

De Soto HOME INSPECTION Services

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Home Inspection Report for

Client(s): **Mr. & Mrs. Home Buyer**

Property address: **123 Any Town USA**

Inspection date: **May 20, 2009**

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Real estate agents: Please ask permission from your client before giving this report to anyone else, or sending the web address and password of this on -line to anyone else.









Thank you for choosing De Soto Home Inspection Services. We've made every effort to provide you with the best possible home inspection. We hope the information in this report proves to be valuable in your consideration of this property. If for any reason you are unsatisfied with this report, or have questions after viewing it, please don't hesitate to call us. If you are satisfied, please tell your friends about us.

This inspection complies with the National Association of Certified Home Inspectors' (NACHI) "Standards of Practice" and "Codes of Ethics". These standards list items to be described in this report and items to be observed or evaluated during a home inspection. Cosmetic items such as damaged molding, trim, interior paint or carpet are generally excluded from this report.

Home inspection reports by nature focus on defects and may seem negative in tone. Some features of this property may be in excellent condition and of high quality but have been deemed "adequate" in the report. This is not met to downplay this property's assets, but to focus on alerting you to potentially expensive problems. Bear in mind that all homes, regardless of their age, have some number of defects.

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 safety risk
	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
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

[Click here](#) for a glossary of building construction terms.

General information

Overview: This sample report is designed to help you understand common concerns found with most homes regardless of the homes age. All concerns noted are actual findings from daily performed home inspections.

Seller's name: Mr. & Mrs Home Seller

Report number: 02-0888

Time started: 9:00 am

Time finished: 11:45 am at property

Inspection Fee: \$325.00

Present during inspection: Buyer, Realtor

Occupied: Yes

Age of building: Any

Type of building: Single family

Weather conditions: Clear

Temperature: Warm 74 degree's

Ground condition: Damp

Main entrance faces: East

Foundation type: Slab on grade and crawl space areas

Exterior Foundation and Grounds

Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete

Apparent wall structure: Wood frame

Wall covering: Composition wood clapboard, Brick veneer

Footing material: Poured in place concrete

Foundation material: Poured in place concrete, Concrete block

Exterior door material: Solid core wood

Water pressure (psi): 98 psi


1)  Exterior outlet(s) or switches were not waterproof. This can pose a safety concern due to the risk of fire and shock. Recommend installing waterproof covers where necessary.



Photo 23



Photo 34


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- 2)  Back exterior door wood frame (brick molding) was damaged and/or deteriorating at the bottom of the frame. Recommend having a qualified contractor evaluate and repair or replace brick molding as necessary.



Photo 9



Photo 24


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- 3)  The end cap on the clothes dryer exhaust duct was damaged. Their purpose is to prevent air from entering the house through the clothes dryer, save energy, and keep out birds, rodents and bugs. Birds' nests can block the opening and are flammable. Recommend installing a new vent cap.



Photo 4


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- 4)  Tree(s) and shrubs were in contact with structure. Recommend pruning or moving tree(s) and shrubs so there's at least a one foot gap between them and structure.



Photo 33


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- 5)  Downspout extensions were missing and/or ineffective. Recommend installing extensions such as splashblocks or a drain line where missing, or repairing where necessary so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.



Photo 11



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- 6)  Caulking and sealing is needed around some areas of the home. Recommend caulking and sealing where necessary.



Photo 5



Photo 21

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- 7)  Missing lintel over window. A steel lintel is recommend over window's to support the brick above. The mortar is coming loose and the bricks are not properly supported. Recommend removing bricks over window, install a steel lintel for support, and reset the bricks in mortar.

This mistake was overlooked by the builder, mason contractor, and city code inspector.



Photo 18





8)  Flower bed mulch is piled over the weep holes in the brick veneer wall. Brick veneer walls absorb moisture. The wall is designed to discharge moisture with flashing and weep holes. When weep holes are obstructed they can create moisture problems to the structural of home. This condition leads to mold, mildew, termite infestation and deteriorating wood framing members. Recommend keeping all weep holes clear and un-obstructed from mulch and other debris.



Photo 6

Roof

Roof inspection method: Viewed from eaves on ladder, Viewed from ground
Roof type: Cross-hipped
Roof covering: Asphalt or fiberglass composition shingles
Estimated age of roof: Any
Gutter material: Aluminum
Downspout material: Aluminum
Roof ventilation: Adequate

9)    Flashing is missing in some areas of roof. Whenever shingles meet brick or any other siding, metal flashing is recommended to help prevent water from penetrating these areas. Recommend installing flashing were necessary.

This mistake was overlooked by builder, roofing contractor, and city code inspector. The damage shown was caused in just a short time.



Photo 3



Photo 12





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- 10)  Noted missing and loose shingles during roof inspection. Recommend repair or replace shingles were necessary.



Photo 20

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- 11)  Recommend cleaning gutters.

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- 12)  Trees are overhanging roof and are within 10 feet of roof vertically. Recommend pruning trees so they're at least 10 feet above roof, or don't overhang the roof.

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- 13)  The chimney is wider than 2' and no "cricket" (a small ridged roof section just above the chimney to shed water off to the sides) is installed above the chimney. Organic debris from trees may accumulate here and cause leaks. Recommend monitoring this area for accumulated debris and cleaning when necessary. Recommend installing a cricket when next roof is installed.


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- 14)  The chimney needs re-sealing around base. The tar is deteriorating and needs to be replaced.



Photo 26

Attached garage

- 15) **+** Wire connections exposed due to no cover plates over one or more junction, switch or outlet boxes. Recommend installing cover plates where missing.



Photo 19

- 16) **i** All safety features for the automatic garage door were checked and working properly at time of inspection.

Electric service

Primary service type: Underground
Primary service overload protection type: Circuit breakers
Service voltage (volts): 3 phase 120-240
Location of main service panel: Garage
Location of sub panels: By condensing unit
Location of main disconnect: Breaker at top of main panel
Service conductor material: Copper
Main disconnect rating (amps): 200
Branch circuit wiring type: Non-metallic sheathed (Romex)
Solid strand aluminum branch circuit wiring present: No
Smoke detectors present: Yes

- 17) **+** One or more circuit breakers are "double tapped", where 2 or more wires are clamped in a circuit breaker terminal and the circuit breaker was only designed for 1 wire. This is a safety hazard since wires may come loose and cause arcing, sparking and fires. The photo on the right shows "tapping before the main" In other words, there's no over current protection provided for the circuit with the orange wires. This condition is much more of a safety issue than the double tap. Recommend having a licensed electrician evaluate and repair.



Photo 10



Photo 15

Water heater


Estimated age: Any

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 50

Brand & model: Any

18)  The vent pipe from the hot water heater is in contact with the roof's sheathing. The sheathing is a combustible material. The vent flue does reach high temperatures and can ignite the sheathing. Recommend cutting sheathing from the flue so there is at least a 2 inch clearance from all combustible materials by a licensed contractor.

This mistake was overlooked by the builder, plumbing contractor, and city code inspector.



Photo 13


19)  The vent pipe has been knocked loose from the water heater. Carbon monoxide is venting into attic area. Recommend repairs by a licensed contractor.



Photo 8


- 20)  Temperature-pressure relief valve is leaking. Recommend having a licensed plumber replace valve.



Photo 28

Heating and air conditioning

Heating system energy source: Natural gas

Heat system type: Forced air

A/C energy source: Electric

Air conditioning type: Split system

Distribution system: Sheet metal ducts



- 21)  The insulation on the main line by the condensing unit is deteriorating and needs replacing. Recommend removing old insulation, cleaning lines and replacing with new insulation.



Photo 14

- 22)  The drain line from the air handlers catch pan to the exterior is missing and was never installed. Water can now overflow pan and cause water damage. Recommend installing a drain line to the exterior of home.

This mistake was overlooked by the builder, heating and air contractor, and city code inspector.



Photo 17

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- 23) 🔍 Water from the evaporating cooler is leaking into the furnace. Rusting has occurred in this unit. The drain line is most likely clogged. Recommend further evaluation and repairs by a licensed heating and air contractor.



Photo 25

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- 24) 🛠️ Filter(s) are dirty, recommend replacing filter(s).

- 25) 🛠️ The condensing unit is not sitting level. The oil for the motor is more to one side and the motor is not being properly lubricated. This concern will lead to a short life cycle for the condensing unit. Recommend leveling this unit.



Photo 29

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- 26) 🏠 As most manufactures warn not to operate heating units when outside air is above 65 degree's, this unit was not tested. Recommend client verify the operation of this system when outside temperature allows.

Attic

Inspection method: Traversed

Roof structure type: Rafters

Ceiling structure: Ceiling beams

Insulation material: Fiberglass loose fill, Fiberglass roll or batt

Insulation estimated R value: R30

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- 27) 🛠️ Wire connections exposed due to missing cover(s) over one or more junction boxes. Recommend installing covers over boxes where missing.



Photo 16




28)  Exposed wiring due to splices not being contained in junction box. Some of the wires are also missing wire nuts as well. Recommend having a licensed electrician install wire nuts, and junction boxes with cover plates where needed to contain wiring splices.



Photo 27

29)  No weatherstrip is installed around the attic access hatch. Recommend installing weatherstrip around hatch to prevent heated interior air from entering attic.

30)  The roll insulation is installed backwards. The paper side (vapor barrier) should face the living side of home. The paper vapor barrier is a moisture barrier to prevent condensation concerns. Recommend removing installation and re-installing it correctly.

This mistake was overlooked by the builder, insulation contractor, and the city code inspector.



Photo 30

Plumbing and laundry

Location of main water shut-off valve: Under downstairs hall bathroom's sink

Location of main water meter: By the street in front yard

Location of main fuel shut-off: Gas meter on the south side of home

Water service: Public

Supply pipe material: Polybutylene

Vent pipe material: Plastic
Drain pipe material: Plastic
Waste pipe material: Plastic

31) 🔧🔍 Leak found behind washing machine at the water hook up connections. This leak was most likely caused by the noted high water pressure. This leak has caused wall, floor and trim damage. Mold and mildew appears to have developed. Recommend repairs and further evaluation by licensed contractors.



Photo 31

32) 🔧 The water pressure is greater than 80 psi. Recommend having a licensed plumber install a pressure reducing valve on the main service pipe to lower the pressure below 80 psi to avoid damage to appliances such as washing machines and hot water heaters.

33) 🔧 Plumbing supply lines appear to be made of Polybutylene. Polybutylene is a plastic material used extensively during the 1980s and 1990s that has proven itself to be more prone to leakage than other types of supply piping systems like copper. Recommend reviewing the seller's property disclosure statement for comments on Polybutylene plumbing supply lines in this house.

A class action lawsuit has been filed regarding this material that requires the manufacturers to cover piping systems installed between Jan. 1, 1978 through July 31, 1995. For more information on the class action lawsuit, visit <http://www.pbpipe.com/index1.htm>, or call the Plumbing Claims Group at (800) 356-3496 for more information.

34) 🔧 Noted leak under hall bathroom during crawlspace inspection. Recommend repairing leak by a licensed plumber.




Photo 1

Fireplaces and solid fuel burning appliances

Fireplace type: Masonry
Chimney type: Masonry

35) 🚫 Significant creosote buildup in fireplace chimney. Recommend having a chimney sweep clean chimney.

36)  The damper was checked and working at the time of the inspection.

Crawl space

Inspection method: Traversed


Insulation material underneath floor above: Fiberglass roll or batt

Pier or support post material: Masonry


Beam material: Built up wood

Floor structure above: Solid wood joists


Vapor barrier present: No

37)  Vapor barrier is missing. Recommend installing 6 mil polyethylene with seams overlapped at least 24" so no soil is exposed in the crawlspace.

38)  Some insulation in the crawlspace has fallen down. Recommend reinstalling or replacing this insulation.

39)  Wood scraps found in crawl space. Recommend removing to avoid attracting wood destroying insects.

Interior rooms

40)  One or more hot-neutral reversed outlets. Recommend having a licensed electrician evaluate and repair.


41)  Water stains visible in ceiling. Ceiling material is wet, apparently from an active leak. Recommend repairing leak. Recommend removing wet wallboard or plaster and replacing with new after area has dried thoroughly.



Photo 2



42)  Hardware for the front security door has pulled loose from the door frame. The door frame is damaged. Recommend repairing hardware and door frame.




Photo 7

43)  Sink drains slowly. Recommend clearing drain.

44)  Evidence of condensation in double pane window(s), apparently due to broken in seal(s). Recommend replacing glass.

45)  Door binds in jamb and is difficult to operate. Recommend repairing door so it opens and closes easily.

46)  Caulk below tub at floor is deteriorated. Recommend removing old caulk and applying new bead of tub-tile caulk.

47)  Light in range hood inoperable. Recommend replacing light bulb or repairing as necessary.

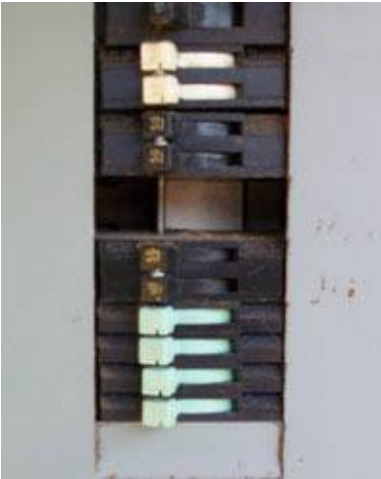


Photo 22

Scope and Limitations of this Inspection

This inspection is limited to a visual observation of the exposed and readily accessible areas of the home. The concealed and inaccessible areas are not included. Observation includes operation of the systems or components by means of the normal user controls. Dismantling of equipment, and destructive testing is not included. Some specific items are also excluded, and these are listed in the following section. If you feel there is a need for evaluation of any of these items, then you will need to arrange for specific inspections.

The report(s) does not cover (unless specifically stated):

- *underground utilities *playground equipment
- *wells/spring *cosmetic items
- *solar systems *security systems
- *underground items *personal property
- *pools *cesspools
- *septic tanks *appliances
- *elevators *water treatment
- *environmental hazards *code compliance
- *sprinkler systems *chimney/flues
- *central vacuum *fuel tanks
- *detached structures *drain fields
- *defects unobserved *fuel quality
- *the suitability of the property for any specialized use
- *the market value of the property or its marketability
- *the methods, materials and costs of corrections
- *any component or system which was not observed
- *life expectancy of any component or system
- *the advisability or inadvisability or purchase of the property
- *items not permanently installed
- *the causes of the need for a repair
- *the presence or absence of pests such as wood damaging organisms, rodents, or insects.

As a part of our service, we sometimes provide approximate, cost of repair estimates for particular items. These estimates should be considered as background information only. It is beyond the scope of this inspection and report to supply you with accurate repair costs. Such estimates should be supplied by contractors who specialize in this type of work. Our estimates should be used only as guidelines. If you intend to negotiate the price of this property based on defects found during this inspection, we strongly suggest you obtain one or more written bids from a licensed contractor(s). It is a conflict of interest for De Soto Home Inspection Services to recommend any specific contractor.

Evaluations are made as to the present age and remaining economic life of any item, i.e. water heaters, roofs, plumbing, heating, etc. These evaluations are based on visual observation, industry averages and prior experience. THEY ARE NOT OFFERED AS A WARRANTY OR CERTIFICATION OF REMAINING LIFE.

Disclaimer

In some cases we may recommend your consulting a specialist such as a structural engineer or licensed electrician. Hiring a specialist can be a prudent means of providing some protection of your financial investment in this property. WE DO NOT MAKE ANY TYPE OF WARRANTY OR GUARANTEE AS TO THE CONDITION OF THE PROPERTY. SOME THINGS MAY REMAIN HIDDEN OR BECOME DEFECTIVE AFTER THE INSPECTION. IT IS NOT POSSIBLE TO DETECT EVERY DEFECT WITHIN A BUILDING DURING THE COURSE OF A GENERAL INSPECTION. THIS REPORT SHOULD BE USED IN CONJUNCTION WITH, AND NOT A REPLACEMENT FOR, A PRE-CLOSING WALK-THROUGH BY THE CLIENT.

THIS INSPECTION IS NOT AN INSURANCE POLICY AGAINST HIDDEN DEFECTS, OR CONDITIONS THAT ARE NOT VISIBLE AND READILY APPARENT AT THE TIME OF INSPECTION.

THE COST OF THIS INSPECTION DOES NOT ENTITLE YOU TO ANY TYPE OF PROTECTION FROM HIDDEN FLAWS AND DEFECTS. THIS INSPECTION DOES NOT TRANSFER YOUR ULTIMATE RESPONSIBILITY TO DE SOTO HOME INSPECTION SERVICES.