

Building Inspection Report



7777 East Inspection Drive, Anytown, AK

Inspection Date:

06/28/2013

Prepared For:

Joe Sample

Prepared By:

A Certified Inspectors

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Report Number:

1300000

Inspectors:

Corey and Giuseppe Rossi

Report Overview

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended, but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. This inspection was conducted using the International Residential Code (IRC, 2009) for general guidance. Other improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS/SAFETY ISSUES:

Rear Exterior Stairs

- **Safety Issue, Repair:** The size and/or orientation of the stairway “risers”, on both sets in the rear, may make the stairways difficult to negotiate. The maximum riser height should be no more than 7 ¾”. More importantly, extreme variation in riser height (in this case 4 ½” and 1 ¼” respectively) can cause a “trip” hazard. These conditions should be corrected for improved safety.

GFCI Garage Circuit Needed

- **Safety Issue, Repair:** None of the receptacles in the garage appear to be GFCI protected. All garage receptacles should be GFCI protected.

GFCI Protected Receptacles

- **Safety Issue, Repair:** The receptacle under the microwave should be GFCI protected. The same is true of the receptacle to the right of the bathroom vanity. Additionally, the GFCI receptacles in most of the baths did not appear to be wired properly. Our tested indicated an “open ground”. These issues should be examined and corrected by a licensed professional.

Pressure Relief Discharge Tube

- **Safety Issue, Repair:** The water heater is missing a pressure relief discharge tube. This tube should be attached to the pressure relief valve and should extend to within 6 inches of the floor. This issue should be corrected at the earliest convenience.

Smoke and Carbon Monoxide Detectors

- **Safety Issue, Repair:** Some of the home’s smoke detectors were either missing or not functioning. Each bedroom or sleeping area, and the common area adjacent to sleeping rooms must have a functional smoke detector. The home should also have a CO detector on each level and adjacent to the sleeping areas.

Garage “Fire” Door

- **Safety Issue, Repair:** The door separating the living area from the garage must be fire-rated, sealed properly, and have properly functioning self-closing hinges to ensure adequate fire protection.

MONITOR/IMPROVE/REPAIR ITEMS:

Unidentified Light Switch

- **Improve, Repair:** One of the light switches in the kitchen didn’t appear to be connected to any fixture. It is possible that this switch was designed to activate (yet to be installed) lighting under the cabinets. The homeowner should be consulted to determine purpose of the switch and the brand//model of the under-cabinet lighting.

General Heating System Recommendations

- **Monitor, Repair:** The heating and other combustion appliances should be inspected by an HVAC technician annually to ensure safe and economical operation. This should include an examination of all exhaust vents/flues.

Heat Register

- **Improve, Repair:** The heat register, downstairs at the bottom of the stairs, is coming loose from the ceiling.

Outdoor Water Hose Bibs

- **Improve, Repair:** Two of the exterior hose bibs did not function during our visit. They may have been shut off internally for winter. The homeowner should be consulted to determine where the shut off valve is located.

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. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete
Columns:	•N/A
Floor Structure:	•Wood
Wall Structure:	•Wood Frame
Ceiling Structure:	•Truss
Roof Structure:	•Trusses

STRUCTURE OBSERVATIONS

General Comments

The construction of the house is of average quality with typical liberties taken with good building practice and with the quality of materials employed. The building appeared to be structurally sound. According to the buyer, the home was built in 2005.

RECOMMENDATIONS / OBSERVATIONS: NONE

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.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt shingles
Roof Flashings:	•Metal
Chimneys:	•Metal
Roof Drainage System:	•None
Skylights:	•None
Method of Inspection:	•Viewed from the ground

ROOFING OBSERVATIONS

General Comments

The roof covering is about seven to eight years old and appears to be in good condition.

RECOMMENDATIONS / OBSERVATIONS: NONE

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:

- The entire underside of the roof sheathing is not 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.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Wood Siding
Eaves, Soffits, and Fascia:	•Wood
Exterior Doors:	•Vinyl
Window/Door Frames and Trim:	•Vinyl •Wood
Entry Driveways:	•Gravel
Entry Walkways and Patios:	•Gravel
Porches, Decks, Steps, Railings:	•Wood
Overhead Garage Door(s):	•N/A
Surface Drainage:	•Generally Graded Away From House
Retaining Walls:	•None

EXTERIOR OBSERVATIONS

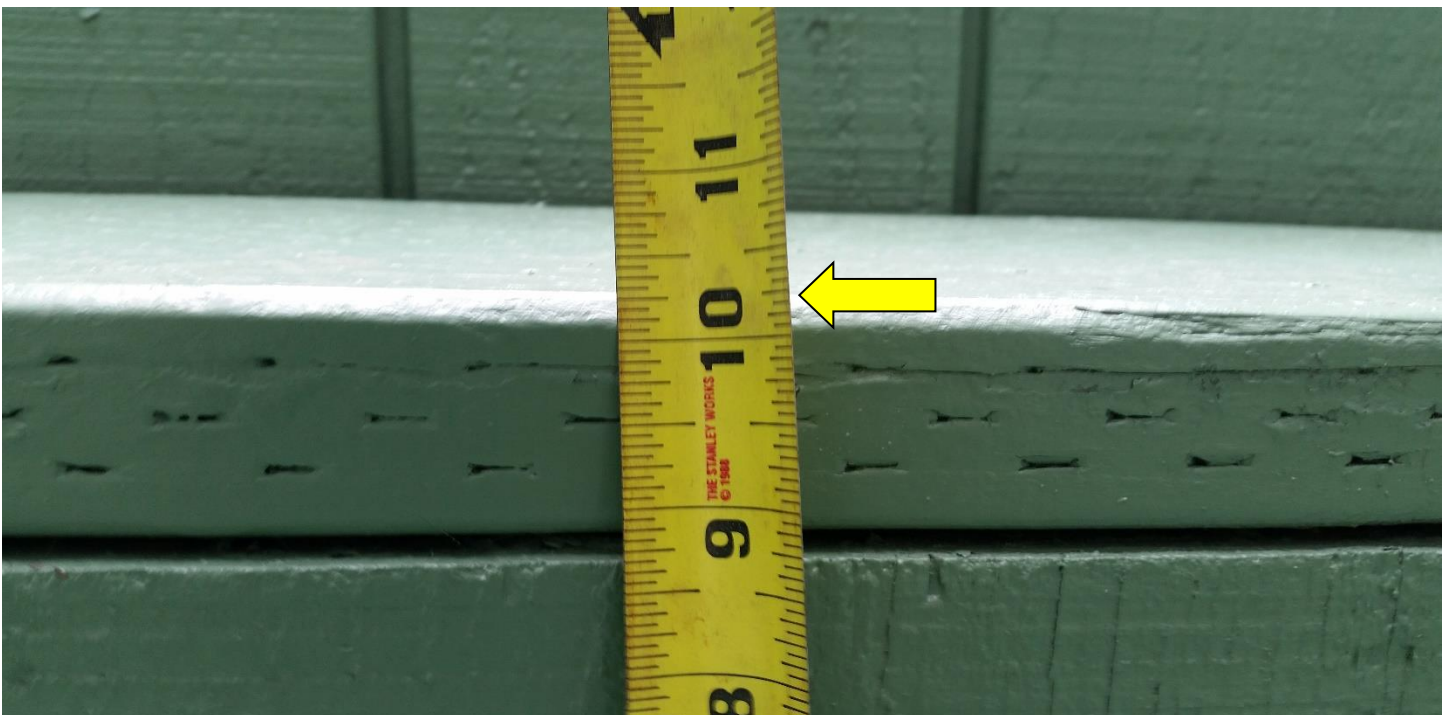
General Comments

Driveway, siding materials, soffit, fascia, and exterior paint appeared to be in good condition.

RECOMMENDATIONS / OBSERVATIONS:

Rear Exterior Stairs

- **Safety Issue, Repair:** The size and/or orientation of the stairway “risers”, on both sets in the rear, may make the stairways difficult to negotiate. The maximum riser height should be no more than 7 $\frac{3}{4}$ ". More importantly, extreme variation in riser height (in this case 4 $\frac{1}{2}$ " and 1 $\frac{1}{4}$ " respectively) can cause a “trip” hazard. These conditions should be corrected for improved safety.



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.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amp
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Breakers •Located: At the meter base
Service Grounding:	•Unknown
Service Panel & Overcurrent Protection:	•Breakers •Located: In the garage
Sub-Panel(s):	•In the garage

ELECTRICAL OBSERVATIONS

General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be a high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS:

GFCI Garage Circuit Needed

- **Safety Issue, Repair:** None of the receptacles in the garage appear to be GFCI protected. All garage receptacles should be GFCI protected.



Unidentified Light Switch

- **Improve, Repair:** One of the light switches in the kitchen didn't appear to be connected to any fixture. It is possible that this switch was designed to activate (yet to be installed) lighting under the cabinets. The homeowner should be consulted to determine purpose of the switch and the brand//model of the under-cabinet lighting.



GFCI Protected Receptacles

- **Safety Issue, Repair:** The receptacle under the microwave should be GFCI protected. The same is true of the receptacle to the right of the bathroom vanity. Additionally, the GFCI receptacles in most of the baths did not appear to be wired properly. Our tested indicated an “open ground”. These issues should be examined and corrected by a licensed professional.



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.

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Natural Gas
Heating System Types:	•Manufacturer: Tempstar
Vents, Flues, Chimneys:	•Metal
Heat Distribution Methods:	•Forced Air

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

General Heating System Recommendations

- **Monitor, Repair:** The heating and other combustion appliances should be inspected by an HVAC technician annually to ensure safe and economical operation. This should include an examination of all exhaust vents/flues.

Heat Register

- **Improve, Repair:** The heat register, downstairs at the bottom of the stairs, is coming loose from the ceiling.



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.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Blown-in
Exterior Wall Insulation:	•Not Visible
Crawlspace Wall Insulation:	•N/A

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

The home appeared to have insulation in the attic and walls. The dryer, kitchen, and bath vents appear to be properly vented to the outside of the structure.

RECOMMENDATIONS / OBSERVATIONS: NONE

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.

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Private Well
Service Pipe to House:	•Copper
Main Water Valve Location:	•At Pressure Tank
Interior Supply Piping:	•Copper
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Natural Gas • Manufacturer: Hoyt - 40 Gallon Capacity
Fuel Shut-Off Valves:	•At All Appliances

PLUMBING OBSERVATIONS

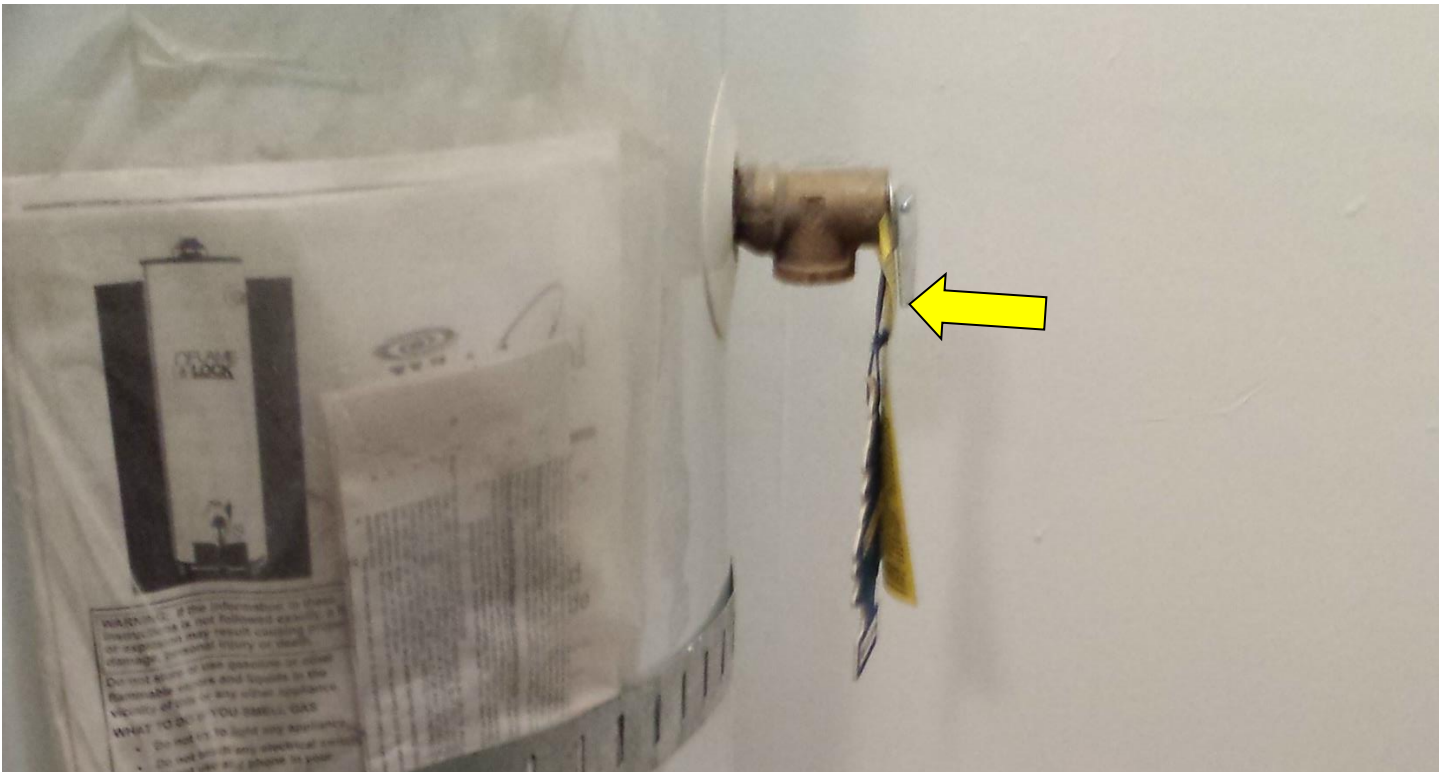
Positive Attributes

The water pressure supplied to the fixtures appears to be about average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. Overall, the plumbing system appears to be in generally good condition.

RECOMMENDATIONS / OBSERVATIONS:

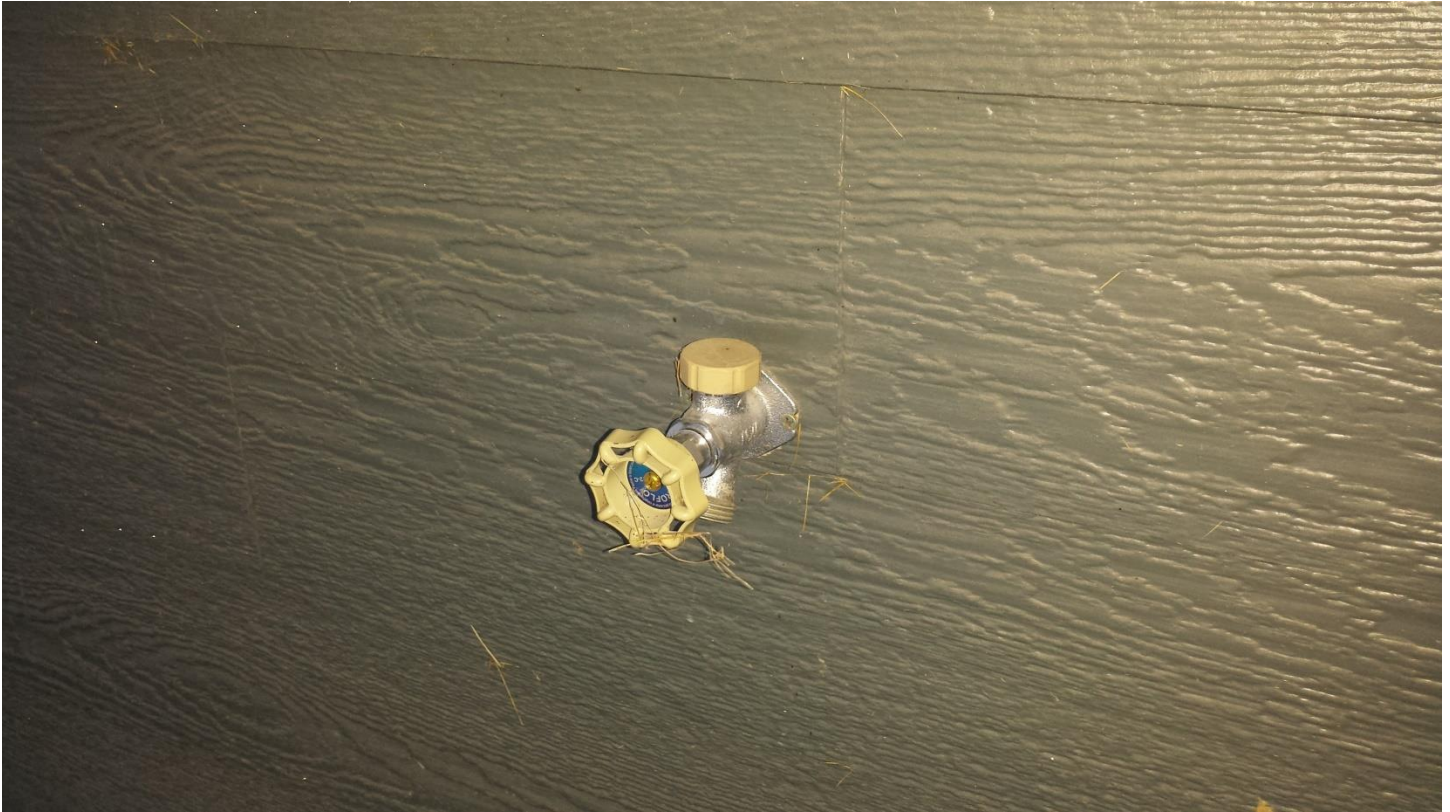
Pressure Relief Discharge Tube

- **Safety Issue, Repair:** The water heater is missing a pressure relief discharge tube. This tube should be attached to the pressure relief valve and should extend to within 6 inches of the floor. This issue should be corrected at the earliest convenience.



Outdoor Water Hose Bibs

- **Improve, Repair:** Two of the exterior hose bibs did not function during our visit. They may have been shut off internally for winter. The homeowner should be consulted to determine where the shut off valve is located.



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.
- Clothes washing machine connections are not inspected.
- 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.

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

Interior

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Drywall
Floor Surfaces:	•Vinyl •Carpet
Window Type(s) & Glazing:	•Vinyl •Double Glazed
Doors:	•Wood-Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

The interior finishes of the home are in fair condition.

General Condition of Windows and Doors

The doors and windows are in fair condition.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb. Floor coverings appear to be in fair shape.

RECOMMENDATIONS / OBSERVATIONS:

Smoke and Carbon Monoxide Detectors

- **Safety Issue, Repair:** Some of the home's smoke detectors were either missing or not functioning. Each bedroom or sleeping area, and the common area adjacent to sleeping rooms must have a functional smoke detector. The home should also have a CO detector on each level and adjacent to the sleeping areas.



Garage “Fire” Door

- **Safety Issue, Repair:** The door separating the living area from the garage must be fire-rated, sealed properly, and have properly functioning self-closing hinges to ensure adequate fire protection.



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.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

Laundry Facility:

- Range
- Dryer Connections •Dryer Vented to Building Exterior •120 Volt Circuit for Washer
- Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances tested appear to be in good working order.

RECOMMENDATIONS / OBSERVATIONS: NONE

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.

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

Inspection agreement

A Certified Inspectors

Giuseppe Rossi AK Hin-192
P.O. Box 876852, Wasilla, Alaska, 99687
certified@gci.net
907-355-3591

THIS INSPECTION AGREEMENT IS MADE AND ENTERED INTO BY AND BETWEEN GIUSEPPE ROSSI REFERRED TO THE INSPECTOR AND JOE SAMPLE REFERRED TO AS THE "CLIENT"

In consideration of the promise and terms of the Agreement, the parties agree as follows:

1. The client shall pay the sum of \$ 450.00 for the inspection of the "Property" being the residence and garage or carport, if applicable, located at 7777 East Inspection Drive, Anytown, AK. The inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.
2. The parties agree that the "Standards of Practice" (the standards) shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. A copy of the Standards is available upon request.
3. The parties understand and agree that the inspector and its employees and its agents assume no liability or responsibility for the cost of repairing or replacing any unreported defects of deficiencies either current of arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement is done without giving the inspector the required notice, the inspector will have no liability to the client.
4. The parties agree and understand that the Inspector is not an insurer or guarantor against defects in the structure, items, or components inspected. INSPECTOR MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENTS, OR SYSTEM.
5. If the Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
6. Systems, items, and conditions which are not within the scope of the home inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards: pest infestations; security and fire protection systems; household appliances, humidifiers, paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks; energy efficiency measurements; concealed or private security systems; water wells; heating system accessories; solar heating systems; heat exchangers; sprinkling systems; water softeners; central vacuum systems; telephone, intercom, or cable TV systems; antennae, lightening arrestors, trees or plants; governing codes, ordinances, statutes, and covenants and manufacturers specifications, recalls, EFIS. Client understands that these systems, items and conditions are excluded from this inspection. Any general comments about these systems, items or conditions of the written report are informational only and DO NOT represent an inspection.
7. The inspection and report are prepared for the sole and exclusive use of the Client. No other person or entity may rely on the report issued pursuant to this agreement. In the event that any person, not a party to this agreement, makes any claim against the Inspector, its employees or agents arising out of the services performed by the Inspector, the Client agrees to indemnify, defend and hold harmless the Inspector from any and all damages, expenses, costs, and attorney fees arising from such claim.
8. The Inspection will not include an appraisal of the values of the property. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.
9. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards adhered to in the report or State law. Furthermore, any legal action must be brought within one year from the date of the inspection or will be deemed waived and forever barred.
10. The inspector does not determine whether the property is insurable.
11. This agreement represents the entire agreement between the parties and there are no other agreements either written or oral between them. This agreement shall be amended only by written agreement signed by both parties. This agreement shall be construed and enforced in accordance with the laws of the State of Alaska, and if the states laws or regulations are more stringent than the forms of this agreement, the state law or rule shall govern.
12. Client has read this entire agreement and accepts and understands this Agreement as hereby acknowledged.

Signature On file Date 06/28/2013

Buyer Present Yes Agent Present No Agent Name Sally Sellsalot
Client agrees to release report to Realtor Yes

Receipt for Inspection services:

Inspection \$ 400.00 Other \$ _____ Total \$ _____ Check # 234

Inspectors Signature Giuseppe Rossi State Reg. -192- Date 06/30/2016 Inspection # 1300000

Inspectors Address-P.O. Box 876852 Wasilla, Alaska, 99687