

Eagles Eye Home Inspection

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HOME INSPECTION REPORT

Client(s): XXXXXXXXXXXXX

Property address: XXXXXXXXXXXXX
XXXXXXXXXXXXXX

Inspection date: XXXXXXXXXXXXX








This report published on 2/20/2007 3:58:22 PM CST

[View summary page](#)

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and shown in bold type. Items of concern follow descriptive information and are shown as follows:

	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

Concern items are sorted by the types listed above. [Click here](#) for a glossary of building construction terms.

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General information

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Overview: Standard home inspection of a single family dwelling.

Structures inspected: House and Grounds

Seller's name: Unknown

Report number: 38

Time started: 2PM

Time finished: 4:30

Inspection Fee: xxxxx

Occupied: No

Age of building: 1 years old

Type of building: Single family

Weather conditions: Clear

Temperature: Cool

Ground condition: Dry

Main entrance faces: West

Foundation type: Crawlspace

The following items are excluded from this inspection: Security system

Exterior

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Footing material: Not visible

Foundation material: Poured in place concrete, Concrete block

Apparent wall structure: Wood frame


Wall covering: Brick veneer


Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete

Exterior door material: Solid core fiberglass

Water pressure (psi): Water service not on doing inspection

 **1)** The perimeter grading slopes towards the structure in one or more areas. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms. Wet soil may also cause the foundation to settle and possibly fail over time. Recommend grading soil so it slopes down and away from the structure with a slope of at least 5% (10% or better is optimal) for at least 6 feet.

 **2)** One or more crawlspace vents are below or too low to grade with no well to prevent rainwater from entering. This can lead to water entering and accumulating in the crawl space, and is a conducive condition for wood destroying insects and organisms. Recommend raising vent above grade or

installing or constructing wells at below-grade crawlspace vents.



Photo 5

This vent is installed too low to the ground. Water can enter into crawl space if this area floods. Recommend raising crawl space vent higher if possible.

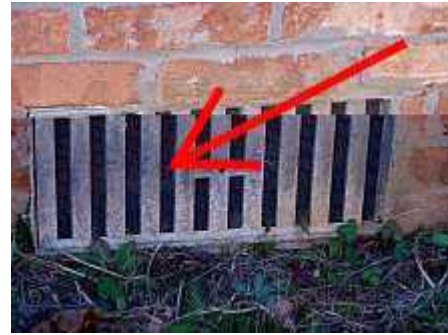


Photo 6

Vent installed too low to ground. Water can enter into crawl space.



3) The finish on the deck is worn and/or deteriorated. Recommend cleaning and staining deck also replace damage boards and nail down lifting decking boards.



Photo 11

Decking boards lifting and deck need treating with weather protection.



Photo 12



Photo 13



 **4)** Caulk is missing or deteriorated in some areas. Recommend caulking where necessary. Need clear caulk around all windows and around garage door.



Photo 7

Caulk gaps around garage door with clear caulk.

 **5)** Recommend cleaning deck and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mildew. Consumer Reports recommends these products:

- Cabot Decking Stain and PTW Stain
- Olympic Water Repellent Deck Stain
- Thompson's House and Deck Stain
- Wolman PTW Deck Stain
- Akzo Sikkens Cetol DEK
- Benjamin Moore Moorwood Clear Wood Finish
- DAP Woodlife Premium
- Olympic Natural Look Protector Plus

6) Gutter elbow not attached.



Photo 3

Gutter elbow not attached.



Photo 4

Roof

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Roof inspection method: Viewed from ground with binoculars

Roof type: Gable

Roof covering: Asphalt or fiberglass composition shingles

Estimated age of roof: 3 to 4 years old

Gutter & downspout material: Aluminum

Roof ventilation: Adequate

Attached garage

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7) One or more garage vehicle doors are damaged. Recommend having a qualified contractor make repairs as necessary.



Photo 8

Garage door bent at this section.



8) Recommend installing electrical receptacle closer to garage door openers. This will allow enough room to plug-in electrical cord without using a extension cord.

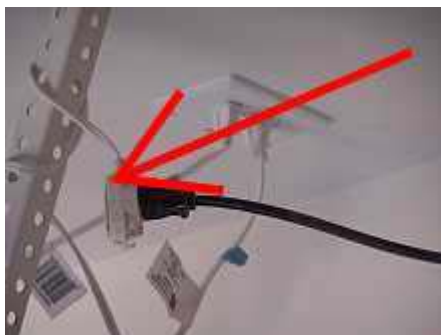


Photo 43

Electric service

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Primary service type: Underground

Primary service overload protection type: Circuit breakers

Service amperage (amps):

Service voltage (volts): 120-240

Location of main service panel: Inside Garage

Location of main disconnect: Breaker at top of main service panel

Service conductor material: Aluminum

Main disconnect rating (amps): 200

Smoke detectors present: Yes



9) One or more smoke detectors are emitting "chirping" noises, indicating that batteries need changing. Recommend changing the batteries in all the smoke detectors now and annually in the future. For more information on smoke detectors, please review the U.S. Consumer Product Safety Commission Document #5077 [Test All Smoke Alarms \(Detectors\) and Annually Replace Batteries](#)
[Develop and Rehearse an Escape Plan.](#)

Water heater

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Estimated age: 1 years old

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 40

Brand & model: A.O. Smith

Water temperature (degrees Fahrenheit): Water service not on could not check



10) Never allow water temperature greater than 120 degrees fahreinit. Recommend adjusting thermostat so water temperature doesn't exceed 120 degrees to avoid scalding danger. For more information on scalding dangers, visit <http://www.tap-water-burn.com/>

Heating and air conditioning

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Heating system energy source: Natural gas

Heat system type: Forced air

A/C energy source: Natural Gas

Distribution system: Flexible ducts

Brand & model: Trane XB80

Filter location: Behind return air grill



11) Last service date of this system is more than two years ago or is unable to be determined. Recommend asking seller when it was last serviced. If unable to determine or if more than two years ago, recommend that this system be inspected, cleaned, serviced and repaired if necessary by a qualified heating and cooling technician. Recommend that this servicing be made every two years in the future or as recommended by the heating and cooling contractor.



12) This system is equipped with throw-away filter(s). They appear to be dirty. Recommend replacing filter(s) now and every 2 months in the future if the thermostat's fan position is set to "Auto", or monthly if it's set to "On".



13) Recommend that this system be inspected, cleaned, serviced and repaired if necessary by a qualified heating and cooling technician annually in the future.

Attic

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Inspection method: Traversed

Roof structure type: Rafters

Ceiling structure: Ceiling beams

Insulation material: Rockwool loose fill

Insulation depth: 12

Insulation rating: R30



14) Pull-down stairs are installed for the attic access. Insulation is installed in the center of stairs, but no weatherstripping is installed around the hatch perimeter. To reduce air leakage, recommend installing weatherstripping and an insulated hatch cover. An example of one can be seen at <http://www.batticdoor.com/>

Interior air leaking into the attic results in heating and cooling losses, increased energy costs, and a possible increase in moisture levels in the attic due condensation forming on the underside of the roof sheathing during cold weather.

Plumbing and laundry

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Location of main water shut-off valve: Outside of Home

Location of main water meter: Outside of home

Location of main fuel shut-off: Outside of home

Water service: Public


Service pipe material: Not visible

Supply pipe material: Copper

Vent pipe material: Plastic

Drain pipe material: Plastic


Waste pipe material: Not visible

 **15)** No expansion tank is installed on this structure's water supply system. Expansion tanks are recommended when a structure is serviced by a public water supply system and the structure's water system is "closed" via a Pressure Reducing Valve (PRV), Check Valve, or Back Flow Preventer. No room for expansion exists in this type of system. Thermal expansion occurs when water is heated during non-use periods. In a closed system with no provision for expansion, its effects may include:

- Backflow into the water main
- Damage to water heater connections, gas water heater flue tubes and pumps serving washers and dishwashers
- Leaking faucets
- "Weeping" of water through the water heater temperature-pressure relief (TPR) valve
- Noisy water hammer in the pipes.

Expansion tanks can eliminate these problems by giving water a place to go when thermal expansion occurs. When a water heating cycle ends, or when any fixture is opened within the system, the impact of thermal expansion is reduced, and water drains out of the expansion tank back into the system.

Recommend having a qualified, licensed plumber install an expansion tank as per standard building practices.

 **16)** The washing machine is installed over a finished living space and has no catch pan or drain installed. These aren't commonly installed, but they're recommended to prevent water damage to finished interior spaces below if or when the washing machine leaks, overflows or is drained. Recommend having a qualified contractor install both a catch pan and drain.

Fireplaces and solid fuel burning appliances

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Fireplace type: Metal prefabricated

Chimney type: Masonry

Crawl space

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Inspection method: Viewed from hatch

Insulation material underneath floor above: Fiberglass roll or batt

Pier or support post material: Wood, Concrete

Beam material: Solid wood

Floor structure above: Solid wood joists

Vapor barrier present: Yes, replace all Vapor barrier. Crawl space flooded with water.



17) The crawl space is flooded with water. Recommend pumping water out to evaluate damages and remove all plastic barrier so that crawl space can dry out. After crawl space has dried out, recommend that a heating and air specialist evaluate A/C unit in crawl space for damage. Recommend having a structural engineer examine foundation. Insulation should be removed/replaced. Recommend having a mold test done in crawl space.



Photo 14

Standing water in crawl space.
Water is 3" to 4" Deep.



Photo 15

Crawl space flooded.



Photo 17

Plastic not installed correctly. Should lay flat with no gaps.



Photo 18

Wood blocks helping to hold-up sub floor.



Photo 19

Recommend inspecting home for mold. Mold will form within 24 to 48 hour. The water need to be removed ASAP and remove 6 mil. plastic on ground under house and have the problem evaluated to determine what caused the flooding. This might have been an ungoing problem. It might be a spring--on the property that only occurs when the water table rises--- It might have clogged gutter..bad grading around the house/foundation--a underground water leak--neighbor might have his/her gutter run off going toward the house.. a broken plumbing line. Find the source ASAP to fix the problem.



Photo 20

3" to 4" of water at this area.



Photo 21



18) Vapor barrier needs repair. Recommend repairing vapor barrier so no exposed soil exists in the crawlspace. Recommend using 6 mil polyethylene with seams overlapped at least 24".



19) Some insulation on the water pipes in the crawl space is damaged, deteriorated and/or missing. Recommend repairing or installing insulation on water pipes where necessary for better energy efficiency and to prevent water pipes from freezing.



20) One or more light fixtures are missing. Recommend having a qualified electrician evaluate and repair or replace fixture(s) as necessary.

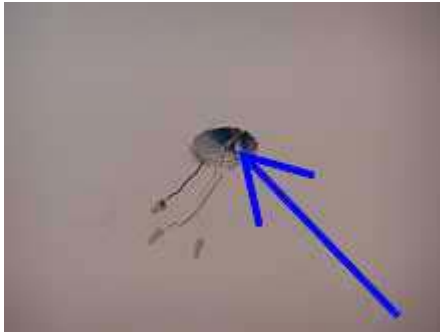


Photo 25



Photo 26



Photo 27

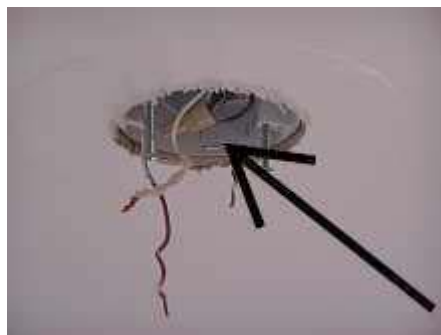


Photo 39



21) Water stains visible in ceiling, apparently or possibly from an active/previous leak from a plumbing pipe or jetted tub/shower. Recommend asking seller if leak was repaired. Recommend removing wet wallboard or plaster and replacing with new after area has dried thoroughly. Recommend doing a mold test on home.



Photo 28

Recommend doing a swab mold test and air sample test inside home. See other pictures.



Photo 29

Water stains

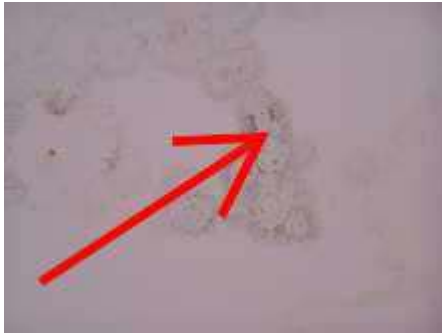


Photo 30



Photo 31
Damaged ceiling.



Photo 33
Water stain on base board.



Photo 34



Photo 35
Water stain



Photo 36



Photo 37



Photo 41

Ceiling patched. Might be due to a previous/active plumbing leak.

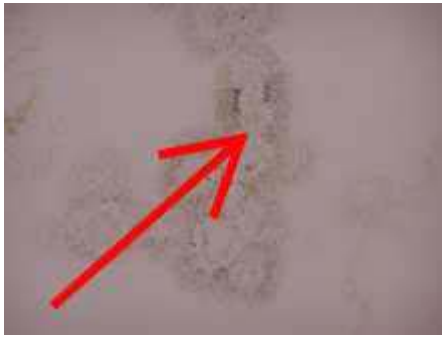


Photo 42

Recommend doing a mold swab test on this spot.



22) Screen(s) missing in all windows. Window(s) may not provide ventilation during months when insects are active. Recommend installing screens.



23) One or more doors don't latch when closed. Recommend making repairs as necessary such as adjusting latch plates or lockset mechanisms. Front and back door.



24) One or more doors bind in their jambs. Recommend making repairs as necessary so they close easily.



Photo 9

Caulk gaps around both garage door with clear silicone caulk.



Photo 10

No vent cover installed.



Photo 16



Photo 22

Wood bracing sub floor.

Joist could have been installed better and joist braced incorrectly with a wood block at entrance door. No crawl space door installed.



Photo 23
Storm drain



Photo 24
Siding coming loose on front porch.



Photo 32
Dishwasher line not attached



Photo 38
Hole in wall from front door. No door stopper installed.



Photo 40
Tile cracked around toilet near floor.

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