SUMMARY

1234 Main Street Washington KS 66968
Buyer Name
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3.5.2 Roof - Vents: Flashing: penetration, improper- QC

One or more vent penetrations were incorrectly flashing at the time of the inspection. This condition increases the chance of roof leakage at these areas. The Inspector recommends correction by a qualified roofing contractor.

3.5.3 Roof - Vents: Plumbing vent: height, too low- QC

A plumbing vent pipe serving the drain, waste and vent system had inadequate clearance above the roof. To help ensure that they perform according to their design, plumbing vent pipes should terminate a minimum of 6 inches above the roof or above the level of anticipated snow accumulation. The Inspector recommends correction by a qualified plumbing contractor. Any necessary roof repairs should be made by a qualified roofing contractor.

3.6.1 Roof - Chimney: Cricket: none, > 30", OK

The chimney had no cricket. A cricket is a small roof built on the uphill side of the chimney to prevent roof drainage from pooling and causing damage from roof leakage. Crickets are recommended for chimneys measuring 30 inches or more in width (measured parallel to the eves). This chimney measured more than 30 inches in width. The Inspector observed no problems that appeared to be associated with this condition.

3.6.2 Roof - Chimney: Flashing: counter-flashing, bad install- QC

Counter-flashing designed to work in conjunction with flashing where the chimney penetrated the roof was poorly installed. This condition may allow moisture intrusion with the potential to cause decay of the roof sheathing or framing, microbial growth, or damage to other home materials. The Inspector recommends correction by a qualified roofing contractor.

3.8.2 Roof - Asphalt Shingles: Fastening: fasteners visible

Some asphalt shingles on the roof had fasteners visible. Exposed fasteners are considered by shingle manufacturers to be temporary repairs. This condition is typical of efforts to prevent wind damage to poorly-bonded shingles.

4.1.1 Exterior - Grounds: Grading: negative grade- expansive soil

The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Because the home was in an area that may contain expansive soil, these areas should be re-graded to improve drainage near the foundation and help reduce the risk of foundation damage. The ground should slope away from the home a minimum of ¼-inch per foot for a distance of at least six feet from the foundation.

4.2.1 Exterior - Driveway: Cracks: significant cracks > 1/4"

Significant cracks in the driveway should be filled with an appropriate material to avoid continued damage to the driveway surface from freezing moisture.

4.2.2 Exterior - Driveway: Settling: moderate, compaction settling, complete

Moderate settling of soil beneath the driveway has created a trip hazard.

4.3.1 Exterior - Door/Window Exteriors: Doors: lintel corroded- QC

The lintel above an exterior door was visibly corroded. This condition may damage the brick and will eventually structurally weaken the lintel. You should consult with a qualified contractor to gain an idea of options and costs for repair or replacement of any affected lintels. All work should be performed by a qualified contractor.

4.3.2 Exterior - Door/Window Exteriors: Doors: sealant needs maintenance- QC

Sealant around door exteriors was old, discolored, cracked, and needed maintenance to avoid potential moisture intrusion. Work should be performed by a qualified contractor.

4.4.1 Exterior - Wall Exteriors: Dryer exhaust duct: discharge cover, no damper- QC

The dryer exhaust duct was not equipped with a backdraft damper. This condition may allow pests to enter the vent, where they may create obstructions with nesting materials, a potential fire hazard. A proper backdraft damper should be installed by a qualified contractor.

4.5.3 Exterior - Exterior Trim: Window trim: sealant neeeded- QC

Window trim had gaps that should be filled with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

5.2.1 Structure - Floor Structure: Framing: floor framing damaged- QC

Damaged framing visible in the utility room should be repaired by a qualified contractor.

6.3.1 Attic - Attic/Roof Structure Ventilation: Bathroom exhaust fan duct terminates in attic- QC

Exhaust fan ducts from one or more bathrooms discharge into the attic space. Any such fan should discharge to the home exterior because the high moisture content of discharge air may cause the development of microbial growth like mold. This duct should be extended by a qualified contractor to discharge bathroom air to the home exterior.

6.5.2 Attic - Conventional Roof Framing: Roof framing: old practices typical

Methods and materials used in the roof framing, while not acceptable by modern standards, were typical of methods and materials commonly used when the home was originally constructed.

6.9.1 Attic - Attic Electrical, Plumbing and HVAC: Electrical: wires improperly terminated, off- QC

Improperly terminated electrical wires were visible in the attic. Wires should terminate in an approved junction box with a listed cover plate installed. Although they were not energized at the time of the inspection, if they are controlled by a switch, they may have the potential to become energized, which would be a shock/electrocution hazard or potential fire danger. These wires should be examined and terminated correctly by a qualified electrical contractor.

7.2.2 Electrical - Service Panel: Interior: dirty- QC

The interior of the electrical service panel cabinet was dirty. This condition can deteriorate electrical connections, a potential fire hazard. The interior should be cleaned by a qualified electrical contractor.

7.7.1 Electrical - Main pannel: Amperage rating: 100 amps, marginal

The manufacturer's label listed the service panel amperage rating at 100 amps, which is considered marginal by modern standards. 100 amp services were typically installed before modern appliances were common in homes. Homes with 100 amp services that contain modern electrical appliances such as dishwashers, dryers, ranges, water heaters and air conditioners may have a higher risk excessive amounts of breaker tripping. You may wish to consult with a qualified electrical contractor to discuss the need for and to determine options and prices for upgrading the service panel.

7.7.2 Electrical - Main pannel: Cable clamps missing QC

Non-metallic conductors had no clamps installed where they passed through knock-outs in the electrical service panel. This condition can result in damage to the conductor from contact with the sharp edges of the metal cabinet, or can result in conductors being pulled loose from connections inside the panel; a potential a shock/electrocution or fire hazard. Devices approved for this purpose should be installed by a qualified electrical contractor.

7.7.3 Electrical - Main pannel: Inadequate working clearance

The electrical service panel cabinet had inadequate working clearance in front. Modern safety standards require a minimum open space 30 inches in width for a height of 6 feet-6 inches. Minimum clearance in front of the cabinet should be 3 feet. This condition should be corrected as necessary for safety reasons.

7.7.4 Electrical - Main pannel: Interior: corrosion- QC

The interior of the electrical service panel cabinet exhibited moderate amounts of corrosion indicating some moisture intrusion. Corrosion can degrade electrical contacts with the potential to cause problems related to component overheating. Maintenance should be performed by a qualified electrical contractor to ensure that electrical connections have not deteriorated.

7.7.5 Electrical - Main pannel: Interior: paint overspray- QC

The interior of the electrical service panel cabinet was contaminated with paint overspray. This condition can deteriorate electrical connections, a potential fire hazard. The interior should be cleaned by a qualified electrical contractor.

7.7.6 Electrical - Main pannel: Numerous defects- QC

The electrical service panel had numerous defects. A full electrical system evaluation and any necessary work should be performed by a qualified electrical contractor.

7.7.7 Electrical - Main pannel: OCPD: double-tapped breaker- QC

In the service panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.

7.7.8 Electrical - Main pannel: OCPD: GFCI, none installed

No Ground Fault Circuit Interrupter (GFCI) protection provided in the home. Although it may not have been required at the time the home was built, For safety reasons, consider having GFCI protection installed by a qualified electrical contractor to protect appropriate electrical circuits.

7.7.9 Electrical - Main pannel: Wiring: multiple neutrals under one screw- Physicist

On the neutral bus bar of the service panel, two neutral conductors were installed under a single screw. The magnetic fields of each of the two conductors can amplify each other and create a space time vortex into which all known matter can potentially collapse. This condition should be corrected by a qualified physicist.

7.7.10 Electrical - Main pannel: Wiring: wire termination improper- QC

One or more wires in the service panel were improperly terminated. This condition may be a potential shock/electrocution, or a fire hazard and should be corrected by a qualified electrical contractor.

7.8.1 Electrical - Sub-Panel: Clamps/grommets/bushings missing- QC

Non-metallic conductors passed through knock-outs in this sub-panel that had no protective device installed. Connectors designed to protect conductors where they pass through sheet metal include bushings, cable clamps, and grommets.. Without some protective device, the sharp edges of sheet metal may damage the conductors. This condition is a potential a shock/electrocution or fire hazard. The Inspector recommends that protective devices approved for this purpose be installed by a qualified electrical contractor.

7.8.2 Electrical - Sub-Panel: Label: circuit directory, obsolete markings- QC

Circuit names listed on the Circuit Directory of this sub-panel designed to identify individual branch circuits appeared to be old and may be inaccurate. Individual branch circuits should be accurately identified and clearly labeled so that they can be shut down quickly in an emergency.

7.8.3 Electrical - Sub-Panel: OCPD: breaker double-tap- QC

In this sub-panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.

7.8.4 Electrical - Sub-Panel: OCPD: no GFCI- install GFCI breakers

No Ground Fault Circuit Interrupter (GFCI) protection was provided to circuits controlled by this sub-panel. For safety reasons, consider having GFCI protection installed to meet modern requirements.

7.8.5 Electrical - Sub-Panel: Wiring: damaged- QC

Damaged wires visible in this load center should be repaired or replaced by a qualified electrical contractor.

7.8.6 Electrical - Sub-Panel: Wiring: termination improper - QC

Wires in this sub panel were improperly terminated. This condition should be corrected by a qualified electrical contractor.

7.9.1 Electrical - Sub-Panel Grounding & Bonding: Equipment grounding: ground & neutrals terminate together- QC

Grounding and neutral conductors in this sub-panel terminated on the same bus bar. In sub-panels, neutral conductors must be electrically isolated from the grounding system components. This condition is improper and should be corrected by a qualified electrical contractor.

7.10.1 Electrical - Branch Circuits: AFCI: none installed (modern stds.)

No arc fault circuit-interrupter (AFCI) protection was installed in the home. Although AFCI protection may not have been required when the home was originally constructed, to reduce the the danger of electrical-source fire, consider having AFCI protection installed that will comply with modern electrical safety standards.

7.10.2 Electrical - Branch Circuits: Exterior receptacles: weather protected- No GFCI

Although electrical receptacles were enclosed in weatherproof enclosures, no Ground Fault Circuit Interrupter (GFCI) protection was provided them. Although GFCI protection of exterior circuits may not have been required at the time in which this home was built. Updating the existing exterior electrical circuits to include GFCI protection would improve electrical safety. This can be achieved by:

1. Replacing the current standard receptacles with GFCI receptacles.

2. Replacing the electrical circuit receptacles located closest to the main electrical service panel with a GFCI receptacles. 3. Replacing the breaker currently protecting the electrical circuit that supplies these receptacles with a GFCI breaker

7.10.3 Electrical - Branch Circuits: GFCI: none installed- QC (long)

No ground fault circuit interrupter (GFCI) protection of electrical receptacles was provided. Although GFCI protection may not have been required when this home was built, modern electrical safety standards require GFCI protection of receptacles at certain locations in the home. You should consult with a qualified electrical contractor to discuss options and costs for installation of GFCI protection.

This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle (will protect that receptacle and all those downstream).
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker in a panel) with a GFCI receptacle that will protect all those downstream. or
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker (will protect all receptacles on that circuit).

All work should be performed by a qualified electrical contractor.

8.1.1 Garage - Overhead Doors: Deterioration: severe- QC

The overhead garage doors exhibited general severe deterioration. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for maintenance or repair.

8.1.2 Garage - Overhead Doors: Door springs: no containment cable- QC

Extension springs installed at a garage door did not have containment cables installed. Extension springs should have containment cables installed to help prevent potential serious or fatal injury if a spring should break. The Inspector recommends correction by a qualified contractor.

8.1.3 Garage - Overhead Doors: Ends of useful lives- QC

The garage vehicle doors were old, deteriorated and at or near the end of their useful lives. You should consult with a qualified contractor to discuss options and costs for replacement.

8.1.4 Garage - Overhead Doors: Paint peeling- QC

One or more overhead garage doors had peeling paint. The Inspector recommends maintenance be performed by a qualified contractor.

8.1.5 Garage - Overhead Doors: Sweep damaged/missing- QC

The garage door sweep was damaged or missing. The sweep is the rubber gasket installed on the bottom of the door that seals the garage agains air movement and pest entry.

8.2.2 Garage - Automatic Opener: Automatic opener: inoperable- QC

An automatic door opener was inoperable. The Inspector recommends service by a qualified contractor or technician.

8.3.1 Garage - Floors, Walls, & Ceiling: Ceiling fire barrier: holes in ceiling, adjoining living space- QC

The garage ceiling had holes at the time of the inspection. These holes should be repaired to provide an intact fire-resistant barrier between the garage and the adjoining living space.

8.4.1 Garage - Conventional Doors: Door to exterior: binds at jamb: difficult to close- QC

The conventional door between the garage and the exterior was binding on the jamb and was difficult to open and close. The Inspector recommends that the door hardware be adjusted by a qualified contractor.

8.5.1 Garage - Garage Electrical: Freezer receptacle, non-GFCI

A non-Ground Fault Circuit Interrupter (GFCI)-protected electrical receptacle present in the garage is allowed and is provided for use with a freezer. This receptacle was not labeled at the time of the inspection. The Inspector recommends labeling this receptacle to help ensure that those using it do not assume that they are protected by a GFCI device.

9.1.1 HVAC - Furnace & Humidifier : Backdrafting: corrosion- QC

Corrosion on the top of the furnace near the draft hood indicated that the furnace may have been backdrafting. "Backdrafting" is a condition in which the invisible, odorless, tasteless, toxic products of combustion from the furnace gas burner fail to exhaust to the home exterior, but are pulled from the combustion exhaust vent into the living space, typically by low air pressure created by appliances or systems operating exhaust fans. Excessive exposure to these products of combustion can result in injury or death. The Inspector recommends that an evaluation and any necessary corrections be performed by a qualified HVAC contractor.

9.1.2 HVAC - Furnace & Humidifier : Clearance to combustibles: B-vent< 1" - QC

The B-vent serving as the furnace combustion exhaust vent had inadequate clearance from combustible materials. B-vent requires a minimum 1-inch clearance from combustible materials. This condition is a potential fire hazard. The Inspector recommends that this condition be corrected by a qualified contractor.

9.1.3 HVAC - Furnace & Humidifier : Combustion chamber: burners, dirty, rusty- QC

Excessive amounts of dirt and rust flakes on the furnace burner assembly may affect the burner function. Poor burner function can cause carbon monoxide to rise to unhealthy levels in the living space. Carbon monoxide is a toxic, odorless, tasteless, invisible gas. Excessive exposure can be fatal. The Inspector recommends service by a qualified HVAC contractor.

9.1.4 HVAC - Furnace & Humidifier : Combustion chamber: burners, flame color poor- QC

Poor flame color indicated that the furnace burner assembly needed to be cleaned and adjusted. Poor burner function can cause carbon monoxide to rise to unhealthy levels in the living space. Carbon monoxide is a toxic, odorless, tasteless, invisible gas. Excessive exposure can be fatal. The Inspector recommends service by a qualified HVAC contractor.

9.1.5 HVAC - Furnace & Humidifier : Combustion chamber: white powder, condensation- QC

White crystalline deposits visible in the furnace combustion chamber indicate that the furnace exhaust venting system may be experiencing problems with condensation. Moisture from condensation can cause premature failure of furnace components or the furnace itself. The Inspector recommends service by a qualified HVAC contractor.

9.1.6 HVAC - Furnace & Humidifier : Condensation: corrosion inside furnace- QC

Corrosion below the combustion exhaust vent inside the furnace indicated the presence of excessive amounts of moisture, typically related to condensation formed by improper furnace exhaust vent conditions. This condition may result in premature failure of furnace components. The Inspector recommends that the furnace be serviced by a qualified HVAC contractor.

9.1.7 HVAC - Furnace & Humidifier : Service recommended- QC

The Inspector recommends that furnace cleaning, service and certification be performed by a qualified HVAC contractor.

9.2.1 HVAC - Cooling: AC: old, functional, past design life

The air-conditioning system appeared to be old, well past the mid-point of its design life but functional. A system at this point in its lifespan might need replacement at any time.

9.2.2 HVAC - Cooling: AC refrigerant Lines: damaged or missing insulation

Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor.

10.3.1 Plumbing - Water Heater: Gas: combustion exhauGas water heater, vent inadequate clearance from combustibles- QC

The combustion exhaust vent of this gas-fired water heater had inadequate clearance from combustibles. This type of exhaust flue requires 1-inch clearance from combustible materials. This condition is a potential fire hazard and should be corrected by a qualified contractor.

10.3.2 Plumbing - Water Heater: Gas water heater: fuel supply, no drip leg- QC

The gas supply pipe had no drip leg. A drip leg is generally recommended but not always required, depending on the local Authority Having Jurisdiction (AHJ). The purpose of a drip leg is to prevent particulates or moisture from condensation from entering and clogging the water heater gas valve, which can cause the water heater to shut down. You may wish to consult with local HVAC contractors concerning the advisability of installing a drip leg in the gas line.

10.3.4 Plumbing - Water Heater: Water heater past design life

This water heater appeared to be past its design life and may need replacement soon.

11.13.1 Kitchen - Electrical: Receptacles: GFCI protection, none installed- QC

No ground fault circuit interrupter (GFCI) protection of electrical receptacles was provided in the kitchen. The Inspector recommends that electrical receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

12.2.1 Interior - Floors: Wood floors: gaps, poor installation (loc)

The wood floor in the foyer,dining room and the hallway had gaps visible. This is usually due to shrinkage after installation and is a sign of poor installation.

12.12.1 Interior - Interior Trim: Interior trim: missing- QC (loc)

Interior trim was missing in the living room and dining room.

12.13.1 Interior - Bedroom: AFCI receptacles: none installed (BR)

Electrical receptacles in this bedroom were not protected by an arc-fault circuit interrupter (AFCI) device. AFCI protection may not have been required when the home was originally constructed. You should consult with a qualified electrical contractor to discuss installation of AFCI protection to meet modern electrical safety standards.