



Monday, January 21, 2010

Client: John & Janet Doe

1234 Main Street

Anywhere, CT 06999

Inspector: Randy Howland

HOI #: 323

Report Index

INSPECTION CONDITIONS	3
GROUNDS	4
EXTERIOR	6
ROOF	8

INSPECTION CONDITIONS

CLIENT INFORMATION:

CLIENT NAME: John & Janet Doe.
MAILING ADDRESS: 50 Old Farm Road.
CITY/STATE/ZIPCODE: Salt Lake City, UT 84105.

INSPECTION INFORMATION:

DATE OF INSPECTION: Monday, January 21, 2010.
TIME OF INSPECTION: 9:00 A.M.
INSPECTION ADDRESS: 1234 Main Street.
CITY/STATE/ZIP: Anywhere, CT 06999.
PRESENT AT INSPECTION: Client, Buyers Agent, Termite Company and Septic Company.

CLIMATIC CONDITIONS:

APPROXIMATE OUTSIDE TEMPERATURE: The approximate exterior temperature at the beginning of the inspection was 50 degrees.
WEATHER: The existing weather conditions at the beginning of the inspection were partly cloudy skies.
SOIL CONDITIONS: Rain within the last few days has made the soil surfaces, at the exterior foundation, damp at the time of the inspection.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: When the appointment for the inspection was scheduled we were informed that the house was built in 1980. This would make the house approximately 31 years old.
BUILDING TYPE: Single Family Home, Ranch.
SPACE BELOW GRADE: Basement.
HOUSE OCCUPIED: Yes.

UTILITY SERVICES:

WATER SOURCE: The dwelling receives its drinking water from the local water company.
SEWAGE DISPOSAL: Private Septic.
UTILITIES STATUS: At the time of the inspection the utilities were on.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Those areas, and any others that are too low to enter, or are not accessible, are excluded from this report. The discussion of landscaping is how it relates to the house itself and is not intended to address dead branches, bushes or trees, or offer any opinion as to their projected lifespan.

SIDEWALKS:

TYPE: Concrete.
CONDITION: The cracks noted in portions of the sidewalk surfaces are typical. We recommend filling and sealing the cracks, as needed, to prevent further deterioration. Repair or replace as needed.

STAIRS & STOOPS:

TYPE: Brick.
CONDITION: No hand rails are present at the front entry steps. Steps that rise greater than 24" in height should be provided with proper handrails. A licensed masonry contractor should evaluate further and repair or replace as needed.

PATIO:

TYPE: Flagstone.
CONDITION: Appears serviceable.

GRADING-SWALE:

CONDITION: The soil grade needs adjusting to direct water away from the foundation at the front of the house. At least six feet of pitch should be maintained of all grading away from the foundation. The soil should fall away from the foundation at a minimum of 1/2 inch per foot. This will help minimize the hydrostatic pressure on the foundation walls and will help reduce the possibility of water seepage into the lower levels of the building. Repair as needed.

DRIVEWAY:

TYPE: Asphalt.
CONDITION: Previous sealing maintenance was noted at the driveway. The driveway surface has some patched and repaired areas. Some additional sealing and repairs, to the driveway surface, is recommended.



FENCES & GATES:

TYPE: Wood.
CONDITION: Portions of the fence surfaces are in disrepair. Loose and damaged boards were noted. We recommend that a qualified fence contractor evaluate further and repair or replace as needed.



LIGHTING:

CONDITION: The lighting appears serviceable.

LANDSCAPING:

CONDITION: The plantings appear to be maintained.

ADDITIONAL REMARKS:

There was evidence of a previous termite treatment. Inquiring Eye Home Inspections is not licensed, and does not perform wood destroying insect inspections. There is no warranty or information on the treatment provided or the extent of the damage that may have occurred. Due to the nature of termite, or other wood destroying insect damage we are unable to confirm if internal damage, to the structure, may be present.



EXTERIOR

Minor cracks are typical in many foundations and most do not represent a structural problem. All exterior grades should allow for surface and roof water to flow away from the foundation, where the water can apply hydrostatic pressure against the foundation, and create water problems in the basement. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process.

EXTERIOR SIDING #1:

LOCATION: House.
MATERIAL: Vinyl siding.
CONDITION: Damaged areas of siding were noted. We recommend having a qualified, licensed building contractor evaluate further and make repairs as needed.

The current siding is vinyl. This is not the original siding. We are unable to provide you with additional information about the original siding or its current condition. Conditions may exist, such as wood rot, damage, or wood destroying insects that were not visible and are unable to be determined.



EXTERIOR SIDING #2:

LOCATION: House.
MATERIAL: Brick.
CONDITION: Loose and damaged areas of brick work were noted. We recommend having a qualified, licensed, masonry contractor evaluate further and make repairs as needed.



TRIM:

MATERIAL: Vinyl, and, Aluminum.
CONDITION: Appears serviceable.

FASCIA:

MATERIAL: Aluminum.
CONDITION: Appears serviceable, where visible. The gutters present block a view of the majority of the fascia surfaces and prevent a full evaluation.

SOFFITS:

MATERIAL: Vinyl.
CONDITION: Appears serviceable.

EXTERIOR DOORS:

CONDITION: Damage was viewed at the front doors framing at/to the house. Rot and decay were noted. A licensed building contractor should evaluate the doors further and repair or replace as needed.



WINDOWS:

TYPE: The primary windows at the house are, vinyl, insulated glass, double hung.
WINDOWS: The windows that we tested were generally operational. Our testing was limited and minimal in some rooms because of the furniture and available access that was present.
SCREENS & STORMS: Appears serviceable.

MISCELLANEOUS:

ELECTRICAL: Appears serviceable. Ground Fault Circuit Interruption outlets were present and operated as designed.

ADDITIONAL REMARKS: ***NOTE: Houses built prior to 1978 may contain lead based paint. Lead paint is a health concern, especially among young children and pregnant women. Lead paint products should never be sanded or repaired in any way that will release lead into the air or so that it can be inhaled. For more information, call the National Lead Paint Information Center at 1-800-424-5323.

ROOF

The following is an opinion of the general quality of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is water tight is to observe it during a prolonged rainfall. This inspection is made on the basis of what is accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Roof surfaces are walked on where conditions permit without danger to the roof surface or the inspector. All roof coverings require periodic maintenance and should be visually inspected once per year. Interior of flue or chimneys are usually not visible and are thus not able to be inspected.

ROOF #1:

LOCATION: House.
STYLE: Gable.
ACCESS: The inspector walked the roof.
TYPE: Single laminate asphalt shingles, design life 20 years +/-.
APPROXIMATE AGE: 18 to 20 Years Old +/-.
CONDITION: Loss of shingle particulate was noted. Spreading, shrinkage of the shingle surfaces, caused by advanced aging, was noted at portions of the roof surfaces.



CHIMNEY & FLUE:

LOCATION: The center portions of the structure.
MATERIAL: Brick.
CONDITION: Appears serviceable, where visible.
FLUE: The interior portions of the flue tiles appear serviceable, where visible.

FLASHING:

TYPE: The chimney flashing has been tarred.
CONDITION: The chimney flashing has been tarred and was not visible for evaluation. Flashing that has been tarred is usually an indicator of past water penetration problems. Periodic re-tarring is recommended to maintain a water tight area. We recommend replacing the flashing when re-roofing.

PLUMBING VENTS:

CONDITION: Appears serviceable.

GUTTERS & DOWNSPOUTS:

CONDITION:

No gutters were present at portions of the right side of the house. We recommend installing a gutter system to direct water runoff away from the foundation. Water that deposits at the building foundation can potentially enter the lower levels of the house, and place undue pressure on the buildings foundation. All rain leaders should terminate as far away from the building as possible. We recommend having a licensed gutter contractor evaluate further and install or repair as needed.



MISCELLANEOUS:

**ADDITIONAL
REMARKS:**

Tarred chimney flashings and plumbing vents are indicative of past water leaks into the attic surfaces below. As the tar dries out it cracks over time. The tarred areas need to be periodically maintained to ensure a water tight seal.

Roof and gutter systems should be periodically cleaned and maintained. Proper maintenance of the roof will help to prolong the life of the surfaces. Proper maintenance of the gutter system will help in controlling water from penetrating into the structure.