOURCE OF THE WATER IS UNKNOWN HOWEVER IT IS SUPOSED THAT PERHAPS THE PLUMBING SERVING THE HOSE BIB MAY BE CONTRIBUTING TO THE WATER ENTRY EVENT. AS THE HVAC WAS EQUIPMENT WAS NOT FUNCTIONAL THE PIPE THERE MAY BE CONDENSING , OR THAT THERE IS A PIN HOLE LEAK OCCURRING THERE. THE WATER ENTRY MAY ALSO FROM THE OUTFLOW FROM THE DOWN SPOUT TERMINATING ON TO THE DRIVEWAY EXPLOITING THE OPEN JOINTS BETWEEN AND EROION BENEATH THOSE SURFACES GAINING READY ACCESS TO THE**

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# Deficiency Summary

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WALL AT THE CORNER THERE , OR GROUND WATER WELLING UP FROM BENEATH THE HOME IN THAT GENERAL AREA. RECOMMEND TO HAVE A LICENSED PLUMBER OUT FOR FURTHER EVALUATION TO PERFORM A MORE TECHNICALLY EXHAUSTIVE EVALUATION OF WHETHER THIS IS A PLUMBING ISSUE OR NOT AND IF SO, TO MAKE ANY AND ALL REQUISITE REPAIRS THERE AS NEEDED. IF NOT PLUMBING RELATED THE CEDAR PANELS SHOULD BE REMOVED TO GAIN ACCESS TO WALLS IN THAT CORNER , IF COMING FROM THE JOINT BETWEEN THE SLAB, AND WALL, OR THE WALLS A WATER PROFFING CONTRACTOR SHOULD BE CONSULTED AND REPAIRS MADE IN THIS REGARD. SEE ALSO, COMMENT ON THE ROOF PAGE .

## INTERIOR ROOMS

THE RESILIENT FLOOR TILES ON THE BASEMENT FLOOR, THE THE MASTIC USED TO ADHERE THE TILES TO THE FLOOR LIKELY CONTAIN SOME ASBESTOS IN THEIR COMPOSITE. THE OVERALL CONDITION OF THE TILES APPEARS GOOD, THE TILES APPEAR UNDAMAGED AND ADHERED WELL TO THE FLOOR. DO NOT REMOVE THEM WITHOUT FURTHER EVALUATION OF THE COMPOSITION OF THE MATERIALS AS DISTURBING THEM MAY CAUSE ASBESTOS FIBERS TO BECOME AIRBORNE, OR FRIABLE. MOST PEOPLE CHANGING FLOOR COVERS GO OVER THEM AND OFTEN DO NOT REMOVE THEM AS DOING SO MAY RELEASE ASBESTOS FIBERS. IF PLANNING ON REMOVAL CONSULT A CERTIFIED INDUSTRIAL HYGIENIST PRIOR TO DOING SO TO IDENTIFY WHETHER THESE MATERIALS DO CONTAIN ASBESTOS, IF SO FOLLOW EPA MANDATED ASBESTOS REMOVAL PROTOCOLS WHEN DOING THIS WORK, OTHERWISE LEAVE THEM IN PLACE UNLESS THEY BECOME LOOSE, IN WHICH CASE, THE FORMER RECOMMENDATION APPLIES.

## GROUNDS

THE FOUNDATION GRADING AROUND THE FOOTPRINT OF THE HOUSE IS EITHER NEGATIVE , OR SLIGHT AT ALL FOUR SIDES. RECOMMEND TO WORK THE GRADING RINGING THE HOUSE SO THAT SOILS RACK AWAY AT A MINIMUM RISE OF 1" PER FOOT OVER 4' OR MORE FEET OF RUN. THIS MAY BE REDUCED WHERE THERE IS 12' OF YARD OR BETTER TO WORK WITH AT A RISE OF 1/2" PER FOOT OVER 12' OR MORE. HAVE A LICENSED LANDSCAPING CONTRACTOR OUT TO REPAIR THE FOUNDATION GRADING AS NEEDED AT ALL FOUR SIDES OF THE HOME.

## GARAGE

WATER COMING OFF THE CHIMNEY AND BURROWING ANIMALS HAVE CARVED OUT A VOID BENEATH THE CARPORT PAD. THE CONCERN IS THAT AS THE CONCRETE SURFACE DESIGNED ORIGINALLY TO RECEIVE THE CONCENTRATED LOADING OF HEAVY VEHICLES WHEN THE BEARING SOIL WAS PRESENT THAT NOW WITH THE REMOVAL OF SAME, THAT MUCH OF THE PAD IS ILL SUPPORTED AND COULD CRACK AND / OR FAIL. RECOMMEND TO UNDERPIN THE PAD TO COMPENSATE FOR THE LOSS OF BEARING SOIL. SCREW PILES, HELICAL PIERS, AND / OR EXCAVATING , INSTALLING PILES, GRADE BEAMS OR OTHER SUITABLE STRUCTURAL AUGMENTATION IS STRONGLY RECOMMEND TO CONSULT AN ENGINEER TO DESIGN AS STABILIZATION PLAN, AND A CONTRACTOR TO MAKE SUITABLE REPAIRS THERE.

## EXTERIOR

FROM ROOF PAGE / CHIMNEY : THE PORTION OF THE TILE LINER ABOVE THE CHIMNEY CROWN IS CRACKED . THE CONCERN IS FOR THE LINER TO DETERIORATE, AND SPALL DRIPPING PORTIONS OF IT IN TO THE FLUE POTENTIALLY SLOWING OR BLOCKING THE FLUE . SHOULD THIS OCCUR, HARMFUL FLUE GASSES MAY NOT FULLY VENT OUT RESULTING IN A SIGNIFICANT LIFE SAFETY HAZARD IF IT WERE TO OCCUR. THE LINER SHOULD CONVEY AS DEFECT FREE AS IT HANDLES POTENTIALLY HAZARDOUS COMBUSTION PRODUCTS, THEREFORE IT IS RECOMMENDED TO HAVE A CSIA ( CHIMNEY SAFETY INSTITUTE OF AMERICA ) CERTIFIED , LICENSED CHIMNEY SWEEP OUT TO FURTHER

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# Deficiency Summary

Homewright Inspections, LLC

Insp Date: **6/23/2015**

**11000 NEWFOUNDLAND DOG LANE**

File # **3214**

**EVALUATE IT'S CONDITION AND TO MAKE REPAIR, IF AND AS NECESSARY, HAVE THE SWEEP PERFORM A LEVEL 2 INSPECTION OF THE CHIMNEY AND LINER.**

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