

HOME INSPECTION REPORT

Helping you make an informed decision about your home!

***Address: Your Address
Anytown, NC
For: Demo Report
May 26, 2009***



RIGHT STEP HOME INSPECTIONS LLC

***Wilson Fausel, NC License # 2664
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SUMMARY OF RECOMMENDED REPAIRS

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N.C. Home Inspector's License # 2664

Note: This summary is not the complete report. The complete report may include additional information of concern to the client. It is strongly recommended that the client read the complete report.

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These are items not functioning as originally intended, adversely affecting the habitability of the home, warranting further investigation by a specialist or subsequent observation.

1 - SITEWORK AND EXTERIOR

SIDEWALKS

Condition

Where the brick sidewalk from the right side yard joins to the driveway at the right front of the garage, the pavers have settled approximately 1" and have become a trip hazard and also are causing water to settle at the foundation. The pavers should be raised and made level to the driveway to eliminate this hazard and to effectively drain water away from the house.



Handrails

The handrail on the left side of the front porch steps is loose at the lower end and should be tightened for safety.

EXTERIOR WALL CLADDING AND TRIM

Condition:

The hardboard siding has deteriorated on the second story where it comes in contact with the roof over the living room and kitchen. This has been caused by insufficient clearance between the siding and the roof shingles (at least 1" of clearance is needed). All siding along the roof line should be probed and all deteriorated siding replaced to prevent further damage to the siding and wall structure.



GENERAL SITEWORK AND EXTERIOR

At the rear of the house where the lower corner of the roof meets the siding on the second story a small piece of siding is missing, exposing the wall structure to rain water. Siding should be installed to prevent water damage to the internal wall structure.



2 - STRUCTURAL COMPONENTS

FLOOR FRAMING

Condition

The top of the triple 2" x 12" wood beam in the storage room to the rear of the basement den area has been notched to allow for plumbing pipes. This has degraded the structural integrity of the beam. This should be repaired to prevent sagging in the floors above.



GENERAL COMMENTS STRUCTURAL COMPONENTS

When entering the crawlspace it was noted that most of the fiberglass batt insulation has fallen from the floor structure, is lying on the ground and has become dirty and damp from ground moisture. All insulation on the ground should be removed from the crawlspace and discarded. New R19 batt insulation should be installed by an insulation contractor that is familiar with installing batt type insulation in a truss floor system.



3 - ROOF, ATTIC AND DRAINAGE

ROOF COVERINGS

A - At the rear of the house to the left of the rear dormer the roofing has been repaired with roofing sealant and caulk. This was to repair a previous leak due to unevenness of the roof sheathing at the transition of the main roof to the roof over the rear sun room. The shingles in this area should be removed, the sheathing over the sun room should be properly let into the sheathing on the main roof and the shingles replaced.

B - When walking the roof, a cracked shingle was noted at the peak of the roof over the back porch. This has a high potential for causing a leak. This should be temporarily repaired with a roof caulking and then replaced when the roof is replaced.



Flashings

On the right side of the house to the rear of the chimney, the roof flashing is bent and which can allow rainwater to enter under the roof shingles and into the wall structure. This should be repaired to prevent further damage.



4 - INTERIOR

ENTRY DOORS

Weather stripping

Daylight was noted at the top and left of the latch side of the door from the dining room to the rear deck. The weather stripping should be adjusted or replaced for energy efficiency.

Chimes

The door bell did not function as the door bell button at the front is broken. This should be repaired for proper function.

INTERIOR DOORS

Stick or don't latch

The entry door to the 2nd floor left front bedroom did not latch and should be repaired for proper function.

WALLS AND CEILINGS

Condition

The ceiling in the laundry room has water stained ceiling tiles hanging down from their supports. Several other ceiling tiles are also water stained. Upon further investigation, a water leak was noted in the vicinity of the white PVC waste pipe from the 2nd floor hall bathroom. The exact source of the leak could not be determined without removing more ceiling tiles and insulation. The areas around water stained ceiling tiles should be further investigated to determine the exact source of the leak, any leaks repaired by a licensed plumber and new ceiling tiles installed.

FLOORS

Condition/vinyl

The vinyl tile flooring in the laundry area is torn and should be repaired to prevent further tearing.

5 - GARAGE

GARAGE DOORS

Electric eye

Although the photo cells functioned properly, at approximately 24" they are mounted too high from the floor. These should be remounted to within 6" of the floor for the safety of small children and animals.

Auto reverse

The door did not automatically reverse under light pressure. This should be repaired for safety.

6 - KITCHEN

APPLIANCES

Dishwasher

When starting the inspection it was noted that there was water standing in the bottom of the dishwasher. A cycle was run to see if it properly emptied the water. After completing the cycle water was still standing in the bottom of the dishwasher. The dishwasher should be repaired by an appliance technician.

Disposal

When tested the disposal just hummed. This should be repaired for proper function.

7 - PLUMBING

OUTSIDE FAUCETS

Condition

A - The faucet at the front of the house is leaking from the valve stem packing and should be repaired for water conservation.

B - The handle is missing on the faucet under the rear deck is missing so the faucet could not be tested.

A new handle should be installed and the faucet retested.

GENERAL COMMENTS. PLUMBING

The cold water faucet on the washing machine hookup could not be completely turned off. This should be repaired for water conservation and to prevent water from leaking into the walls or on the floor.

8 - ELECTRICAL

BRANCH CIRCUITS

Polarity correct?

When tested, the outlet in the down stairs family room under the built in book case indicates hot and neutral reversed. This should be repaired to prevent damage to electronic equipment that may be plugged into this outlet.

SMOKE DETECTORS

Functional?

The smoke detector in the dining room did not function when tested and the one in the 2nd floor hall is "chirping" indicating a low battery. These should be repaired for safety.

GENERAL COMMENTS: ELECTRICAL

In the crawlspace there is a 110VAC line that has been run under a metal heat return duct. The line is too tight and has been insulated with tape and a small piece of wood. The tape and wood should be removed and if need be the line extended so it is not in contact with the metal to prevent an electrical shock and fire hazard.



9 - HEATING AND AIR CONDITIONING

COMPONENTS – SYSTEM

Filters

The 2 filters were very dirty and were removed to proper airflow and testing of the system. New filters should be installed and changed every 30 to 60 days for proper air flow and function of the system.

GENERAL COMMENTS – HVAC SYSTEM

A - The insulation around the connection of the main distribution line to the furnace in the crawlspace has fallen down and should be replaced for energy efficiency.



B - The floor register in the master bath is missing and should be installed to prevent debris from falling into the heating system distribution pipes.

Thank you for choosing Right Step Home Inspections,

Wilson Fausel

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