

API America's Property Inspections

CONCLUSION

Mr. xxxx

INSPECTION ADDRESS

00/00/2011

DESCRIPTION OF HOUSE: Ranch



APPROXIMATE AGE: 10 years (according to the homeowner)

TYPE OF BASIC CONSTRUCTION: Poured concrete foundation with steel supports and a wood frame

GENERAL VISUAL CONDITION: Good

RECOMMENDATIONS: The inspection pertains only to visible items and their conditions at the time of inspection. This was indicated to the client during the

inspection. The owner of the house has lived at the premises for approximately 10 years.

Recommend obtaining proper assurance from the owner that there are no buried oil/gas tank(s) on the premises.

I recommend viewing a copy of the survey prior to closing to determine if there are any easements or right-of-ways on the property that may affect your future plans for the house.

Recommend checking for the existence of a Certificate of Occupancy (C.O.) for any deck, pool, or bathrooms that have been added to the house. Everything on the property should match the original survey or have a C.O.

I recommend that you inquire about any and all warranties that are transferable to you, as the new owner, on all house systems and appliances.

Recommend removing the leaves from the air conditioning condensing units and covering them while they out of service for the season to prevent further debris from getting in. there is (3) units at the house.





At the time of the inspection, the inground sprinklers were turned off and therefore could not properly be inspected. Recommend checking with the current homeowner to make sure the system is in working order.

Recommend adding a handrail to the front steps.

EXTERIOR

TYPE: Synthetic stucco and brick finish.

GENERAL VISUAL CONDITION: Good to Fair

RECOMMENDATIONS: Recommend having the cracks in the synthetic stucco finish repaired at this time. It is also recommended that you do further reading on synthetic stucco and why repairs to this finish are important to prevent rotting of the wood structure.





Recommend caulk sealing around all the windows on the exterior of the house.

Due to ambient conditions, it was not possible to fully evaluate the condition of the windows in terms of stopping drafts.

Recommend adding a handrail to the rear deck steps.



Recommend replacing the damaged Trex deck board on the lower deck.



Recommend having vents installed for the deck as the deck has no form of venting and will cause the wood supports to rot over time as they cannot dry out.

At the time of the inspection there was sagging bricks noted around the pool. Recommend having the bricks reset and monitor for any additional movement. The bricks may be sagging as they were set too soon after the pool was installed or may be sagging due to a leak.



An in-ground pool is present in the rear yard. On day of inspection, the pool was running. Recommend the current homeowner verify that the pool (i.e., liner, filter, pumps, etc.) is in proper working order and free of leaks. Note the salt system for the pool was not working and was in need of repair at this time.



Recommend a self locking gate to the yard as this is required for a pool.

Recommend alarms on the sliding doors leading to the back yard as this is required for a pool in the yard.

ROOF: Asphalt shingle with one layer.



GENERAL VISUAL CONDITION: Good

APPROXIMATE AGE: 10 years (according to the homeowner)

RECOMMENDATIONS: A thorough inspection was made from the roof area from the outside, and where visible from the inside. The roof did not appear to be leaking in any location at this time.



Recommend securing the loose soffits on the house.



Recommend reattaching the open septic vent pipe in the rear of the attic.



At the time of the inspection the air handler on the far left side of the attic had water in the emergency over flow pan. Recommend having an HVAC company come out at this time and repair or replace the system as needed.



At the time of the inspection the air handler in the rear of the attic and on the right side of the attic were not properly piped as they were draining into the septic vent

system. This can cause septic gasses to migrate back into the house in the winter time when the traps are dry through the air handler. (Check valves are for water and not air) this needs to be piped to the outside at this time.





Note there are attic steps in the garage. This is not to fire code.

Chimney: I recommend having the chimney flues cleaned and camera inspected by a chimney service company prior to going to closing on the house.

HEATING SYSTEM

TYPE: Weil Mclain oil fired hydronic forced hot air system with 3 zones plus one for hot water and 175,000 btus.



GENERAL VISUAL CONDITON: Good

RECOMMENDATIONS: Recommend having the unit serviced and maintaining a service contract.

At the time of the inspection the internal protective wrap in the boiler was damaged and pulling off the side wall. Recommend having the fire box re wrapped.

Recommend having the burner head replaced on the heating system as there has been a recall on this head.

Currently, the hot water in the house is heated from the boiler and then fed to a 48 gallon storage tank.



Recommend reinstalling the damper on the heating system as it was backward.



Hot water heaters and storage tanks can rupture with little or no warning. At the first sign of any leak, it is our highest recommendation that the tank be replaced. The service life of a heater is limited; therefore I recommend that the owner produce paperwork stating when the system was installed.

Replace the filters on the return air registers.

The air conditioning units were inspected and produced cool air with an average delta of 13 degrees at every register indicating that the units are operating efficiently.

PLUMBING

TYPE: Cast iron, and PVC on the septic side and copper on the pressure side

GENERAL VISUAL CONDITION: Good to Fair

RECOMMENDATIONS: At the time of the inspection there was an active leak on the ceiling in the finished part of the basement. The ceiling needs to be opened in this area and the plumbing leak above needs to be repaired.



At the time of the inspection the master bathroom shower and the main bathroom shower both had bleed through from the lead pan on the floor of the base of the shower. A plumber needs to be brought in at this time as re-grouted may not fix the problem. Recommend repair or replace of the shower bases at this time.





At the time of the inspection the glass shower enclosure around the master bathroom shower was leaking recommend trying to re caulk this at this time.



The exact location of the cesspool(s) can be ascertained by examining appropriate documentation (e.g. municipal sewer authority records, town records, house surveys, cesspool pump-out contracts, etc.). It is important that the exact location and configuration of the cesspool system is established. Configurations of cesspool systems can vary. There may be more than one cesspool (multiple overflow pools), there may be an in-line septic tank (no leaching) designed for solids collections that are routed to liquid overflow pools, or there may only be a single cesspool. When the cesspool(s) system requires typical maintenance in the form of pump-outs or piping

repair (house-to-pool or pool-to-pool) or repair of collapsed sections, it will be necessary to know the exact location of all components of the system. Realize that cesspool systems require regular maintenance depending on the number of occupants of the house and usage. Usually, the system should be pumped every 3-4 years. During these times, care should be exercised when dealing with older septic systems (i.e.; not preformed concrete pools). The removal of liquids and solids may destabilize the cesspool's structure and cause a collapse due to the force of the surrounding sand and soil. Discuss safe maintenance with a qualified cesspool contractor.

At the time of the inspection it did not appear that the septic system had been properly serviced for some time. It would be my recommendation to have the cesspool pumped at this time to maintain proper drainage and to establish a baseline. The system should then be pumped out every 3-4 years.

Additionally, check for any formerly used and possibly abandoned cesspools. Unused cesspools must be properly abandoned by filling with sand, tamping to prevent settlement, and installing a suitable cover to bring to grade. Cesspools not properly abandoned may be unsafe and could collapse without any warning.

The washing machine and dishwasher are currently discharging into the cesspool. The introduction of soaps and other chemicals into the septic system has the potential of upsetting the bacterial balance necessary for an optimally functioning system. If local ordinances allow, I recommend that you consider installing a separate drywell to handle the "grey" water from these appliances.

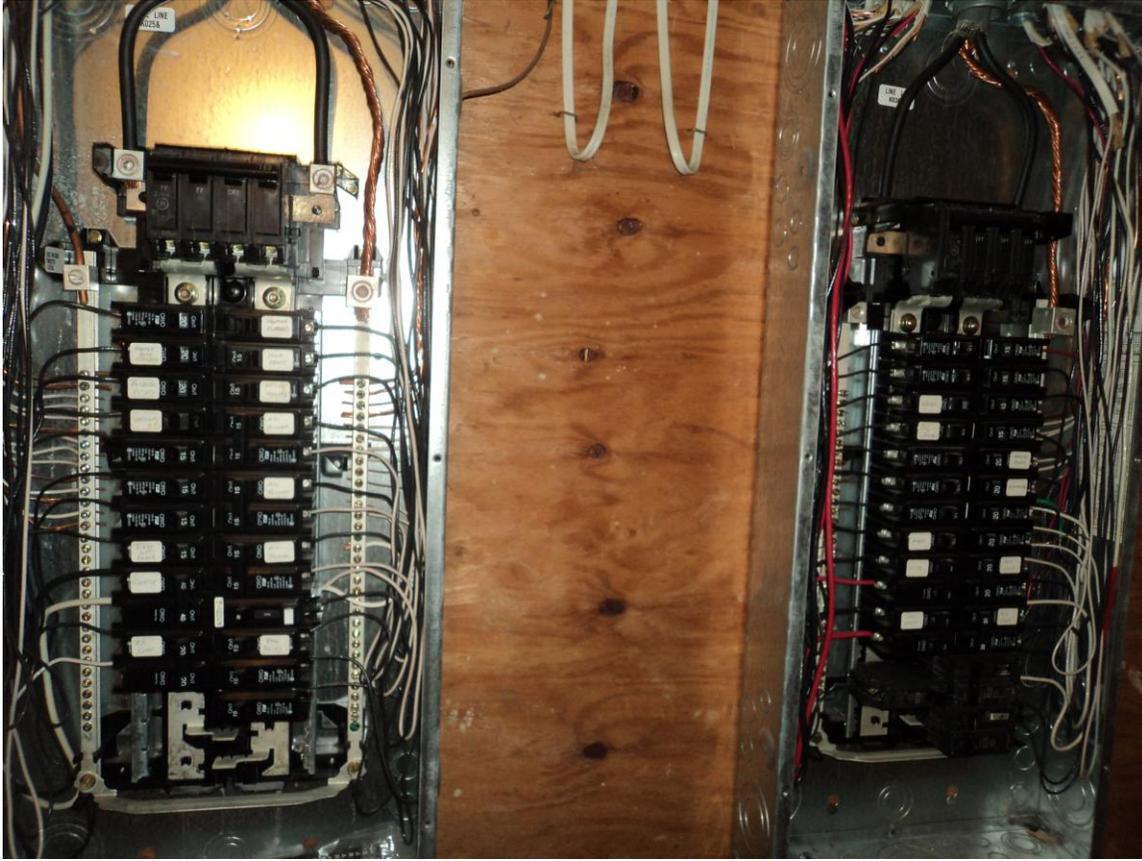
ELECTRICAL

SERVICE: 300-amp service with 220 volts split into (2) 150 amp panels both with copper incoming service and copper branch circuits throughout the house. The panel on the left had 20 breakers and the panel on the right had 23 breakers.



GENERAL VISUAL CONDITION: Good
RECOMMENDATIONS:

At the time of the inspection there was more than one brand of breakers in the electric panel. For insurance reasons only the brand called out for on the panel should be installed.



If not currently installed, I recommend that you consider replacing all exterior outlets, outlets in kitchen, bathrooms, and garage with G.F.C.I. outlets. GFI's automatically trip when an electrical imbalance in the circuit occurs. This imbalance could occur when a person becomes part of the electrical circuitry. Without the GFI, there is a serious electrical shock risk. The GFI protects users by quickly disconnecting the power source. After the problem is corrected, the GFI can be reset.

INTERIOR

GENERAL VISUAL CONDITION: Good

RECOMMENDATIONS: At the time of the inspection the basement was 20% finished thereby limiting visual inspection of structural members (i.e.; girders, floor joists, etc.). A thorough inspection was made of all accessible areas, but part of the basement was covered and a thorough inspection could not be accomplished due to this.

There were some small cracks noticed in portions of the walls and/or ceilings in the house. This could indicate that there was some minor settling of the house. It cannot be determined in one inspection whether the cracks and/or spacing are expanding or have stabilized over the years. Monitor these conditions over time to determine if there is any active movement.

At the time of the inspection the house had some settling cracks. Due to the very nature of cracks water may seep through at certain times. Recommend checking with the current homeowner as to whether the house has had any water problems in the past and if it has, recommend consulting a water proofing company. Active water seepage was noted in the basement in several locations. Recommend having a water proofing company come out at this time.





Wet wood was noted at the base of the walls in the finished area of the basement.



Several sump pumps were noted in the basement.





If not currently installed, also recommend installing smoke detectors and carbon monoxide detectors throughout the house, especially in the boiler area. The equipment (alarms and detectors) manufacturer should be consulted for locations for maximum protection and performance.

At the time of the inspection there was a splice on the center main beam with a metal flange supporting the (2) ends of the beam. There should be a lolly column below each end of the main beam.



On the center main beam there was an area where (2) beams were joined. Under this area a lolly column should be installed as one beam is no longer properly supporting.

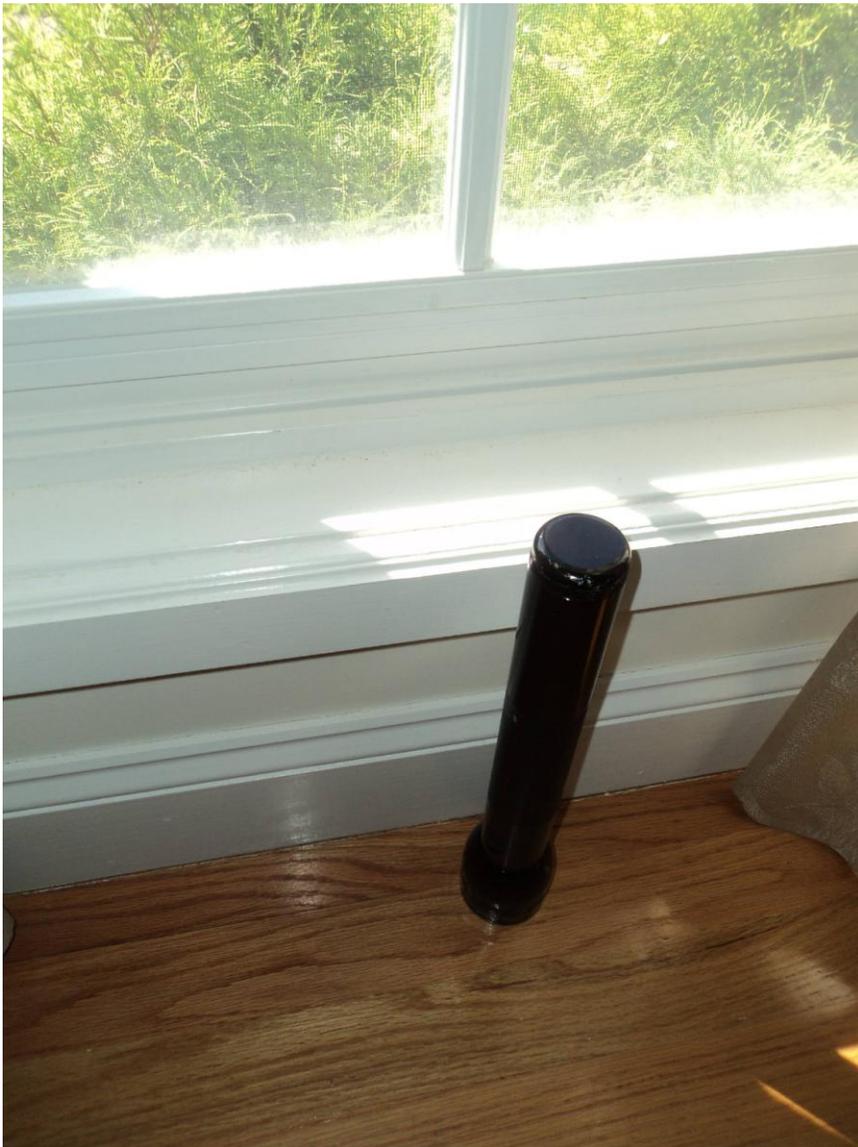


At the time of the inspection there was plastic noted in some of the main beam pockets at the foundation. Plastic is not a proper non compressible support.





At the time of the inspection many of the windows in the house were too low the windows were from 4 inches to 17 inches due to the low windows the glass should be tempered for children's safety. Safety glass is normally stamped in the corners of the glass. This was not noted during the inspection.





Recommend repairing the non working burner on the stove.

Recommend replacing the seal on the rear fan on the stove top that is pulled free.

Recommend securing the dishwasher that was not secured.

Note a closet is needed in all bedrooms.

Recommend checking with the current homeowner as to whether the house has had any insect problems in the past and if it has when was it treated and was all affected wood replaced?

Recommend accomplishing a thorough walk through of the house prior to closing, turning on and operating all systems as well as looking for any signs of water seepage and insects. Please note, anything can change from the time of the inspection to the time you close on your new home. If requested we can come back and assist you.

ADDITIONALLY, PLEASE SEE ENCLOSED LITERATURE THAT MAY BE USEFUL TO YOU IN YOUR NEW HOME. FEEL FREE TO CALL OUR OFFICE WITH ANY QUESTIONS YOU MAY HAVE. WE WISH YOU THE BEST OF LUCK IN YOUR NEW HOME.

AP&I Final Walk-Through Checklist, This is a service we offer for you if requested we can assist you with this.

Ensure that requested repairs have been made		
Have all the repairs you requested in your sales agreement been made?	Yes	No
Do you have all warranties and/or bills for repairs made?	Yes	No
Notes:		

Check for items you purchased with the house		
Drapes	Yes	No
Appliances	Yes	No

Lighting	Yes	No
Furnishings	Yes	No
Hot tub or sauna	Yes	No
Play structures	Yes	No
Remote control devices for ceiling fans, alarms, garage doors	Yes	No
Owner's manuals for appliances and home systems (air conditioning, heating, fireplace units, alarm systems, etc.)	Yes	No
Other:	Yes	No
Notes:		

Check window and doors		
Do the doors open and close properly?	Yes	No
Do the windows open and close properly?	Yes	No
Do the windows latch?	Yes	No
Are any windows missing screens?	Yes	No
Are there any missing storm windows?	Yes	No
Is there condensation in double-paned windows?	Yes	No
Are there any broken windows?	Yes	No

Notes:

Check for mold and water damage		
Do the windows have signs of mold?	Yes	No
Are there signs of mold or water damage under the kitchen sink?	Yes	No
Are there signs of mold or water damage in the bathroom?	Yes	No
Are there signs of mold or water damage around the refrigerator area?	Yes	No
Are there signs of mold or water damage around the washer/dryer area?	Yes	No
Are there signs of mold or water damage around the water heater?	Yes	No
Notes:		

Note: Mold can begin growing within 48 hours and water damage can occur at any time. So, even if your physical inspector did not find signs of mold or water damage, you should look for these during the final walk-through.

Check appliances and systems		
Start the dishwasher when you come in. Can it complete its cycle?	Yes	No
Test the air conditioner. Does the thermostat work? Does the system blow cool air?	Yes	No

Test the heating system work. Does it get hot?	Yes	No
Flip on overhead fans. Do they work?	Yes	No
Test the water heater. Is the water from faucets hot?	Yes	No
Does the doorbell work?	Yes	No
Does the alarm work?	Yes	No
Does the intercom work?	Yes	No
Does the garage door open and close smoothly and quietly?	Yes	No
Does the washer work?	Yes	No
Does the dryer work?	Yes	No
Does the stove work (check all burners and oven)?	Yes	No
Does the built-in microwave oven work?	Yes	No
Does the damper in the fireplace work?	Yes	No
Does the gas come on in the gas fireplace?	Yes	No
Does the fan work in the gas fireplace?	Yes	No
Notes:		
Check interior floors, walls, and ceilings		
Are there water stains on the ceiling (especially below bathrooms)?	Yes	No

Have any walls been damaged by movers?	Yes	No
Are handrails in stairways secured?	Yes	No
Have floors been damaged by movers?	Yes	No
Have the floors been damaged by pets?	Yes	No
Notes:		

Check for leaks and plumbing problems		
Flush all toilets. Do they run, empty slowly, or leak?	Yes	No
Check all faucets. Do they leak?	Yes	No
Fill the sinks. Do they drain properly?	Yes	No
Fill the tubs. Do they drain properly?	Yes	No
Do the overflows on the tubs work?	Yes	No
Do the tub jets work? (spa tubs only)?	Yes	No
Turn on all showers. Do they drain properly?	Yes	No
Check the basement. Look at the floor, walls, and any exposed plumbing. Are there signs of leaks? Are there any external signs of water leaks into the basement.	Yes	No
Notes:		

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Check electric		
Turn on all lights. Do they work?	Yes	No
Check plate covers. Are they damaged or missing?	Yes	No
Check the kitchen and bathroom outlets. Are there GFCI outlets next to the sinks and other water sources?	Yes	No
Inspect the circuit breaker box. Are all the circuits labeled?	Yes	No

Check exterior		
Is the landscape as you expected it?	Yes	No
Turn on the sprinklers. Do they work?	Yes	No
Notes:		

Check attic and other storage places		
Is it empty?	Yes	No
Is there any signs of water leaks		
Do you see signs of pests?	Yes	No
Notes:		

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Check for cleanliness		
Is the property clean overall?	Yes	No
Is all personal property not included in the sale removed?	Yes	No
Are there signs of bug infestations?	Yes	No
Is all debris removed?	Yes	No
Swimming pool and or hot tub, test pool lights/ pool heater and pump system is everything working properly?	Yes	No