

Building Inspection Report



Sample Report

Inspection Date:
XXXXXXXX

Prepared For:
Home Buyer

Prepared By:
Viscomi Home Inspections, Inc.
1304 Eynon St.
Scranton, PA 18504
(570) 983-6649

www.viscomihomeinspections.com
javiscomi@msn.com

Report Number:
12190901

Inspector:
Jody Viscomi

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Report Overview

THE HOUSE IN PERSPECTIVE

As with all homes, ongoing maintenance is required and improvements to the systems of the home 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.

THE SCOPE OF THE INSPECTION

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

It is the goal of the inspection to put a home buyer in a better position to make a buying decision.

The home inspection is not a code inspection. Additional inspections may be necessary to obtain applicable certificates of occupancy that may be necessary or required by local governments.

Not all improvements will be identified during this inspection. Pictures may be included to help identify areas of concern or suggested repairs. Pictures may not identify all areas of repair suggested or the extent of repairs and should only be referred to as a source to help identify the area in question. Unexpected repairs should still be anticipated.

The inspection should not be considered a guarantee or warranty of any kind.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

There was snow on the ground during the course of the inspection.

The estimated outside temperature was 28 degrees F.

RECENT WEATHER CONDITIONS

Winter weather conditions have been experienced in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Masonry Block •Basement Configuration
Columns:	•Masonry Block
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Solid Plank Sheathing

STRUCTURE OBSERVATIONS

General Comments

No major defects were observed in the accessible structural components of the house.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope 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.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal •Asphalt •Roofing Material (Shingles)
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above & below grade
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- The age of the roof materials is not known, but the overall visual condition indicates that they are functional. The materials are estimated to have approximately half of their estimated service life remaining. No visible defects were observed.



Flashings

- The flashing around the rear plumbing vent should be sealed. Outside light was visible around the pipe from inside the attic. A drain pan is located in the attic below the pipe. The pan was dry at the time of inspection, but this may have potential to leak.



Gutters & Downspouts

- The gutter above the front porch roof is blocked and should be cleaned. The downspout opening in the gutter is completely obstructed and water is likely rolling over the sides of the gutter.
- The plastic downspout extension near the front porch steps is damaged and should be repaired.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Metal Siding •Stone
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Stone
Surface Drainage:	•Level Grade

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- The siding material on the exterior of the home has been previously painted. The paint is peeling in some areas, but the overall condition of the materials is satisfactory.

Exterior Eaves

- The fascia board on the rear of the home (behind the gutter) is not painted. This material should be painted to preserve the wood.

Lot Drainage

- The concrete driveway appears to slope towards the house near the front corner of the home. There is evidence of moisture entry in the basement in this area and active moisture was detected along the basement walls in this corner. The location where the driveway meets the house has been previously sealed, but this is likely not sufficient to control moisture entry. Correcting the slope of the driveway may be necessary to completely control basement moisture.



Landscaping

- Landscaping and shrubbery should be kept trimmed away from the home to reduce risk of insect and water damage.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps (Fuses Not Visible) •Fuses •Located: Basement •Copper •Water Pipe Connection
Service Grounding:	
Service Panel & Overcurrent Protection:	•Fuses •Located: Basement
Sub-Panel(s):	•Breakers •Located: Basement
Distribution Wiring:	•Copper
Wiring Method:	•Armored Cable "BX" •Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•None Found

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

- The service wire is older and shows evidence of deterioration on the exterior of the home. Replacement is recommended.

Main Panel

- The main electrical panel is an older style fuse panel. Sub-panels have been added to accommodate additional circuits in the home. Replacing the fuse panel (and sub-panels) with a larger capacity circuit breaker panel is recommended.



Sub-Panel(s)

- Electrical wiring in the sub-panels is not proper and should be corrected. Double tapped lugs were observed in the sub-panel and neutral wires are not isolated from the ground wires. The sub-panels should be corrected, or possibly eliminated if a new main panel is installed.

Distribution Wiring

- The majority of the electrical wiring throughout the home is bx cable. The evidence on the exterior of the cables does indicate that it was submerged during a flood. The flood evidence is older and there were no indicators that the wire should be replaced at this time.

Outlets

- The installation of a ground fault circuit interrupter (GFCI) is recommended for the exterior, bathroom and kitchen counter electrical outlets. A GFCI offers increased protection from shock or electrocution.
- The majority of the electrical outlets in the home are two prong outlets. Where tested, the outlets are grounded. Installing three prong electrical outlets may be desired.

Fixtures

- The light fixtures that are installed in the closets are not recommended for closet installations. The bulbs in this type of fixture are exposed and will become hot. Adequate clearance should be maintained between the fixtures and stored items.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Heating

DESCRIPTION OF HEATING

Energy Source:

- Gas

Heating System Type:

- Hot Water Boiler
- Manufacturer: American Standard
- Model Number: GPH-135
- Series Number: WBSE-J2

Vents, Flues, Chimneys:

- Metal-Single Wall
- Masonry-Lined

Heat Distribution Methods:

- Radiators



HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Boiler

- The age of the heating system was not determined, but based on the visual characteristics of the system; it was likely installed around 1972. The heating system responded properly to the thermostat on first floor, but no heat was provided to the basement radiators. The system should be serviced by a heating technician as a routine annual maintenance item.

Piping / Radiators

- The circulator pump for the basement radiator piping is disconnected. The basement heat does not currently function and the piping and radiators on this level of the home were not evaluated. This circulator pump requires replacement.



LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Cooling

DESCRIPTION OF COOLING

Energy Source:

- Electricity

Central System Type:

- Air Cooled Ductless Air Conditioning

- Model Number: Not Visible

- Serial Number: Not Visible

Wall Equipment:

- Present At: Kitchen/Dining Area, Hallway



COOLING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Air Conditioning

- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F. Damage to the unit could result if operated at a temperature below 60 degrees.
- The insulation installed on the refrigerant lines on the exterior of the home is deteriorated. The insulation on these lines should be replaced.

LIMITATIONS OF COOLING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Fiberglass
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
Roof Ventilation:	•Gable Vents
Exhaust Fan/vent Locations:	•Kitchen •Dryer

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- Screen is recommended over the attic gable vents to prevent animal entry. Three gable vents are present in the attic that require screen.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Copper •Cast Iron •Lead
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: RUUD •Serial Number: RUNG1101A05183 •Date of Manufacture: November, 2001
Fuel Shut-Off Valves:	•Natural Gas Main Valve: Left, Exterior

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approximately 8 years old. The water heater was functional at the time of inspection, but future reliability cannot be predicted. Replacement of the water heater should be anticipated.

Waste / Vent

- “S” traps have been used for sink drain piping. S traps are typically subject to siphoning problems. The bathroom sink was observed to drain with excess suction. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap “primed”. Fixtures should be monitored for sewer odor.
- The drain piping below the kitchen sink is rusted and corroded. The connector on one of the pipes is also damaged.



Fixtures

- The bathroom sink aerator is leaking during operation of the fixture. Water sprays out of the aerator and over the sink counter.
- The toilet is loose and should be secured to the floor.
- The bathtub fixture drips when not in use.
- The shower diverter valve is difficult to turn, but did function.
- The shower enclosure doors are not labeled as tempered or safety glass. This safety item is recommended in the event of a slip and fall in the shower. One roller is also missing from the doors. This door is difficult to slide and does not align properly in the frame.
- The wall tiles in the shower enclosure should be re-grouted or sealed where necessary.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall/Plaster •Wood
Floor Surfaces:	•Carpet •Tile •Wood •Vinyl/Resilient
Window Type(s) & Glazing:	•Awning •Double Hung •Double Glazed •Single Pane with Storm Window
Doors:	•Wood-Hollow Core

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- Water staining and wood deterioration was observed on the basement walls. The water stains did test positive for moisture in the right front corner of the home. Mildew was also observed on the majority of the basement walls.
- Typical cracks were observed on interior wall finishes.
- The wood wall covering in the rear bedroom closet is loose and not secure.
- Walls tiles are cracked in the bathroom along the floor near the sink.

Windows

- The majority of the windows would not open at the time of inspection. Many windows are also missing screens.
- One window in the rear bedroom does not close completely.

Doors

- Doors for the bedrooms and bathroom should be trimmed or adjusted as necessary to work properly.

Kitchen Cabinets

- The kitchen cabinets and countertops show evidence of typical wear and tear. The cabinets are currently functional.

Basement Leakage

- The basement shows evidence of moisture penetration along the front wall and the right front corner (along the driveway). ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.***

The vast majority of basement 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 (5) 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 basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary.

- A fan was in operation in the basement at the time of inspection. The purpose of the fan is not known.
- Use of a dehumidifier in the basement is recommended.

Safety Recommendations

- Smoke detectors are recommended on each level of the home and one is recommended for each bedroom.
- The installation of a carbon monoxide detector is recommended.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

- Built-in Electric Oven •Electric Cook top •Refrigerator •Waste Disposer

Laundry Facility:

- 240 Volt Circuit for Dryer •Dryer Vented to Building Exterior

Other Components Tested:

- Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
- Kitchen Exhaust Hood

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Oven / Cook Top

- The electric oven and cook top are older appliances. They did function at the time of inspection, but based on their approximate age, future reliability cannot be predicted.

Waste Disposer

- The waste disposer did not function at the time of inspection. The electrical wire for the disposer is poorly located and should be relocated when the disposer is replaced.

Refrigerator

- The refrigerator was not plugged in at the time of inspection and was not evaluated.

Kitchen Exhaust Hood

- The kitchen exhaust hood did not function at the time of inspection.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Laundry connections are visually evaluated. The clothes washer and dryer are not operated.

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