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Inspected By: Mike Auger, CMI



Home Inspection Report

Prepared For:

Client Name

Property Address:

123 Any Street

Quohog, RI 02889

Inspected on Wed, Jul 4 2012 at 6:00 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property, to assist in making an informed purchase or repair decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection. For more details on scope and limitations view them at www.nachi.org/sop

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

POST INSPECTION SERVICE

Any questions or concerns can be made directly to me, you paid for an inspection and report, I stand behind my findings, if you need clarification please ask.

For repeat customers (ie. re-inspection of defects, or annual inspections) we offer discounted rates.

As an experienced contractor I have associates and colleagues in many fields of service. As someone likely new to the area or someone looking for services in the area, you are now a part of our network and I encourage you to call or e-mail me when looking for quality folks to provide excellent service to you for your home. It is important for you to note, I do not receive any compensation for a referral, nor does any company pay in any way to be referred by me, any recommendation made by me is solely made by my opinion of the quality of work and service they provide.

General

Property Type:	Single Family
Stories:	Two
Approximate Age:	Built 1925
Age Based On:	City assessor
Bedrooms/Baths:	4 Bed, 2 Bath
Door Faces:	Southwest
Furnished:	Yes
Occupied:	No
Weather:	Sunny
Temperature:	Hot
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Selling Agent, Listing Agent



Comment 1:

THIS REPORT IS A SAMPLE AND COMPILATION OF ITEMS LISTED IN A TYPICAL INSPECTION. This is not a real report.

Overall this dwelling is in good condition. This home has been maintained in a proper, prideful manner.

-or-

This dwelling has had many repairs and modifications that have been done in an amateur fashion. This home has several defects, due to the visible items noted in this report there may be many latent defects not visible during a typical buyers home inspection.



Comment 2:

As with all buildings built prior to 1978, it is very likely that the older layers of paint do contain lead. Lead paint becomes a hazard when there is friction or peeling paint. I recommend that any area in this home where there is friction unpainted wood or any peeling paint be remedied immediately. You may consider having a Rhode Island licensed lead technician perform a lead safe test for the safety of any occupants. Any repairs or modifications in this home where paint may be disturbed should be performed by a certified lead safe contractor.

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level, Sloped Away From Structure Condition: Satisfactory
Vegetation:	Growing Against Structure, Generally Maintained Condition: Satisfactory
Retaining Walls:	Masonry Condition: Satisfactory
Driveway:	Asphalt Condition: Satisfactory
Walkways:	Stamped Concrete , Gravel Condition: Satisfactory
Steps/Stoops:	Concrete Condition: Satisfactory
Patios/Decks:	Concrete, Wood Condition: Repair or Replace



Comment 3:

There was vegetation in contact with the exterior of the dwelling. Vegetation in contact with the exterior can cause premature deterioration of roof and siding, and make an easy entry point for pests. I recommend cutting back or removing vegetation so as not to contact the exterior of the dwelling.



Figure 3-1

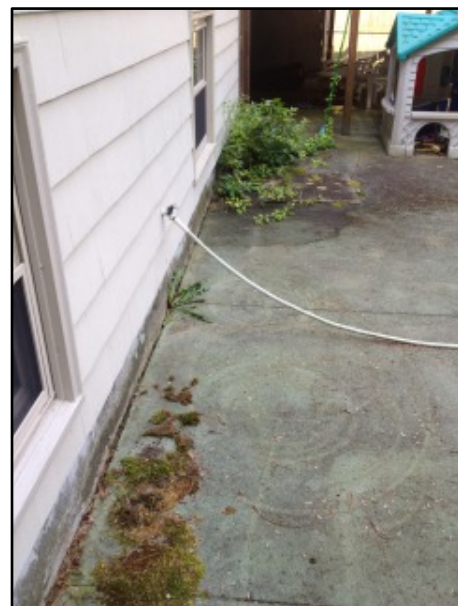


Figure 3-2

(Site continued)



Figure 3-3



Comment 4:

There was vegetation/plant life growing in the driveway/patio crack or seam. Allowing these plants to continue to grow will cause increased deterioration of the driveway/patio. I recommend removing these plants and treating to prevent further plant growth.



Figure 4-1

(Site continued)



Comment 5:

There was a small crack on front patio. Due to items observed, crack appears cosmetic in nature, only a very minor deficiency.



Figure 5-1



Comment 6:

Stairs rising over 30 inches did not have a handrail. Recommendation: install proper handrails on any stairs rising over 30 inches in height with proper baluster spacing of 4 inches or less for safety.



Figure 6-1



Figure 6-2

(Site continued)



Figure 6-3



Comment 7:

The support columns for the deck had improper footings. These footings have not been installed properly allowing both contact between wood and soil as well as water collection around the columns. This condition can decrease the life span of structural components. I recommend consulting a qualified contractor for the most appropriate techniques for repair.



Figure 7-1

(Site continued)



Comment 8:

On the rear left side of the property there was a broken tree. This tree has not completely fallen and is a hazard. Leaving this tree in this position invites the risk of injury as it may fall injuring someone. I recommend removal of this tree by a licensed, qualified arborist.



Figure 8-1

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Lap Wood Condition: Satisfactory
Exterior Trim Material:	Wood Condition: Marginal
Windows:	Wood Condition: Marginal
Entry Doors:	Wood Condition: Satisfactory

(Exterior continued)



Comment 9:

Some of the wood trim around the rear entry door was rotted and had peeling paint. All wood should be painted to protect from further moisture inclusion in damage from the elements. Leaving soft or rotted wood will allow the decay to spread to other areas and allow easy water and pest entry. I recommend replacing any soft or rotted wood. This is a relatively minor repair.

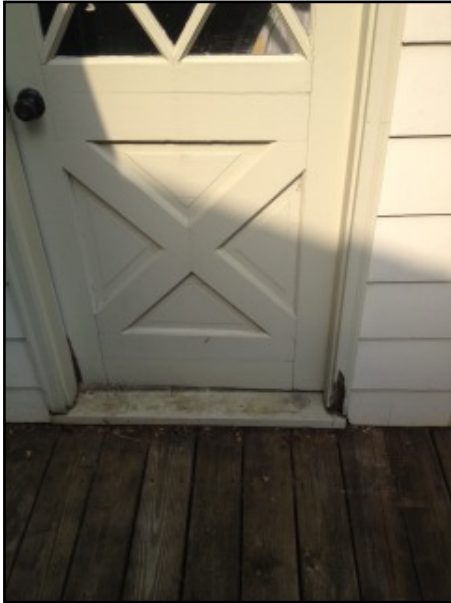


Figure 9-1

(Exterior continued)



Comment 10:

The exterior foundation wall was repaired approximately 10 years ago by a licensed contractor and movement has stopped since repair performed. The buyer has been presented with engineered, stamped papers stating wall was properly repaired. In the opinion of this inspector the wall has not moved since proper repair has been performed, in all likelihood the wall is stable where it is. No further movement is expected. If any displacement occurs, contact a licensed, qualified contractor immediately.



Figure 10-1

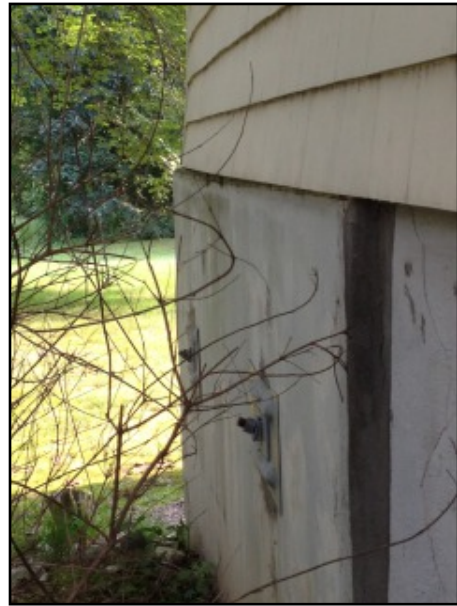


Figure 10-2



Figure 10-3

(Exterior continued)



Comment 11:

The wood around this window and trim adjacent to the electric meter had begun to rot and become soft. I recommend repairing all of these damaged areas to prevent further rot, damage and water intrusion. These are relatively minor repairs.



Figure 11-1



Figure 11-2

(Exterior continued)



Comment 12:

Several small areas around dwelling had exposed wood. These areas should be painted so as to protect them from water intrusion. At this time there has been very little or no water damage, the preventative maintenance of keeping the paint system up to date will prolong the lifespan of the dwelling exterior.



Figure 12-1

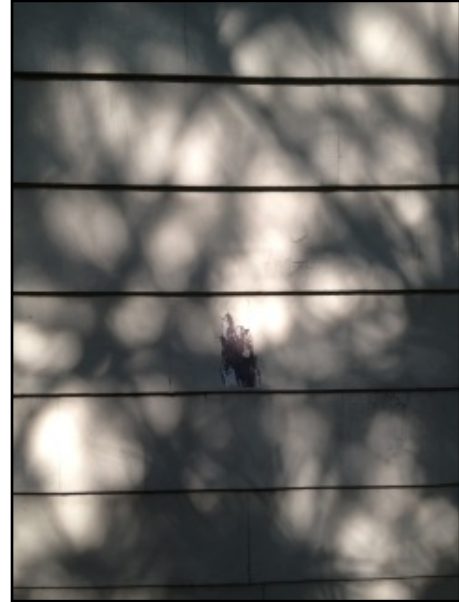


Figure 12-2



Figure 12-3

Garage

Garage Type:	Attached
	Condition: Satisfactory
Garage Size:	2 Car
Door Opener:	Chain Drive
	Condition: Satisfactory
Opener Safety Feature:	Light Beam, Force Sensitive
	Condition: Satisfactory

Exterior

Exterior Covering:	Brick, Lap Wood
	Condition: Satisfactory
Exterior Trim Material:	Wood
	Condition: Satisfactory

Roofing

Inspection Method:	Walked on roof
Roofing Material:	3 Tab Shingle
	Condition: Marginal
Approximate Roof Age:	15+ years
Gutters & Downspouts:	Metal
	Condition: Satisfactory

Structure

Wall Structure:	Wood Framed
	Condition: Satisfactory
Ceiling Structure:	Wood Framed
	Condition: Satisfactory
Roof Structure:	Wood Framed
	Condition: Satisfactory
Roof Sheathing:	Plywood, Plywood with Clips
	Condition: Satisfactory

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Gable
Roof Covering:	3 Tab Shingle
	Condition: Marginal
Approximate Roof Age:	15 Years Estimate
Ventilation Present:	Gable Ends
	Condition: Satisfactory
Chimney :	Brick
	Condition: Satisfactory
Sky Lights:	Not Present
Flashings:	Metal
	Condition: Repair or Replace
Soffit and Fascia:	Wood
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Satisfactory

(Roofing continued)



Comment 13:

Roofing areas displayed signs of wear and tear including many granules have been worn off. Also some nails heads have penetrated roof shingles due to wear and tear. There was moss on backside of garage roof. Some areas of flashing on the chimney are worn as well.

This roof will likely require repair or replacement within the next 3 years.



Figure 13-1

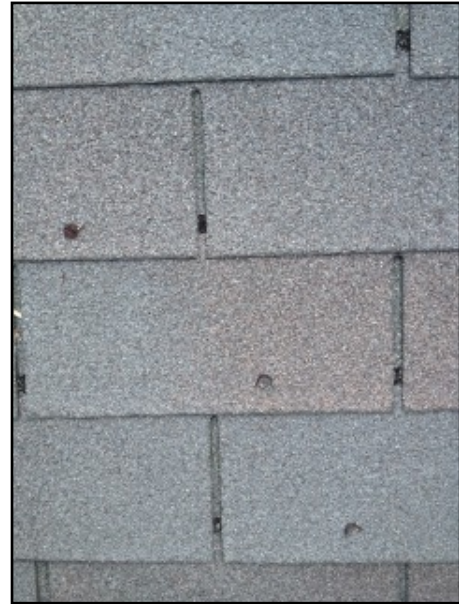


Figure 13-2



Figure 13-3

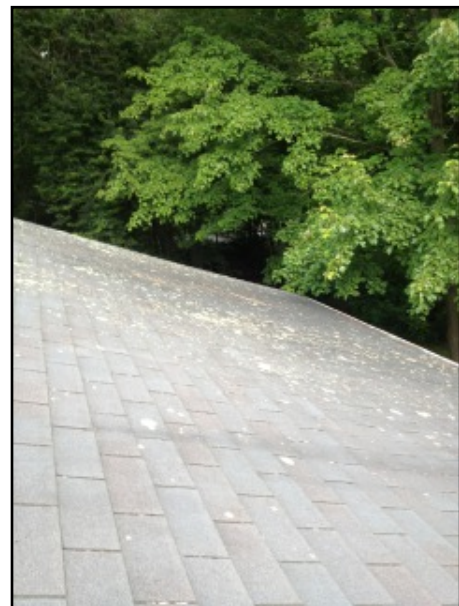


Figure 13-4

(Roofing continued)



Comment 14:

Overall the roof on this dwelling is approximately 15 years old by inspector estimation. In a likely scenario the roof will need replacement in the next couple years as it is reaching the end of its serviceable life



Comment 15:

Some of the mortar was cracked and missing on the chimney (fig 15-1). This can allow water to enter and cause damage. It requires repointing.

The chimney liner for the heating system flue (fig 15-2) is cracked and brittle. I recommend evaluation by a licensed chimney sweep internally inspected. This liner has begun to deteriorate and may require replacement.

The chimney liner for the fireplace flue (fig 15-3) is in good condition with no cracking or shifting of the lining sections.

The chimney does not have a chimney cap, although not required, I recommend a cap be installed to prevent rain water from entering. Rain water can collect and deteriorate portions of the chimney and adjacent metal exhaust flue.



Figure 15-1



Figure 15-2

(Roofing continued)



Figure 15-3

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Moisture, Dampness
	Condition: Satisfactory
Prior Waterproofing:	Not Present
Floor Structure:	Concrete Slab
	Condition: Satisfactory
Subflooring:	Plywood
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory

(Structure continued)



Comment 16:

The foundation wall displayed an elevated moisture level. The basement area was not finished. This was not a serious condition as the structure of the wall has not been compromised. You may consider taking precautions on the exterior such as a perimeter drain or properly diverted gutters to keep moisture levels low. At a minimum I recommend running a dehumidifier to keep moisture levels in the basement low.



Figure 16-1

(Structure continued)



Comment 17:
There was significant WDO (wood destroying organism) damage to several floor joists and sill plate. The areas have been repaired. Some areas of the repair do not appear adequate. I recommend consulting with a licensed, qualified contractor to determine the best course of repair required.



Figure 17-1



Figure 17-2

Attic

Attic Entry:	Hall closet
Roof Framing Type:	Wood Trusses
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Satisfactory
Vent Risers:	PVC
	Condition: Satisfactory
Insulation:	Fiberglass Batts
	Condition: Satisfactory

(Attic continued)



Comment 18:

The attic access space was very small. The inspector was only able to inspect by visual from attic opening in linen closet. From the limited view, the roof sheeting appeared to be in satisfactory condition. Also there appeared to be adequate insulation in attic.

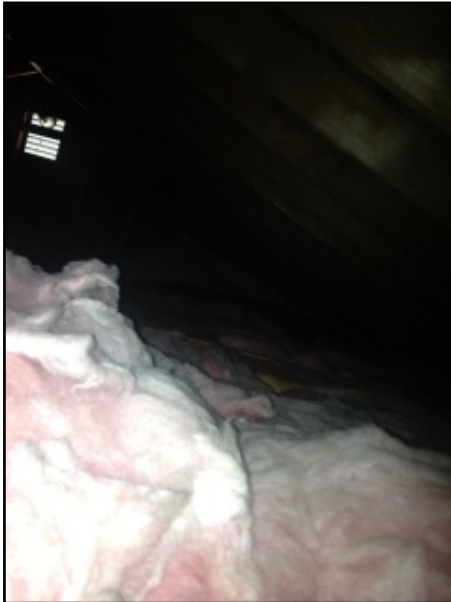


Figure 18-1

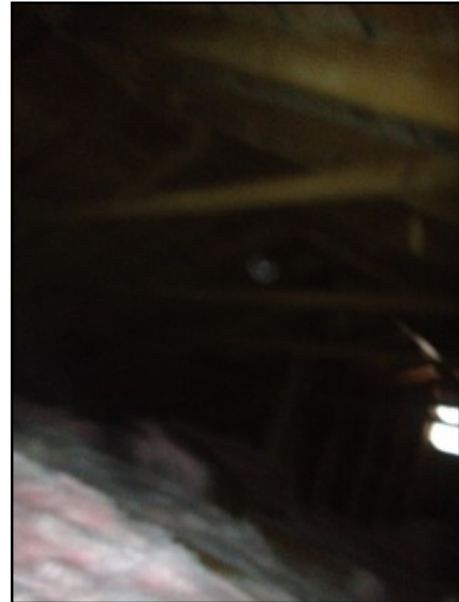


Figure 18-2



Figure 18-3

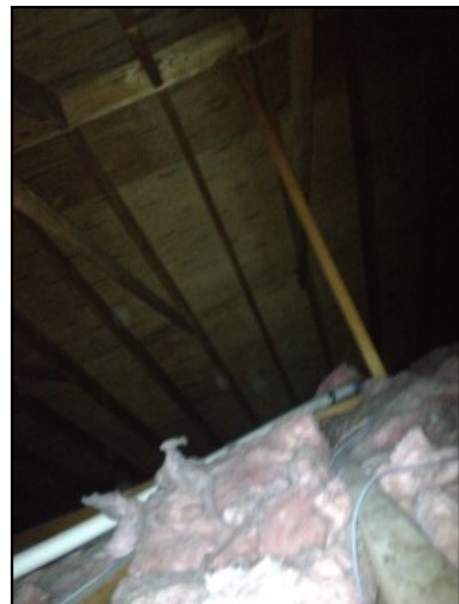


Figure 18-4

(Attic continued)



Figure 18-5



Comment 19:

Both upper-level bathroom ventilators discharged into the attic space. It is strongly recommended that all that ventilators exhaust to the exterior of the building. Venting bathrooms into the attic only moves moisture from the bathroom into the attic area, creating a potential mold issue. I recommend installing vent systems that vent directly to the exterior of the dwelling. I recommend each vent having a separate exhaust to the exterior, combining vents could potentially pump moist air from one bathroom and backflow into the other bathroom.



Figure 19-1



Figure 19-2

(Attic continued)



Comment 20:

There was some minor staining on the roof sheeting and structure visible in the attic area. This is an older home and it is likely that the previous roof did leak and stain the wood. The moisture meter test indicated no elevated moisture in this area. This lack of moisture indicates a cosmetic stain and not an active leak. There was no softened or rotted wood visible in the attic area.



Figure 20-1

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:

Inside

Vapor Retarder:

Missing

Condition: Repair or Replace

Underfloor Insulation:

Fiberglass Batts

Condition: Repair or Replace

Ventilation Present:

No

Moisture Condition:

Damp

(Crawlspace continued)

**Comment 21:**

The insulation located in the crawlspace was in poor condition and requires replacement. There was no vapor barrier present. This can cause poor energy efficiency. I recommend a licensed, qualified contractor install new insulation and vapor barrier throughout the crawlspace.



Figure 21-1

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Line Material:	Cooper
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Cold Water Pipe
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Marginal
GFCI/AFCI Breakers:	Not Present
Smoke Detectors:	Hard Wired
	Condition: Satisfactory

(Electrical continued)



Comment 22:

The receptacle had an open ground conductor-The house was originally wired with a two-wire, non-grounding type electrical system. There were three-pronged (grounding-type) receptacles, which require utilization of an equipment grounding conductor, that were installed on the two-wire ungrounded branch circuits. Appliances, fixtures and other equipment that require a three-pronged (grounding-type) receptacle will not be afforded the necessary protection of a grounding conductor, which could result in personal injury or damage to the equipment. You should consult with a qualified electrical contractor to determine alternatives for grounding the branch circuits in specific areas, or for bringing the receptacles into compliance with current safety standards, which would include installation of GFCI protection at the branch circuits and affixing warning labels to the receptacles, or replacing the receptacles with a non-grounding type receptacle.



Figure 22-1

(Electrical continued)



Comment 23:

The receptacle was found to lack GFI protection-All receptacles that service kitchen countertops, bathrooms, exterior, garage, and other wet areas are required to be GFI protected. A GFI protected receptacle offers additional protection to appliances and personnel. A non-protected outlet has increased risk of shock and damage to appliances. I had electrician evaluate and provide the proper solution for this condition.



Figure 23-1

(Electrical continued)



Comment 24:

The interior portion of the main service panel had a significant amount of corrosion visible. The panel also displayed signs of water penetration. The duct seal on the main electrical service line (exterior) was not present allowing water to follow the main service line towards the panel.

Any corrosion located inside a service panel or on any electrical device is considered a major hazard and should be remedied immediately by a qualified, licensed electrician. Corroded portions of electrical circuits are a fire hazard.

I recommend evaluation and repair by a licensed, qualified electrician.



Figure 24-1



Figure 24-2

(Electrical continued)



Figure 24-3



Figure 24-4

(Electrical continued)



Comment 25:

This home had active knob and tube wiring circuits present. Knob and tube wiring circuits are an older style of wiring (typically used until the 1930's). It should be noted that this type of wiring was designed for a lower electricity demand than many current homes require. This type of wiring also requires open air surrounding circuits to keep the wires cool. It should not be covered in insulation as heat can build up causing a fire hazard. Knob and tube wiring circuits should not be extended or added to. I also recommend all knob and tube circuits be run on a 15 amp breaker (maximum) to further reduce the possibility of overheating circuitry and fire hazard. Please consult a licensed, qualified electrician prior to servicing, modifying, or repairing any electrical system in the home.

In the attic area, there was knob and tube wiring covered in insulation, creating a fire hazard. It is important that this insulation around the knob and tube be removed. Please consult a qualified electrician for exact clearances required to eliminate a fire hazard.



Figure 25-1



Figure 25-2

(Electrical continued)

**Comment 26:**

The main electrical service line jacket was deteriorated. This condition can allow water to enter the line, meter, and main service panel. This can cause deterioration of the components and is a major hazard. I recommend having this repaired by a licensed, qualified electrician immediately.



Figure 26-1

HVAC

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement
Type of Equipment:	Boiler
	Condition: Satisfactory
Manufacturer:	Weil McLain
Heating Fuel:	Gas
	Condition: Satisfactory
Input BTUs:	175000
Output BTUs:	150000
Approximate Age:	Built In 2009

(Heating continued)

Output Temperature:
Type of Distribution:

173°F
Pipes
Condition: Satisfactory



Comment 27:
Informational photo of your boiler.



Figure 27-1



Figure 27-2

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:

Electric

Type of Equipment:

Split System

Condition: Satisfactory

Condenser Make:

Gibson

Condenser Approximate Age:

Built In 2003

Expansion Coil Make:

Gibson

Expansion Coil Approximate Age:

Built In 2003

(Cooling continued)

Condensate Drainage:

AC Supply Air Temp:

AC Return Air Temp:

AC Temperature Drop:

Condensate Pump

Condition: Satisfactory

59'°F

77'°F

18'°



Comment 28:

Informational photo: this is the interior air handler portion of your air-conditioning unit.



Figure 28-1



Figure 28-2

(Cooling continued)

**Comment 29:**

Informational photo of exterior compressor portion of your air conditioning unit.

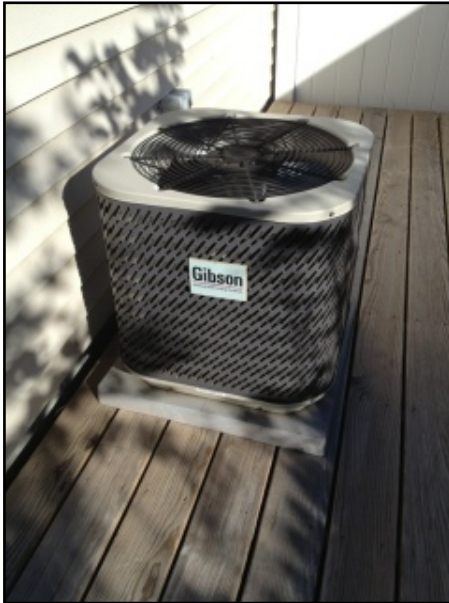


Figure 29-1



Figure 29-2

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	Basement
Sewer System:	Public
Waste Pipe Material:	PVC, Cast Iron
	Condition: Satisfactory
Sump Pump:	Standard Crock
	Condition: Satisfactory

(Plumbing continued)



Comment 30:

The plumbing had deterioration/corrosion. It will leak in the near future. I recommend having these areas replaced as necessary by a licensed plumber.



Figure 30-1



Figure 30-2



Comment 31:

The main kitchen faucet leaked from the fixture when in operation. Due to the price point of the style faucet, I recommend replacement rather than repair.



Figure 31-1

(Plumbing continued)



Comment 32:

The toilet in bathroom 1 was not properly secured it to the floor and wobbled. A loose toilet will cause the toilet drain seal to fail and leak. I recommend removal of the toilet, replacement of the drain seal (wax ring), and re-installation and proper security of the toilet for proper function. This should be performed by a licensed plumber.

(Plumbing continued)



Comment 33:

The drain under the kitchen sink had multiple defects and should be replaced or reconfigured by a licensed plumber. Note: even though this plumbing is not configured in the traditional manner, it did not leak during the inspection. Because the materials and techniques used are not approved by current building standards, I cannot endorse the continued operation of this drain system.

The red arrows indicate improper coupling of plumbing joints. These areas should be correctly configured with the proper compression fittings to prevent water leakage.

The blue arrow indicates an excessive amount of what appears to be a silicone sealant like caulk. This is not the proper technique and was likely an amateur repair under the sink.

Also the drain line entering the drain system from the left of the photo does not have a trap.



Figure 33-1

(Plumbing continued)



Comment 34:

Informational photo, this is your water meter and main water shut off. Located in the south west corner of the basement.



Figure 34-1

Water Heater

Manufacturer:	General Electric
Fuel:	Natural Gas
Capacity:	50 gal
Approximate Age:	Built In 2011
Temp & Pressure Relief Valve:	Not Present
	Condition: Repair or Replace
Fuel Disconnect:	Within Sight of Equipment
Seismic Straps Installed:	Not Present

(Water Heater continued)



Comment 35:
Informational photo of your water heater.



Figure 35-1

Bathrooms

Bathroom #1

Location:	Upper Floor
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Marginal
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Tile
	Condition: Satisfactory
Floor:	Tile
	Condition: Marginal
Ventilation Type:	Ventilator
	Condition: Satisfactory

(Bathroom #1 continued)

GFCI Protection:

Outlets

Condition: Satisfactory



Comment 36:

Informational photo of the bathroom (number 1).



Figure 36-1

(Bathroom #1 continued)



Comment 37:

The bathroom sink faucet had slow drip. I recommend repair or replacement of the faucet.



Figure 37-1



Comment 38:

In the bathroom, tile floor had grout deterioration adjacent to the bathtub. Repairing this area will help prevent water from getting into floor. This should be done as soon as possible to prevent structural damage and potential mold growth.



Figure 38-1

(Bathrooms continued)

Bathroom #2

Location:	First Floor
Bath Tub:	Not Present
Shower:	Stall
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Marginal
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Tile
	Condition: Marginal
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Not Present



Comment 39:
Informational photo of the bathroom (number 2).



Figure 39-1

(Bathroom #2 continued)



Comment 40:

The vanity sink stopper mechanism did not operate. This is typically a minor mechanical adjustment or repair.

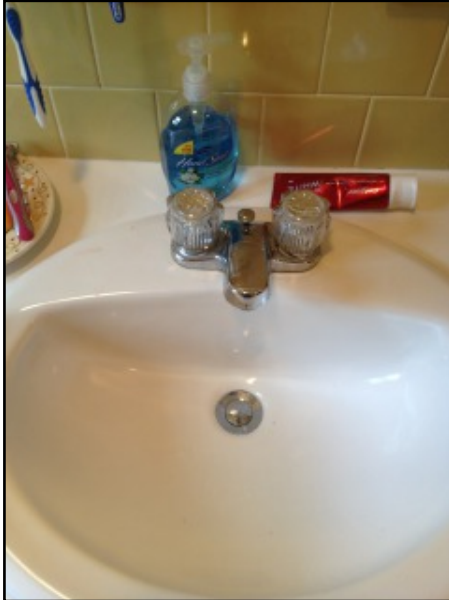


Figure 40-1



Comment 41:

The grout on the shower wall shows minor deterioration and cracking. I recommend repairing the grout to prevent water from intruding into the wall causing structural damage. This is a moderate to minor repair.

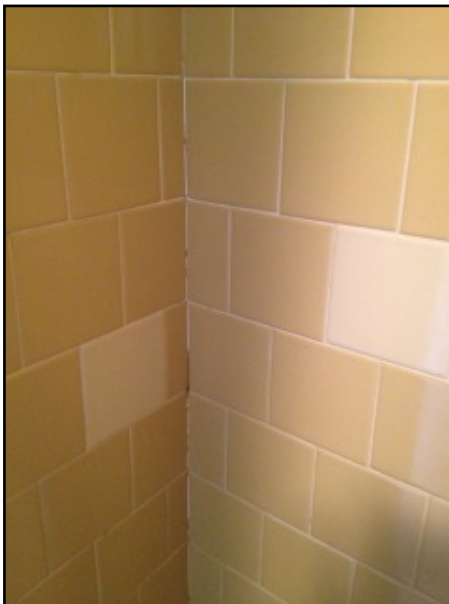


Figure 41-1

(Bathroom #2 continued)



Comment 42:

The receptacle plate cover is not properly attached. A broken or loose cover can easily move out of place and expose a shock hazard. I recommended replacing the receptacle plate cover. This is a very simple and minor repair.



Figure 42-1

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Granite, Laminated Condition: Satisfactory
Sink:	Double Condition: Satisfactory

(Kitchen continued)



Comment 43:
Informational photo of the kitchen.



Figure 43-1

(Kitchen continued)



Comment 44:

The garbage disposal did operate, however it was very loud and made grinding noises. I recommend replacement, as indications show this unit is nearing the end of its lifespan.

-or-

I never endorse use of a garbage disposal in a home with a septic system. Garbage disposals put undue stress on a septic system and should not be used. I recommend removal. If a waste disposal machine must be used, at least install a septic system safe style unit.



Figure 44-1



Comment 45:

All appliances not specifically noted operated as intended, in a basic function test, at the time of inspection.

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Carpet, Wood Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Double Hung Condition: Satisfactory
Window Materials:	Vinyl
Entry Door Types:	Sliding, Hinged Condition: Satisfactory
Entry Door Materials:	Wood, Vinyl
Interior Door Materials:	Wood
Fireplace:	Masonry, Wood Burning Condition: Further Evaluation Required



Comment 46:

The interior bedroom ceiling had discoloration/staining that appeared to be from water. The moisture meter did not detect elevated moisture, indicating a previous leak. This may also be from previous owner using candles or tobacco.



Figure 46-1

(Interior continued)



Comment 47:

The damper did not operate as intended and would not open. Due to a closed damper, the inspector was not able to evaluate the chimney at all. I recommend hiring a chimney specialist to repair the damper, clean the chimney, and provide a full chimney inspection prior to use.



Figure 47-1

(Interior continued)



Comment 48:

The interior wall had minor cracks in some areas on the sheet rock/skimcoat. These are settling cracks and cosmetic only they represent no structural compromise.

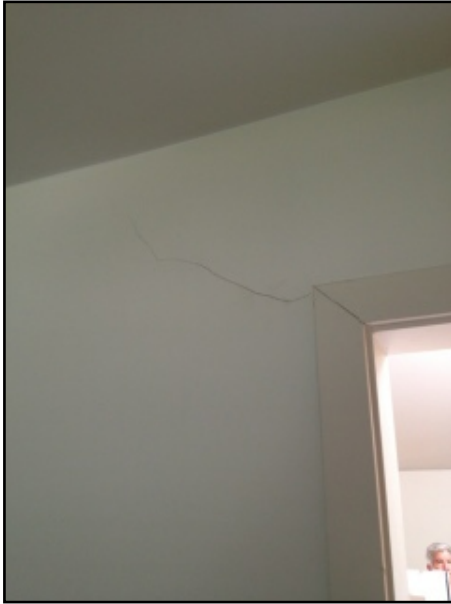


Figure 48-1

(Interior continued)



Comment 49:

The staircase handrail ascending to the second floor was loose at the time of inspection. This rail will only become more loose and hazardous as usage and time continues. I recommend repair by a qualified/licensed contractor or carpenter.



Figure 49-1

(Interior continued)



Comment 50:

The counterweight system on the window did not operate. This means the window will not stay open on it's own. This is, in all likelihood, a minor mechanical repair.



Figure 50-1



Comment 51:

I recommend this style of light fixture not to be used inside any closets. Closet lights should be low-profile with protective covering over the bulbs to prevent accidental breakage, lowering the safety hazard, while storing personal items.



Figure 51-1

(Interior continued)

**Comment 52:**

The exposed steam radiator pipes in the lower level were insulated in what appears to be asbestos-containing material. Asbestos, when made friable or airborne particles are released, is linked to breathing hazards such as lung cancer and should be treated with extreme caution. I recommend hiring an asbestos removal contractor to properly encapsulate or remove this asbestos containing material from your home. This material should never be handled by anyone other than qualified professionals.



Figure 52-1

Pool/Spa

The inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool is leaking or will leak is beyond the scope of this inspection.

Deck Material:	Concrete
	Condition: Satisfactory
Interior Finish:	Vinyl
Installed Equipment:	Pump Motor was turned on and appears to function no warrantee is implied regarding condition of motor
Type of Barrier:	Fence
	Condition: Satisfactory

(Pool/Spa continued)



Comment 53:

The sand filter had been repaired improperly. The gauge did not operate to display tank pressure. The top of the tank had been repaired with a glue or epoxy making the valve removal impossible. In proper use and care, the top valve should be removed every few years to change the sand inside filter. As currently configured this is not possible and this filters lifespan is only an additional season or two at maximum.



Figure 53-1



Figure 53-2

(Pool/Spa continued)



Comment 54:

The vinyl pool liner has been patched several times. These patches indicate the liner is reaching the end of its serviceable life. I recommend you budget for replacement in the near future.



Figure 54-1



Figure 54-2



Figure 54-3

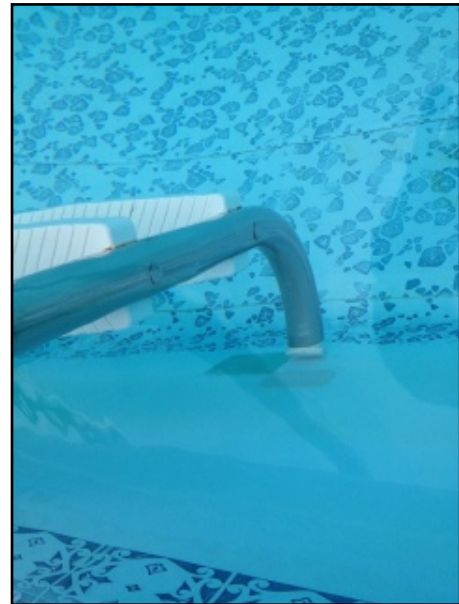


Figure 54-4

Pest/Wood Destroying Organism

Areas Inspected:

Entire Dwelling

Condition: Repair or Replace

(Pest/Wood Destroying Organism continued)



Comment 55:

Several areas of the floor joists, visible in the basement, had damage from wood destroying organisms. The likely infestation is subterranean termites. There are mud tubes present indicating active infestation. I recommend contacting a licensed, qualified pest removal technician to remediate this infestation.

The damage to the floor joists is structural in nature and should be repaired by a qualified, licensed contractor.



Figure 55-1



Figure 55-2



Figure 55-3

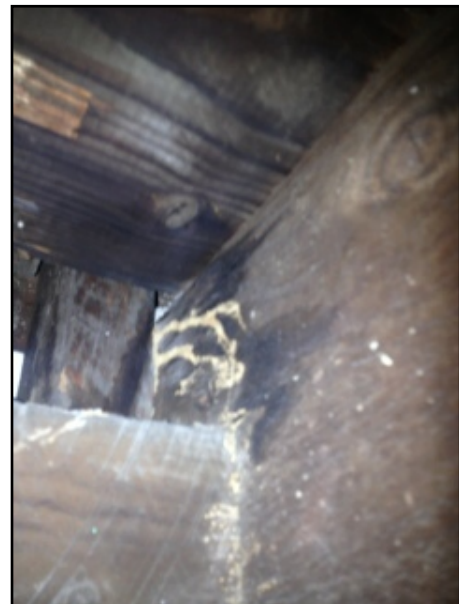


Figure 55-4

Report Summary

Site

- 1) There was vegetation in contact with the exterior of the dwelling. Vegetation in contact with the exterior can cause premature deterioration of roof and siding, and make an easy entry point for pests. I recommend cutting back or removing vegetation so as not to contact the exterior of the dwelling.
- 2) Stairs rising over 30 inches did not have a handrail. Recommendation: install proper handrails on any stairs rising over 30 inches in height with proper baluster spacing of 4 inches or less for safety.
- 3) The support columns for the deck had improper footings. These footings have not been installed properly allowing both contact between wood and soil as well as water collection around the columns. This condition can decrease the life span of structural components. I recommend consulting a qualified contractor for the most appropriate techniques for repair.
- 4) On the rear left side of the property there was a broken tree. This tree has not completely fallen and is a hazard. Leaving this tree in this position invites the risk of injury as it may fall injuring someone. I recommend removal of this tree by a licensed, qualified arborist.

Exterior

- 5) Some of the wood trim around the rear entry door was rotted and had peeling paint. All wood should be painted to protect from further moisture inclusion in damage from the elements. Leaving soft or rotted wood will allow the decay to spread to other areas and allow easy water and pest entry. I recommend replacing any soft or rotted wood. This is a relatively minor repair.
- 6) The exterior foundation wall was repaired approximately 10 years ago by a licensed contractor and movement has stopped since repair performed. The buyer has been presented with engineered, stamped papers stating wall was properly repaired. In the opinion of this inspector the wall has not moved since proper repair has been performed, in all likelihood the wall is stable where it is. No further movement is expected. If any displacement occurs, contact a licensed, qualified contractor immediately.

(Report Summary continued)

7) The wood around this window and trim adjacent to the electric meter had begun to rot and become soft. I recommend repairing all of these damaged areas to prevent further rot, damage and water intrusion. These are relatively minor repairs.

8) Several small areas around dwelling had exposed wood. These areas should be painted so as to protect them from water intrusion. At this time there has been very little or no water damage, the preventative maintenance of keeping the paint system up to date will prolong the lifespan of the dwelling exterior.

Roofing

9) Roofing areas displayed signs of wear and tear including many granules have been worn off. Also some nails heads have penetrated roof shingles due to wear and tear. There was moss on backside of garage roof. Some areas of flashing on the chimney are worn as well.

This roof will likely require repair or replacement within the next 3 years.

10) Some of the mortar was cracked and missing on the chimney (fig 15-1). This can allow water to enter and cause damage. It requires repointing.

The chimney liner for the heating system flue (fig 15-2) is cracked and brittle. I recommend evaluation by a licensed chimney sweep internally inspected. This liner has begun to deteriorate and may require replacement.

The chimney liner for the fireplace flue (fig 15-3) is in good condition with no cracking or shifting of the lining sections.

The chimney does not have a chimney cap, although not required, I recommend a cap be installed to prevent rain water from entering. Rain water can collect and deteriorate portions of the chimney and adjacent metal exhaust flue.

(Report Summary continued)

Structure

11) The foundation wall displayed an elevated moisture level. The basement area was not finished. This was not a serious condition as the structure of the wall has not been compromised. You may consider taking precautions on the exterior such as a perimeter drain or properly diverted gutters to keep moisture levels low. At a minimum I recommend running a dehumidifier to keep moisture levels in the basement low.

12) There was significant WDO (wood destroying organism) damage to several floor joists and sill plate. The areas have been repaired. Some areas of the repair do not appear adequate. I recommend consulting with a licensed, qualified contractor to determine the best course of repair required.

Structure: Attic

13) The attic access space was very small. The inspector was only able to inspect by visual from attic opening in linen closet. From the limited view, the roof sheeting appeared to be in satisfactory condition. Also there appeared to be adequate insulation in attic.

14) Both upper-level bathroom ventilators discharged into the attic space. It is strongly recommended that all that ventilators exhaust to the exterior of the building. Venting bathrooms into the attic only moves moisture from the bathroom into the attic area, creating a potential mold issue. I recommend installing vent systems that vent directly to the exterior of the dwelling. I recommend each vent having a separate exhaust to the exterior, combining vents could potentially pump moist air from one bathroom and backflow into the other bathroom.

Structure: Crawlspace

15) The insulation located in the crawlspace was in poor condition and requires replacement. There was no vapor barrier present. This can cause poor energy efficiency. I recommend a licensed, qualified contractor install new insulation and vapor barrier throughout the crawlspace.

(Report Summary continued)

Electrical

16) The receptacle had an open ground conductor-The house was originally wired with a two-wire, non-grounding type electrical system. There were three-pronged (grounding-type) receptacles, which require utilization of an equipment grounding conductor, that were installed on the two-wire ungrounded branch circuits. Appliances, fixtures and other equipment that require a three-pronged (grounding-type) receptacle will not be afforded the necessary protection of a grounding conductor, which could result in personal injury or damage to the equipment. You should consult with a qualified electrical contractor to determine alternatives for grounding the branch circuits in specific areas, or for bringing the receptacles into compliance with current safety standards, which would include installation of GFCI protection at the branch circuits and affixing warning labels to the receptacles, or replacing the receptacles with a non-grounding type receptacle.

17) The receptacle was found to lack GFI protection-All receptacles that service kitchen countertops, bathrooms, exterior, garage, and other wet areas are required to be GFI protected. A GFI protected receptacle offers additional protection to appliances and personnel. A non-protected outlet has increased risk of shock and damage to appliances. I had electrician evaluate and provide the proper solution for this condition.

18) The interior portion of the main service panel had a significant amount of corrosion visible. The panel also displayed signs of water penetration. The duct seal on the main electrical service line (exterior) was not present allowing water to follow the main service line towards the panel.

Any corrosion located inside a service panel or on any electrical device is considered a major hazard and should be remedied immediately by a qualified, licensed electrician. Corroded portions of electrical circuits are a fire hazard.

I recommend evaluation and repair by a licensed, qualified electrician.

(Report Summary continued)

19) This home had active knob and tube wiring circuits present. Knob and tube wiring circuits are older style of wiring (typically used until the 1930's). It should be noted that this type of wiring was designed for a lower electricity demand than many current homes require. This type of wiring also requires open air surrounding circuits to keep the wires cool. It should not be covered in insulation as heat can build up causing a fire hazard. Knob and tube wiring circuits should not be extended or added to. I also recommend all knob and tube circuits be run on a 15 amp breaker (maximum) to further reduce the possibility of overheating circuitry and fire hazard. Please consult a licensed, qualified electrician prior to servicing, modifying, or repairing any electrical system in the home.

In the attic area, there was knob and tube wiring covered in insulation, creating a fire hazard. It is important that this insulation around the knob and tube to be removed. Please consult a qualified electrician for exact clearances required to eliminate a fire hazard.

20) The main electrical service line jacket was deteriorated. This condition can allow water to enter the line, meter, and main service panel. This can cause deterioration of the components and is a major hazard. I recommend having this repaired by a licensed, qualified electrician immediately.

Plumbing

21) The plumbing had deterioration/corrosion. It will leak in the near future. I recommend having these areas replaced as necessary by a licensed plumber.

22) The main kitchen faucet leaked from the fixture when in operation. Due to the price point of the style faucet, I recommend replacement rather than repair.

23) The toilet in bathroom 1 was not properly secured it to the floor and wobbled. A loose toilet will cause the toilet drain seal to fail and leak. I recommend removal of the toilet, replacement of the drain seal (wax ring), and re-installation and proper security of the toilet for proper function. This should be performed by a licensed plumber.

(Report Summary continued)

24) The drain under the kitchen sink had multiple defects and should be replaced or reconfigured by a licensed plumber. Note: even though this plumbing is not configured in the traditional manner, it did not leak during the inspection. Because the materials and techniques used are not approved by current building standards, I cannot endorse the continued operation of this drain system.

The red arrows indicate improper coupling of plumbing joints. These areas should be correctly configured with the proper compression fittings to prevent water leakage.

The blue arrow indicates an excessive amount of what appears to be a silicone sealant like caulk. This is not the proper technique and was likely an amateur repair under the sink.

Also the drain line entering the drain system from the left of the photo does not have a trap.

Bathrooms: Bathroom #1

25) The bathroom sink faucet had slow drip. I recommend repair or replacement of the faucet.

26) In the bathroom, tile floor had grout deterioration adjacent to the bathtub. Repairing this area will help prevent water from getting into floor. This should be done as soon as possible to prevent structural damage and potential mold growth.

Bathrooms: Bathroom #2

27) The vanity sink stopper mechanism did not operate. This is typically a minor mechanical adjustment or repair.

28) The grout on the shower wall shows minor deterioration and cracking. I recommend repairing the grout to prevent water from intruding into the wall causing structural damage. This is a moderate to minor repair.

(Report Summary continued)

29) The receptacle plate cover is not properly attached. A broken or loose cover can easily move out of place and expose a shock hazard. I recommended replacing the receptacle plate cover. This is a very simple and minor repair.

Kitchen

30) The garbage disposal did operate, however it was very loud and made grinding noises. I recommend replacement, as indications show this unit is nearing the end of its lifespan.

-or-

I never endorse use of a garbage disposal in a home with a septic system. Garbage disposals put undue stress on a septic system and should not be used. I recommend removal. If a waste disposal machine must be used, at least install a septic system safe style unit.

Interior

31) The damper did not operate as intended and would not open. Due to a closed damper, the inspector was not able to evaluate the chimney at all. I recommend hiring a chimney specialist to repair the damper, clean the chimney, and provide a full chimney inspection prior to use.

32) The staircase handrail ascending to the second floor was loose at the time of inspection. This rail will only become more loose and hazardous as usage and time continues. I recommend repair by a qualified/licensed contractor or carpenter.

33) The counterweight system on the window did not operate. This means the window will not stay open on it's own. This is, in all likelihood, a minor mechanical repair.

(Report Summary continued)

34) The exposed steam radiator pipes in the lower level were insulated in what appears to be asbestos-containing material. Asbestos, when made friable or airborne particles are released, is linked to breathing hazards such as lung cancer and should be treated with extreme caution. I recommend hiring an asbestos removal contractor to properly encapsulate or remove this asbestos containing material from your home. This material should never be handled by anyone other than qualified professionals.

Pool/Spa

35) The sand filter had been repaired improperly. The gauge did not operate to display tank pressure. The top of the tank had been repaired with a glue or epoxy making the valve removal impossible. In proper use and care, the top valve should be removed every few years to change the sand inside filter. As currently configured this is not possible and this filters lifespan is only an additional season or two at maximum.

36) The vinyl pool liner has been patched several times. These patches indicate the liner is reaching the end of it serviceable life. I recommend you budget for replacement in the near future.

Pest/Wood Destroying Organism

37) Several areas of the floor joists, visible in the basement, had damage from wood destroying organisms. The likely infestation is subterranean termites. There are mud tubes present indicating active infestation. I recommend contacting a licensed, qualified pest removal technician to remediate this infestation.

The damage to the floor joists is structural in nature and should be repaired by a qualified, licensed contractor.

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