

ASSURED HOME INSPECTION

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1313 MOCKINGBIRD LANE

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TABLE of CONTENTS

TABLE of CONTENTS	2
PURPOSE AND SCOPE/ GENERAL LIMITATIONS AND EXCLUSIONS .	3
INTRODUCTION AND OVERVIEW .	4
<i>Inspection Details.....</i>	<i>4</i>
<i>Construction Type.....</i>	<i>4</i>
<i>Building Details.....</i>	<i>4</i>
GENERAL INFORMATION	4
<i>Property Address</i>	<i>4</i>
<i>Inspected By.....</i>	<i>4</i>
<i>Client Information</i>	<i>4</i>
<i>Buyers Agent Information.....</i>	<i>4</i>
LANDSCAPE, DRAINAGE, CONCRETE WORK, FENCES, ETC... 	5
<i>Slope and Drainage.....</i>	<i>5</i>
EXTERIOR SURFACES AND STRUCTURE	6
<i>Building Exterior</i>	<i>6</i>
<i>Sun Deck.....</i>	<i>6</i>
<i>Drives Walks and Patios.....</i>	<i>6</i>
ROOF COMPONENTS	8
<i>Roof Covering</i>	<i>8</i>
<i>Flashing</i>	<i>8</i>
<i>Gutters And Downspouts</i>	<i>8</i>
<i>Skylights.....</i>	<i>8</i>
<i>Chimney(s)</i>	<i>8</i>
FOUNDATION, STRUCTURE AND INSULATION	11
<i>Building Foundation.....</i>	<i>11</i>
<i>Wall Structure.....</i>	<i>11</i>
<i>Attic Insulation</i>	<i>11</i>
<i>Roof Structure</i>	<i>11</i>
<i>Attic Ventilation</i>	<i>11</i>
CRAWLSPACE	13
<i>Basement CrawlSpace</i>	<i>13</i>
<i>Structure.....</i>	<i>13</i>

<i>Insulation and Vapor Barrier Presence.....</i>	<i>13</i>
<i>Ventilation</i>	<i>13</i>
ELECTRICAL SYSTEM	17
<i>Service Entry</i>	<i>17</i>
<i>Main Disconnect</i>	<i>17</i>
<i>Main Panel</i>	<i>17</i>
<i>Distribution Wiring</i>	<i>17</i>
<i>Smoke Alarm Detectors</i>	<i>17</i>
<i>Sub Panel</i>	<i>17</i>
PLUMBING SYSTEM	20
<i>Supply and Piping</i>	<i>20</i>
<i>Water Heater</i>	<i>20</i>
<i>Controls and Safety Devices</i>	<i>20</i>
<i>Water Supply</i>	<i>20</i>
AIR CONDITIONING SYSTEM(S) 	22
<i>System Description.....</i>	<i>22</i>
<i>Unit # 1</i>	<i>22</i>
<i>Air Ducting.....</i>	<i>22</i>
<i>Air Filter</i>	<i>22</i>
HEATING SYSTEM(S)	24
<i>Heating Systems.....</i>	<i>24</i>
<i>Furnace Unit # 1</i>	<i>24</i>
<i>Unit # 1 Exhaust.....</i>	<i>24</i>
<i>Gas System.....</i>	<i>24</i>
INTERIOR.....	26
<i>General Interior/ Cabinets</i>	<i>26</i>
<i>Interior Doors.....</i>	<i>26</i>
<i>Windows.....</i>	<i>26</i>
APPLIANCES.....	27
<i>Kitchen Ventilation</i>	<i>27</i>
<i>Cooktop</i>	<i>27</i>
<i>Oven</i>	<i>27</i>
<i>Dishwasher.....</i>	<i>27</i>
<i>Food Disposer.....</i>	<i>27</i>

PURPOSE AND SCOPE/ GENERAL LIMITATIONS AND EXCLUSIONS

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the American Society of Home Inspectors (ASHI). As such, inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the ASHI standards are present but are not inspected, the reason the item was not inspected is reported as well.

The ASHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspectors DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

GENERAL INFORMATION

Property Address

Street Address: 1313 Mockingbird Lane
City: Little Rock
State: Arkansas

Inspected By

Name: Kevin Barre
License: Arkansas License # HI-1132
Company: Assured Home Inspection
Address: 11805 Pleasant Tree Drive
City, State, Zip: Little Rock, AR 72211
Phone: 501 940-5454
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Client Information

Name: Fred and Wilma Client
Cell: 123 456-7890

Buyers Agent Information

Name: John Q. Agent
Company: Addams Realty

Inspection Details

Inspection Date: October 11, 2007
Report Delivered: by email
Weather Conditions: overcast
Temperature: 70+° Fahrenheit
Present During Inspection or for Walk-Thru: buyer and seller
Building Occupied: yes

Construction Type

Construction Style: residence is a one story
Structure Type: detached
Construction Material: wood frame
Residence Type: single-family dwelling

Building Details

Date Built (This may be an estimate): 1930
Approximate Area (Info Provided by Buyer): 1250 Sq. Ft.

LANDSCAPE, DRAINAGE, CONCRETE WORK, FENCES, ETC.

Slope and Drainage

Direction of Lot Slope: slopes from the rear down to the street¹

(1) The yard slope drains toward the foundation at the rear instead of away from it as it should for good water control. This usually results in water problems into the crawlspace, and that is what has happened here. This excess water causes high moisture levels that can foster the spread of various types of fungi, including mold. Some of these attack the wood itself, leaving it weaker. In addition, relatively high moisture forms conditions conducive to activity by wood destroying insects such as termites. See additional comments in the crawlspace section. Recommendation: Adjust the grade to slope away from the home, and/or add a French drain to intercept the water before it reaches the home. Also, any gutters which discharge near the foundation should have their exit discharge points redirected.

(2) The concrete driveway is badly damaged from weather cycles and settlement of the dirt underlying the concrete. This is typical for homes this age, and while it is still basically functional, age has taken a toll and additional deterioration can be expected to occur over time. You should plan on replacing the driveway in the not too distant future.

(4) The brick wall forming one side of the front steps is leaning slightly. This is common in homes this age and it could have been this way for decades. Since it is not in any immediate danger of falling or other failure, no repairs are recommended now. But it should be monitored for further movement. If this happens, steps to repair or stabilize it should be taken at that point.

¹ Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics.

EXTERIOR SURFACES AND STRUCTURE

Building Exterior

Wall Surface Material: metal siding¹
Condition: in need of minor repair(s)
Wall Trim: metal or vinyl clad
Condition: in need of minor repair(s)
Exterior Door Types: solid wood and wood doors with windows
Condition: serviceable condition
Eave Type: closed cornices with no venting
Condition: in need of minor repair(s)

Deck

Sun Deck Type: treated wood²
Sun Deck Location: right side of home
Condition: no visible defects

Drives Walks and Patios

Driveway Types: concrete
Walkway Type: concrete

(1) There is a loose piece of siding on the rear wall needing repair.

(2) There is loose and/or missing aluminum cladding on some trim sections. If water gets between the cladding and the original wood it is intended to protect, the water can become trapped and cause accelerated rot damage. Repairs are advised. Note also the loose soffitt cladding.



¹ Vinyl and metal siding materials are extremely popular because they require less periodic maintenance than other types of siding materials. However, it is still necessary for a homeowner to conduct regular and proper periodic maintenance of the exterior.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits and fascia for signs of damage caused by weather or roof or gutter leaks. If damaged areas are found, a contractor should refasten or repair individual siding panels as necessary. All J-channels around windows and doors should be carefully examined to ensure they are secure and draining correctly. Finally, the siding should be cleaned following the manufacturer's instructions.

² PERIODIC MAINTENANCE: Whether treated or not, it is important to keep a lumber deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. I recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) deck wash and then carefully rinsing.

(3) The barge rafters on the gable ends sag. In my opinion, this is typical given the age and design of the home, and I doubt that this condition will worsen noticeably as long as the wood is not allowed to deteriorate due to lack of maintenance. I would advise monitoring this for any signs of future movement and making repairs then if needed.



(4) There are areas of minor soffitt and/ or fascia damage or missing fascia which need repair to prevent further water damage. A competent handyman or carpenter can make repairs.



(6) Due to the amount of rainwater splashing back on the door at the rear I recommend adding a storm door here to protect the door from rot. I have several instances where rot ruined a door jamb of this type in just a few years. NOTE: If this area ever gets direct sun, this should be a vented door, not a solid glass door. (This is advised to prevent excessive heat build-up).

(7) Some of the window glazing putty at the exterior is deteriorated and should be replaced. Window glazing seals window frames and prevents rainwater infiltration and drafts. Deteriorated glazing can cause the window frames to rot due to water contact. Where necessary, I recommend that a professional glass company or very experienced painter redo the putty.

ROOF COMPONENTS

Roof Covering

Roof Inspected: by walking the entire surface

Roof Slope: is a pitched style

Roof Style: gable style

Roofing Materials: fiberglass composition shingles¹

Material Condition: serviceable

Roof Age Estimate (years): 3-5

Flashing

Flashing Type: aluminum and neoprene rubber and galvanized steel

Flashing Locations: plumbing vent stacks, flues and base of the chimney(s)

Condition: not adequate

Gutters And Downspouts

Material: aluminum

Gutter Downspouts Drain: onto grade

Skylights

Skylight Type: no skylights

Chimney(s)

Chimney Type(s): one masonry stack, single flue-fireplace

(1) The (main) shingled roof cover is aging normally. Some typical indicators of aging (such as minor surface cracking and slightly raised seams) were visible. However, the wear is consistent over the entire surface and typical for a cover this age.

However, the low-slope roofing over the rear porch enclosure leaks, has improper details, and should be replaced by a qualified contractor.

(3) The storm collar for the water heater exhaust vent needs caulking to stop water seepage down the flue. This water seeping in can cause premature corrosion damage to the water heater.



¹ Fiberglass composition shingles typically have an expected lifespan of 15 to 20 years for standard shingles. This can fluctuate due to such variables as color, orientation, and amount of sunlight received.

(4) There is missing flashing at the base of the chimney. There should be base and counter flashing added as was there originally. If not done, this will lead to leaks and greater than normal maintenance needs as the tar currently relied on to avoid leaks dries out and cracks.



(5) I found some gutters to be clogged with dirt, moss or debris. Clogged gutters and downspouts will eventually overflow. This can sometimes result in the gutters being pulled off of the home or in significant moisture damage to fascias, soffits, frieze, walls or framing.

(6) The gutters need to be reattached at some locations. Gutters often pull loose after they become clogged and then fill with debris and water. I recommend having a gutter contractor reattach and adjust the slope of any guttering as needed.

(7) There is a section of fascia cover on the front which has come loose and is allowing water to drain on the back side of the aluminum fascia cover. This traps water and must be repaired to avoid further rot damage to the wooden fascia.



(8) Deteriorated mortar joints were found on the chimney. Deteriorated mortar can reduce the stability of the chimney and allow rainwater to seep into the brickwork, further accelerating deterioration of the mortar joints and sometimes even damaging

the framing, walls and ceilings below. I recommend that you have a mason experienced in older homes make the needed repairs to minimize water infiltration.

(9) The top of the chimney was capped. This makes inspection of the flue impossible, and obviously, if this is to be used the cap must be removed. Due to the type of construction, this fireplace is only suitable for operation with gas-logs, not for solid wood.

Regardless of what conditions are noted here, in accordance with recommendations made by the National Fire Prevention Association (NFPA) to have all chimneys inspected each time a home is sold, the client is strongly encouraged to have a CSIA (Chimney Safety Institute of America), or equivalently certified sweep, conduct a Level II inspection of all chimney flues prior to closing.

FOUNDATION, STRUCTURE AND INSULATION

Building Foundation

Foundation Type: a raised perimeter with pier and beam supports (crawlspace)

Foundation Material: brick

Condition: typical for age

Wall Structure

Wall Studs: 2 by 4

Wall On-Center Spacing: 16-inch

Wall Insulation Type: unviewable-- most likely none

Attic Insulation

Type: fiberglass batts

Approximate Thickness: 6"

Approximate R-Value: 19 (modern construction generally will have an R-30 or better, so this is minimal by today's standards)

Roof Structure

Roof Assembly Type: wood frame assembly

Rafters: 2 by 4

Rafter Spacing (On-Center): 24-inch

Roof Sheathing: one-by sheathing

Ceiling Joist: 2 by 6 (primarily)

Ceiling Joist On-Center: 16-inch

Attic Ventilation

Exhaust Type: gable vents

Inlet Type: soffitt vents

(1) If the home is constructed over a crawlspace, additional comments/ deficiencies may be found in the Crawlspace section.

(2) The mortar used in the foundation is showing some age and moisture related damage. It is missing or soft in places and the bond is weakening. This can be repaired by a mason experienced in older homes, but care must be taken to match the type of mortar used. If a more modern, harder type mortar is used, the bricks may actually be damaged since their ability to expand as they absorb moisture will be hampered.

(3) There is a settled/ leaning pier on the front porch. In my experience, this is a common condition for homes in this age range. I do not expect it to move significantly more, at least not very quickly. If straightening this back up is desired, contact a reputable foundation repair company or general contractor.

(4) The pull down stair has loose hardware which needs repair to avoid failure of the stair in use and possible personal injury.

(5) The intake vents are missing screening or have screening which is torn. This can allow birds, rodents, and other animals entry into the attic where they can cause considerable damage. I recommend adding heavy gauge galvanized screening and hardware cloth to the attic side of these vents to block animal entry.

(6) The attic of this home has minimal insulation. This was common for homes this age, but this will affect comfort and operating costs. However, adding more is not advised if the current knob-and-tube wiring remains in use as this material should never be covered with insulation.

(7) NOTE: Stored items in the attic reduced visibility and my ability to inspect this area.



CRAWLSPACE

Basement Crawlspace

Entrance Location: An exterior door/hatch

Inspection Method: the crawlspace was entered and inspected with a flashlight

Structure

Framing Method: platform framing

Floor Joist Type Size: 2 by 8 joists

Floor On-Center: 16-inch

Floor Sheathing: one-by sheathing

Condition: typical for age

Probing Inspection: no probing

Insulation and Vapor Barrier Presence

Under Floor Insulation Type: fiberglass batts

Under Floor Insulation Measure: 6 inches

Under Floor Insulation R-Value: 19

Soil Vapor Barrier: polyethylene plastic

Ventilation

Ventilation Type: shuttered or louvered vents

Vent Locations: foundation walls at the perimeter

(1) Piers and/or beams have been added under the home since the original construction. This was likely done to reduce floor bounce or sag. Some of the original piers were too widely spaced or have settled somewhat. In my experience, this is not uncommon for homes this age. Currently, the masonry piers appear to be functioning adequately and no repairs are advised. However, the wooden posts added earlier are very near the soil line. This creates a condition favorable to rot and wood destroying insect activity. I advise replacing these piers with masonry.

(2) There were signs of previously repaired rot damage in the crawlspace under the bath. No evidence of an existing leak was found, and no further repairs are advised.

(3) The foundation piers supporting the floor show some typical age related deterioration from a condition known as rising damp. This occurs as the relatively soft, porous old mortar and/ or brick wicks up moisture. Through the years, the mortar and the brick deteriorate and crumble. In the early stages, this isn't a real compromise to the stability of the structure. I consider this to be relatively early in the process, and so I recommend monitoring the piers annually. A competent foundation repair company should be used to make repairs when necessary. Note the deteriorated mortar at the base of the pier in the photo on the next page. The mortar joints in the photos were originally flush with the face of the brick. Note how there is now a sloped concave appearance to the joints due to the loss of mortar.



(4) Several pieces of the insulation have fallen. This needs to be replaced, and more supports added as necessary to hold all areas in place.

(6) The vapor barrier in the crawlspace is inadequate, as it doesn't cover 100% of the soil under the home or has been damaged to the point that it isn't fully effective. I recommend that this be corrected quickly. The vapor barrier limits the amount of moisture that can evaporate out of the soil into the crawlspace. High moisture levels here can result in mold and rot which damage the wood. Wood with too high moisture levels also forms conditions conducive to infestation by wood-destroying insects.

(7) Evidence of rodent activity was found in the crawlspace. Whether this is an active condition can't be determined within the scope of a home inspection. Rodents could have gained access by tunneling beneath the foundation wall, through a poorly fitted hatch, damaged vent screens or by other means. Since they can cause expensive damage, I recommend further investigation by a reputable exterminator to identify and seal all points of entry and eliminate any vermin present.

(8) The ends of the floor joists are notched too deeply at their ends and they have split in a few places due to this. Some split joists are a common issue in older homes, but the amount and severity of the split joists seen on this home indicate that repairs by a carpenter are needed now. These contribute to the out-of-level floors in the home. Other than the floor decking itself, there's very little support at the end of this joist.



This split begins here and extends about 3 feet down the joist to the right



Another problem joist needing repair

ELECTRICAL SYSTEM

NOTE: All issues listed in the electrical section should be construed as current or potential personal safety or fire hazards. **Repairs should be a priority, and should only be made by a qualified, licensed electrician.**

Service Entry

Service Drop Type: overhead stranded triplex cable
Condition: serviceable
Service Entry Conductor: aluminum
Condition: no visible defects
Service Ground Conductor: copper
Service Ground Type: driven ground rod at exterior of residence
Condition: no visible defects
Meter Location: rear of home

Main Disconnect

Main Disconnect Type: breaker
Main Disconnect Rating: 100 amps
Main Disconnect Location: rear of the residence

Main Panel

Service Entrance Panel Location: rear of home
Panel Brand: Challenger
Panel Type: breaker system
Voltage Rating: 120/240 volts
Condition: in need of repair(s)
Final Service Rating: 100 amps

Distribution Wiring

Wiring Type: some knob-and-tube and some non-metallic sheathed cable (Romex)
Wiring Conductors: copper

Smoke Alarm Detectors

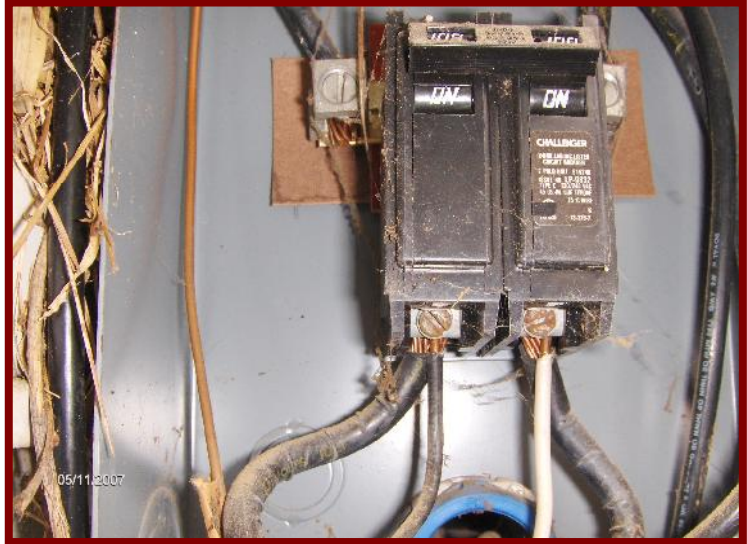
Smoke Alarms: alarms found

Sub Panel

Sub Panel Location: laundry room
Sub Panel Type: breakers
Sub Panel Brand: Challenger
Sub Panel Voltage Rating: 120/240 volt

(1) Faulty receptacles were found in the home. Locations/types are listed in the comments below.

(2) IMPORTANT: This panel has had wires improperly added off of the main breaker. These are significantly undersized for a breaker of this capacity. Due to this and the possibility of loose connections, the potential exists that the wiring can overheat. **This usually indicates amateur work here and repairs should be a priority.**



(3) The distribution panel (sub-panel) in the laundry has the neutrals and grounds on the same terminals or bonded (connected electrically) together. Since this is not the main service panel, they must be kept separate. Repairs are needed.

(4) The breaker or fuse panel enclosure at the rear exterior has no interior cover protecting the 240 volt connections from unauthorized access and potentially fatal contact. I strongly advise adding an interior cover.

(5) Two breakers in the electrical service panel were found to be double lugged. This condition where two wires are under the same breaker lug may lead to overheated wires due to loose connections. Also, overloaded circuits may be a problem. Recommendation: Installation of additional breaker(s) to separate the circuits OR pigtailed joints -- to be determined by a qualified, licensed electrician.

(6) IMPORTANT: Portions of this home are wired with knob-and-tube wiring. K & T wiring is considered obsolete and the cloth and rubber insulation is frequently deteriorated and fragile. Multiple improper connections in more recent years is a common problem too. I strongly recommend that the client have this wiring replaced by a reputable, licensed electrician familiar with this type of wiring. Keep in mind that this is becoming increasingly difficult since the product has not been used since approximately the late 1930's. It is also important to note that an increasing number of insurance companies won't write coverage on homes with this type of wiring.

(7) NOTE: If the home was occupied, some receptacles were inaccessible and could not be tested. Some defects may exist in untested receptacles. These should be tested after home is vacated if complete testing is desired. This is more important if defects were discovered in the tested receptacles since this might indicate a greater likelihood that inaccessible receptacles have defects also.

(8) There are not enough electrical outlets in this home by today's standards. This is common in older homes where there can be as little as one outlet per room. However, the use of a normal number of electrical devices in this home will require the use of extension cords or multi-tap plugs, and this also can quickly overwhelm an older electrical system. I consider this to be an inherent hazard since overloaded

extension cords are a significant cause of household fires. I recommend having additional outlets added as necessary to ensure extension cords won't be needed excessively.

(9) There are receptacles in this home that are wired with the polarity reversed. Reversed polarity is a potential life/safety hazard. Correcting this is simple, but highly recommended. Until this is corrected, I don't recommend plugging any device into any affected receptacle. Locations found: to right of the kitchen sink; dining room

(10) The receptacles in the "wet" areas of the home are not all GFCI type. These were not required or even available at the time the home was built. However, they can be retrofitted and they add a much greater degree of personal safety against shock or electrocution. Having a licensed electrician add these is strongly advised. Recommended areas include baths, kitchen, garage and exterior, crawlspace and basement receptacles.

(11) The light in the laundry hangs by the wiring. This is an antiquated design forming an unsafe condition and repairs are needed. The attic light, while newer, is also hanging by the wiring and needs repair.

Note knob and tube wiring



(12) The gas line is not equipped with a grounding conductor to add protection in the event of a lightning strike. This is not uncommon in older homes, but having this added is advised.

13) I found electrical wires at fixtures or elsewhere in the attic that have been spliced and are not contained in approved junction boxes. This usually indicates that this was done by someone other than an electrician. Recommendation: Have all splices installed inside required junction boxes.



PLUMBING SYSTEM

NOTES: Plumbing inspections are limited by the nature of plumbing techniques in that much of the plumbing is concealed either underground or in the walls. Therefore, our comments and observations are limited to those things we can see. This does not rule out the possibility that defects exist in unseen areas, or that materials/methods may vary in unseen areas. Also, the buyer should be aware that detecting drain or waste line leaks-- especially smaller ones-- in a vacant home is more difficult.

Some simple plumbing repairs--such as a typical trap replacement-- can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. Since personal safety is involved, ALL gas issues should only be repaired by a qualified plumber.

Supply and Piping

Supply and Waste System: a municipal supply and waste system

Service Piping Size: undetermined

Service Piping Type: not visible

Branch Piping Size: Varies

Branch Piping Type: copper

Condition: serviceable condition

Fixtures/Faucets Condition: serviceable condition

Supports/Insulation Condition: no defects visible

Functional Flow: appears adequate

Function Drainage: appears adequate

Waste Piping: PVC DWV plastic and cast iron

Condition: serviceable condition

Vent Piping: cast iron and galvanized steel

Condition: serviceable condition

Water Heater

Water Heater Type: a conventional storage tank

Water Heater Energy Source: natural gas

Capacity: 40 Gallons

Date of Manufacture: 2003

Make: A.O Smith

Water Heater Location: laundry room

Condition: serviceable

Water Heater Vented: through the roof via a B-vent

Controls and Safety Devices

Fuel Shut Off Location: on the fuel line

Automatic Safety Controls (TPR) Condition: no visible defects (these items ARE NOT tested for operational defects as there is no practical way to do it)

Water Supply

Main Water Shut Off Location: at the meter

Main Water Regulator Location: buried near the meter
Waste Cleanout Locations: in the crawlspace

(1) There is no provision under the water heater for the evacuation of water in the event of a leak. This will allow the interior floor to flood. Recommendation: Install a drip pan with a drain line capable of releasing water to the exterior of the home or to an area on the garage or carport floor which will not damage finished areas.

(2) NOTE: There are small diameter drain pipes of either copper or white PVC plastic which carry away water from the drain pans in the event of a problem with the air conditioning coil or water heater. These typically exit somewhere in a visible location on the exterior or garage, sometimes over a window. These should be looked at periodically. If water is ever seen dripping from any of them, the appropriate service personnel should be called.

(3) CAUTION: The water heater is a gas unit with an open flame. DO NOT store or use items which release flammable fumes in this area.

(4) IMPORTANT: Most of the original cast iron drain lines have been replaced with PVC. However, the original underground section is still in place. This has visible cracks and is leaking at the point where the PVC attaches to it. Additionally, the joint is poorly done, relying on a large amount of silicone to try to seal it. This has open holes in it and is leaking. Repairs must be made to avoid additional leakage of waste water into the crawlspace. If this home was occupied, there would be a significant amount of foul water in the crawlspace. Also, based on the deteriorated condition of the visible section of the home's main line, I strongly recommend that further investigation be done. The buried section of the home's line running to the city main may be in need of replacement at this time. I recommend having a sewer cleaning service with a video camera come out and video the interior of the drain.



split (hard to see)



AIR CONDITIONING SYSTEM(S)

NOTE: Simple repairs such as replacing insulation can be done by any competent handyman or HVAC contractor. More complex diagnostic or technical repairs should only be done by a licensed HVAC contractor.

System Description

Type of system: central air conditioning system(s)
Energy source: electricity
Thermostat Type: non-programmable¹
Thermostat location(s): main floor hall
Condition: serviceable condition
Location of Cutoff: within sight of the unit

Unit # 1

Services: entire home
Condition: started as expected using normal controls
Make: Lennox
Model: 2.5 ton (estimated)
Approximate Manufacturing Date: 1994

Air Ducting

Type of Ducting: galvanized sheetmetal
Type of Return Ducting: through-framing

Air Filter

Location: return intakes

(1) At the time of the inspection the exterior temperature was 65°F or above; the system was tested using normal controls.

(2) The typical temperature split between supply and intake air in an air conditioner of this type is 15 to 20°F. This system is operating within specified temperature limits.

(3) The condenser coils were found blocked, dirty or partially clogged with debris. This will prevent this system from cooling at full efficiency. Cleaning these is advised. Frequently this only requires a garden hose.

(4) No heating or cooling supply ducts were found in the following rooms: laundry
This area may not hold a constant temperature.

(5) NOTE: The filter in use in the HVAC system is a low quality spun fiberglass type. These do not filter very efficiently. This can allow dirt to bypass the filter, shortening the life of the system and causing higher bills. Using a higher quality pleated filter is advised. The pleated types can use a more restrictive filtering media since the

¹ Non-programmable thermostats have no energy saving capabilities as do setback-type thermostats. It is recommended that the client(s) consider having the thermostat(s) upgraded to a modern, computerized type.

pleated design gives a larger surface area to compensate for it. Note: These so not have to be the really expensive types to work well.

(6) NOTE: The condensate drain line passes through walls and/ or under insulation and is not all visible.

(7) At 13 years old, the A/C system is aging. Most units begin to have a higher component failure rate after ten to twelve years, and are generally replaced prior to twenty years of age.

HEATING SYSTEM(S)

NOTE: Certain systems can't be safely tested at all times of the year. The test modes are as follows:

Above 65 degrees a standard A/C and heat pump are tested in cooling mode. If the unit is a heat pump, the emergency heat function is tested, if so equipped.

Below 65 degrees, the heat pump is tested in heating mode, not cooling. Emergency heat function is tested also, if so equipped. A standard A/C is not tested at all.

Gas furnaces are tested regardless of the exterior temperature.

Heating Systems

Type of Heating System: natural gas forced air furnace ¹
Heating System Location(s): crawlspace beneath the home
Condition: started as expected using normal controls
Location of Electric Safety Switch: within sight of the unit

Furnace Unit # 1

Make: Lennox
Services: entire home
Approximate Date Manufactured: 1995
Type of Gas: natural gas

Unit # 1 Exhaust

Exhaust Vent Type: double-wall metal
Exhausts Through: vents out the side of the house
Condition: in need of replacement--safety defects exist

Gas System

Type Gas Line: black steel
Gas Meter Location: left side exterior
Interior Gas Cutoff Location: none
Exterior Gas Cutoff Location: at the meter

(1) The furnace responded properly to the thermostat with no operational defects noted.

(2) Temperature readings at all delivery and return registers were found to be within normal tolerances.

¹ NOTE: Neither nationally enforced standards nor those of the State of Arkansas require a home inspector to inspect the heat exchanger. To gain access to the heat exchanger in relatively modern systems requires significant dismantling/disassembly of the unit and is therefore outside of the scope of a home inspection. An electronic "sniffer" is used to test for the presence of carbon monoxide, and the flame pattern and color are observed for abnormalities.

(3) No carbon monoxide detector was present in the home at the time of the inspection. Recommendation: Since gas appliances are in use which can produce dangerous carbon monoxide under certain conditions--especially likely as they age--a carbon monoxide detector should be installed. Carbon monoxide gas is colorless and odorless and thus impossible to detect without a proper electronic detector. For the most trouble-free operation, I recommend the type which plugs in to a wall receptacle, not the battery operated type.

(4) IMPORTANT: The furnace vent is corroded badly, both outside the home and in the crawlspace. Corrosion causes perforations which will allow leakage of combustion waste gases, possibly including carbon monoxide. This should be replaced prior to the next use. Also, due to the long length of the current configuration and the relatively low slope of parts of the run, I advise changing to a power side vent configuration. A reputable heating and air company should be consulted.



INTERIOR

NOTE: If the subject home is occupied, the possessions of the owner necessarily conceal some areas/items. These are exempt from inspection under state and national standards. All reasonable attempts will be made to more closely inspect areas behind the owner's possessions if any hint of a problem is found or suspected.

General Interior/ Cabinets

Wall Surface Type: lath and plaster
Condition: serviceable condition--some cosmetic defects
Ceiling Surface Type: lath and plaster
Condition: serviceable--some cosmetic defects
Kitchen Flooring Condition: serviceable condition
Kitchen Countertop Condition: serviceable condition
Kitchen Cabinet Condition: serviceable condition
Bathroom Flooring Condition: serviceable condition
Bathroom Countertop Condition: serviceable condition
Bathroom Cabinet Condition: serviceable condition

Interior Doors

Door Type: wood panel
Door Condition: in need of minor repair(s)

Windows

Window Frame Type: wood
Window Pane Type: single glazed with storm windows
Interior Condition: in need of minor repair(s)

(1) There were several settling cracks observed in the walls throughout the home. In my opinion, this is not unusual given the age of the home. No repairs are advised other than a cosmetic patch. However, if the cracks reoccur, it indicates continuing movement and the cause of this should be investigated and repaired.

(2) The floors in the home exhibit a noticeable out-of-level condition in some areas. This is not unusual in a home this age as foundations tend to settle, but it may bother some owners. Repairs to foundation are advised if level floors are desired. Note: If the floors are seriously out of level, it can be difficult to restore them to a truly level condition. Years of movement can't be corrected overnight, and attempts to do so can cause other problems. Most often, repairs consist of trying to maintain the current condition and prevent further movement. I recommend that any buyers of older homes like this adopt an "old home mentality" where it is understood – and accepted – that floors and walls won't all be level or plumb, and continuing maintenance will be required.

(3) Some of the windows are inoperable due to being painted and/or caulked deliberately to seal them. An operable window in bedrooms is particularly important for emergency egress, as in the event of a fire. Recommendation: Repairs as needed to restore this function.

APPLIANCES

Inspection Will Include: cooktop and oven, dishwasher, disposer and trash compactor if so equipped

Inspection Will Exclude: any appliances which are not built-in and do not typically convey with the property

Kitchen Ventilation

Fan Type: over the range – vented to the exterior

Cooktop

Fuel: gas

Oven

Fuel: gas

Dishwasher

Dishwasher Style: under-counter type

Food Disposer

Food Disposer Type: an electric type

- (1) The cooktop burners are aging. Repairs should not be unexpected.
- (2) All burners responded and heated when tested.
- (3) The dishwasher was run through a cycle and no leaks or other defects were noted.
- (4) The disposer was run and no operational defects were noted.
- (5) There are available connections for either a gas or electric clothes dryer. If the gas connection is not used, the gas connection should be capped off (if not already done) for safety.

END OF REPORT

Thanks for choosing Assured Home Inspection!
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