



...because you deserve to know the real state of real estate.

Aiken Home Inspections

P.O. Box 435

Wellsville, NY 14895

Phone/Fax: (585) 593-4974

E-mail: TAiken@AikenHomeInspections.com

Building Inspection Report

Property Information

Address: 4127 SOMEPLACE RD,
ANYTOWN, NY 23456

Reported Square Footage: 1825
Approximate Age or Year Built: 1887
House Faces: E



Report Number: 20070516

Inspection Date: 05/16/2007 10:00 AM

Prepared For: MRS JANE DOE
123 FORTH STREET
SOMEPLACE, NC 45678

CONDITIONS DURING INSPECTION	4
STRUCTURAL COMPONENTS	4
CRAWL SPACE	5
BASEMENT	6
SIDING AND TRIM	7
GARAGE DOOR	7
WINDOWS AND EXTERIOR DOORS	9
DRIVE AND WALKWAYS	9
GRADING NEAR HOUSE	9
ROOF AND ATTIC	11
INSULATION	14
ELECTRICAL SYSTEM	15
PLUMBING SYSTEM	16
HEATING AND AIR CONDITIONING SYSTEM	17
INTERIOR	18
CHIMNEY	21
APPLIANCES	21
SUMMARY	24
END OF REPORT	24

Notes

This report is confidential, and is for the use and benefit of the client only. It is not intended to be for the benefit of or to be relied upon by any other buyer, lender, title insurance company, or other third party. Do not duplicate without permission. Duplication without permission is a violation of federal copyright law.

Terms and conditions crucial to interpretation of the report are contained in a separate Pre-Inspection Agreement. Do not use this report without consulting the Pre-Inspection Agreement.

The report conforms to the standards of the National Association of Certified Home Inspectors® Components are identified and their apparent condition is reported. The client should consult the terms of the sales contract to determine whether any of the items contained within must be repaired by the seller prior to closing. Reporting on other issues such as cosmetic damage and suggestions for improvements is included for your information only, and should not be relied upon as items that may or may not be repaired under the terms of your Sales Contract. If in doubt, consult your Sales Contract and/or an attorney to explain your rights and obligations under your Sales Contract. The Inspector offers no warranties or representations as to your rights or obligations under any Sales Contract.

Identifying Repairs in the Report

Items that appear to need attention or repair are listed in the following formats:

Major Repair These are repairs to items not performing their intended function that, in the opinion of the inspector, might cost more than \$1000.00 to remedy.

Minor Repair These are repairs that, in the opinion of the inspector, are minor repairs to items not performing their intended functions. Cost to repair may range from minimal to several hundred dollars.

Maintenance These are repairs that, in the opinion of the inspector, are regular maintenance typical for buildings this age. Repairs to these items are not urgent, but should be made within the next six months.

Safety Concern Conditions that are judged to be a real or potential threat to safety or health (regardless of cost to repair) are listed as safety concerns. **These items should be repaired immediately and prior to occupancy.** Cost may be minimal or significant.

Investigate Further Conditions that warrant further investigation by an appropriately licensed specialist are identified here. Often, only a specialist can confirm that repairs are needed and determine the scope of the repairs. This includes conditions that require destructive inspection, engineering, analysis beyond the scope of a visual home inspection, or subjects outside the general knowledge of a home inspector.

This inspection is NOT for Building Code Compliance. Many critical components covered by the Building Codes are not visible after a house has been completed making inspection impossible. The Code is mentioned solely as a point of reference to what is acceptable practice. The Report is not intended to be and should not be construed as Building Code Compliance report. Other Code deficiencies are likely to be present.

¹Please refer to www.nachi.org to review the Standards of Practice.

CONDITIONS DURING INSPECTION

The weather was warm and sunny with 47% humidity, Dew point @ 55 degrees F and the pressure is 30.01 and raising.

The outdoor temperature during the inspection was about 73 degrees F

The soil was dry.

The buyers' agent Mr. Brcye and the owners were present during the inspection.

STRUCTURAL COMPONENTS

Description

The inspected property is a two story home with a detached garage.

The exterior walls are constructed of wood frame.

The foundation type is primarily field stone with mortar wall.

The floor construction is wood frame.

The roof is constructed using conventional rafters sheathed with roof boards.

Ceilings are supported by floor and ceiling joists.

Observations and Recommendations

The interior and exterior surfaces have no signs of cracking that would indicate significant movement. Typical small cracks are present. There is a vertical crack about 1/4" in width was observed in the interior wall at the intersection of the original house and the kitchen addition. This appears to be the result of typical minor settlement over the years of the addition and is typical. We cannot predict the likelihood of any future movement.

No structural damage was observed in the limited readily visible portions of the wood framing in the attic.

CRAWL SPACE

Description

Clearance above ground in the crawl space is about 12-18 inches.

The crawl space was examined by looking through the limited access openings.

Ventilation is provided by screened openings around the perimeter. The purpose of ventilation is to reduce moisture levels in the crawl space. Excessive moisture can cause significant problems.



Floor insulation is not present. I recommend you consider installation of insulation to save energy and installing a vapor barrier on the ground in this space.

Observations and Recommendations

Signs of past water entry were not observed in the crawl space.

Ventilation of the crawl area appears to be adequate as there was cross ventilation in basement through the crawl area.

Attic

Description

The attic was entered through the access opening in the hall.

The attic was examined by walking through it.

Observations and Recommendations

The condition of readily visible elements in the attic appears adequate except as noted elsewhere in the report. Roof sheathing and framing were examined and probed for signs of deterioration in limited areas. None were found.

Investigate Further Evidence of rodent activity was observed in the attic. Rodents can damage duct work and wiring and can be a health hazard. Extermination is needed. Contact a pest control firm or deal with the problem yourself by placing traps in areas of known activity.



The remote areas of the attic were not examined due to limited access. Conditions in these areas (including water tightness of the roof) are unknown and are specifically excluded from the inspection and report.

We saw no evidence of leakage in the readily accessible areas.

Attic ventilation appears to be adequate.

Insulation

Floor insulation is not installed. R-value is estimated to be zero because no insulation was present or visible in the floors. However, the basement band joist (outer perimeter of the floor) was insulated with R-11 fiberglass.

Ceiling insulation is fiberglass batts. R-value is estimated to be 30.

Wall insulation could not be observed. R-value is estimated to be 4 because of the insulation 'backer' board under the siding

(R-Value is the ability to resist the movement of heat. Higher numbers are better.)

Observations and Recommendations

Insulation attic R- Value of 30+ is typical for houses in this climate. The insulation R- Value for the other areas of the house is typical for houses this age. This attic has an insulation R-Value of 38.



ELECTRICAL SYSTEM

Description

The 120/240 volt 200 amp service enters the house from overhead.

The service entrance wires are #4/0 aluminum.

The main service panel is located in the basement. The main panel contains circuit breakers.

The main disconnect is a 200 amp circuit breaker located in the main panel.

Service grounding connections were observed at a driven rod in the basement.

A sub-panel is located in the detached garage.

The readily visible wiring is a mixture of original and newer copper in non-metallic cable.



Receptacles are primarily the three hole grounded type. Some are the older two hole ungrounded type.

Smoke detectors were observed outside the sleeping areas only. Additional devices are recommended.

Observations and Recommendations

Electrical systems require regular maintenance for safety reasons. We recommend that you have a licensed electrician perform annual inspection and maintenance.

We opened and inspected all main and sub-panels. Conditions appear adequate.

We tested a random number of receptacles using a testing device. Accessible receptacles tested as being wired properly. Three prong receptacles tested as being grounded.

A ground fault circuit interrupter (GFCI) is a modern electrical device, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. In the event of a fault in an appliance that you are touching, the current that passes through your body to ground is detected and the circuit is shut off, protecting you from potentially fatal shocks. GFCI devices are now required in new homes in wet or damp environments. We recommend that all receptacles located in the kitchen at countertops, in bathrooms, in the garage, at spas, hot tubs, fountains, pools, in crawl spaces, near laundry tubs, and outdoors be upgraded to the Ground Fault Circuit Interrupter type by a licensed electrician if not already present. This will considerably improve electrical safety for occupants of the building.

GFCI devices tested functional using a testing device.

Overall, we found the system to be in adequate condition. It's very similar to what would be installed today.

Note: The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, cable TV wiring, timers or the operation of smoke detectors.

The second floor is equipped with emergency lighting and a hard wired smoke detector.

Smoke detectors should be installed (if not already present) on each floor (including attics and basements.) Modern standards require that smoke detectors be installed inside and outside of all sleeping areas. They should be hard wired and have battery backups. All smoke detectors should be interconnected so that they all sound at once. We recommend upgrading to this level of protection (if not already present.)



Consult the manufacturer's literature for recommended mounting locations of smoke detectors. Be sure to test your smoke detectors upon moving in and monthly thereafter.

PLUMBING SYSTEM

Description

The water is supplied by a well and pump.

The waste system is a septic system.

Readily visible plumbing supply pipes are a mixture of older galvanized iron and newer copper. (Most of the piping is concealed and cannot be identified.) Readily visible waste pipes are a mixture of cast iron, copper and newer PVC plastic.

Hot water is provided by is provided by a separate water heater.

The gas 40 gallon primary water heater is in the basement. We estimate the age of the water heater to be eight years old. A temperature pressure relief valve is present on the water heater.

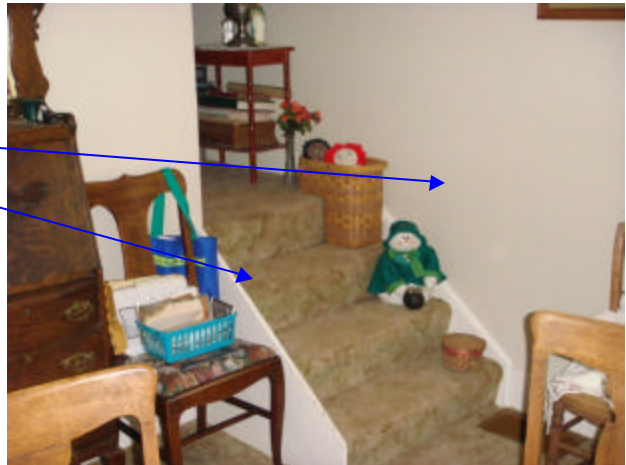
Observations and Recommendations

The readily visible supply piping system appears to be in functional condition. The system is old. Expect repairs or replacement in the future.

The readily visible drain piping system appears to remain in functional condition. The some of the system is old. Expect repairs or replacements in the future.

Water was run through all fixtures and drains. Flow through the supply piping is low when using more than one fixture at a time. Expect to replace some of the piping in the near future. Functional drainage was observed.

Safety Concern Some of the steps and stairs have no handrails. I recommend the installation of handrails for safety reasons. Falling on steps and stairs is one of the primary causes of injury in the home.



Safety Concern The transition from the second floor hallway to the landing at the top of the stairs has the door swinging out over the landing towards the stairs. This may be a safety concern if the door is in the closed position and opened with the person not expecting a change in floor transition



We cannot determine the condition of floors underneath carpet and other coverings. The condition of concealed floors is specifically excluded from the inspection and report.

Walls and ceilings were found to be in adequate condition. Interior floors were found to be in adequate condition. Except in the laundry room where there wearing in front of the freezer.

Interior cabinets were found to be in adequate condition.

A Word about Mold and Other Indoor Air Contaminates

Molds are fungi that can be found both indoors and outdoors. Molds grow best in warm, damp, and humid conditions, and spread and reproduce by making spores. Mold spores can survive harsh environmental conditions, such as dry conditions, that do not support normal mold growth.

Molds are found in virtually every environment and can be detected, indoors and outdoors, year round. Mold growth is encouraged by warm and humid conditions. Outdoors they can be found in shady, damp areas or places where leaves or other vegetation is decomposing. Indoors they can be found where humidity levels are high, such as basements or showers or where water leaks into the building.