

BUILDING ANALYSIS REPORT



Client: *Jeff and Tammy Van Beaver*

Property Location: *934 S Clay St
Green Bay, WI*

Date of Inspection: *10/16/2023*

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MESSAGE TO THE HOME BUYER

The Building Inspection

This building inspection is being conducted in accordance with nationally recognized standards of practice and is for the purpose of identifying major deficiencies which might affect your decision whether to purchase. Although minor problems may be mentioned, this report does not attempt to list them all.

You are urged to attend the inspection and accompany the inspector during the examination of the building. The information you gain from this will be of great value to you. This report is a summary of that information.

It is important for you to understand exactly what your professional building inspector is able to do for you and what the limitations are in the inspection and analysis. The inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector may not move furniture, lift carpeting, remove panels or dismantle any items or equipment.

An inspection is intended to assist in evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection.

The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied.

Your Inspection Report

Throughout your report where the age of appliances, roofs, etc., is stated, the age shown is approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence.

When an item in the report is checked "Satisfactory," the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection.

Problems with the Building

This report is not a guaranty or warranty; we cannot eliminate all your risk in purchasing. There are warranty programs which may be obtained to insure you against failure of some of the major systems of the house.

Home buyers, after settlement and occupying the building, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage which could have been prevented if the inspector's advice and recommendations had been followed.

After occupancy, all buildings will have some defects which are not identified in the inspection report. If a serious problem occurs that you feel the report did not give you sufficient warning of, call the inspector. A phone consultation may be helpful to you in deciding what corrective measures to take and the inspector may be able to advise you in assessing proposals offered by contractors for remedying the problem.

Please consult your inspector before you engage a contractor to correct a possible defect. Unless prior consultation occurs, this company cannot assist you further.

The Building Analysis Report (B.A.R.)

This report form was first developed in 1984 at the request of home inspectors who needed to present a concise but complete summary of the results of their inspections free from the sort of technical language which many home buyers would find bewildering. It is used today by hundreds of leading home inspection companies throughout the United States and Canada, including members of such respected professional organizations as the American Society of Home Inspectors (ASHI), the National Association of Home Inspectors (NAHI), and the California Real Estate Inspection Association (CREIA).

Many improvements and revisions in this report form have been made through the years from suggestions by home inspectors and home buyers. We welcome any suggestions and criticisms which will assist us in improving it in the future.

BUILDING ANALYSIS REPORT

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SUMMARY

List of electrical, mechanical and plumbing items not operating, roof leaks and major deficiencies:

The house appears to be structurally sound, with quality updates and remodeling noted. No major defects were noted at the time of the inspection. There were a few items which should be corrected for safety though:

- 1. Garage door opener: The garage door safety eyes are mounted too high. The eyes should be mounted no higher than 6" off the floor for safety.*
- 2. Electrical: There was one exterior outlet at the back deck which is missing a weather tight cover. A weather tight cover should be added to this outlet.*

Minor repairs during the first year of occupancy are estimated to be between **\$600.00** and **\$800.00**

This estimated amount does not include costs listed above for correcting major deficiencies, roof leaks and items currently not operating.

List of some important items not at present defective or in need of repair or replacement, but may be within the next 3 years:

Item	Estimated Price Range
<i>Budget for a new furnace. (28 years old) Replace the rotten trim boards on the back deck. Secure the metal bearing posts to the basement slab and main beam.</i>	

Remarks

Smoke and CO detectors were noted on each floor level.

If you have any questions, feel free to contact me.

The following pages cover in greater detail the items which are a part of this inspection.

Additional recommendations may also be found on the following pages.

STRUCTURAL AND BASEMENT

TYPE OF BUILDING	<input checked="" type="checkbox"/> Single <input type="checkbox"/> Duplex <input type="checkbox"/> Rowhouse / Townhouse <input type="checkbox"/> Multi-Unit <input checked="" type="checkbox"/> Gable Roof <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Gambrel <input type="checkbox"/> Mansard <input type="checkbox"/> Flat		
STRUCTURE	Foundation Wall: <input checked="" type="checkbox"/> Poured Concrete <input type="checkbox"/> Block <input type="checkbox"/> Brick <input type="checkbox"/> Brick and Block <input checked="" type="checkbox"/> <i>Stone</i> Posts/Columns: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Not visible Floor structure: <i>2x10 floor joists</i> Wall structure: <i>2x4 walls</i> Roof structure: <i>Rafter framed</i> Water damage: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed Signs of abnormal condensation: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed <input checked="" type="checkbox"/> No major structural defects noted -- in normal condition for its age		
Remarks	<i>The house foundation appears to be structurally sound, with no signs of structural movement noted.</i>		
BASEMENT	<input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> None <input type="checkbox"/> Slab on grade Walls: <input checked="" type="checkbox"/> Open <input type="checkbox"/> Closed Ceiling: <input checked="" type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> <input checked="" type="checkbox"/> Limited visibility due to extensive basement storage		
FLOOR	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Dirt <input type="checkbox"/> Resilient tile <input type="checkbox"/> Sheet goods <input type="checkbox"/> Carpeting	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A	
FLOOR DRAIN	<input type="checkbox"/> Tested <input type="checkbox"/> Not tested <input checked="" type="checkbox"/> Water observed in trap <input type="checkbox"/> French drain	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A	
SUMP PUMP	<input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not tested <input type="checkbox"/> Water observed in crock Pipes: <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Plastic <input checked="" type="checkbox"/> <i>Pit is dry</i>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A	
BASEMENT DAMPNESS	<input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> Past <input type="checkbox"/> Present <input type="checkbox"/> Not known <input checked="" type="checkbox"/> None observed		
CRAWL SPACE	<input type="checkbox"/> Readily accessible <input type="checkbox"/> Not readily accessible <input type="checkbox"/> Not inspected <input type="checkbox"/> Conditions inspected <input type="checkbox"/> Method: Floor: <input type="checkbox"/> Concrete <input type="checkbox"/> Dirt Dampness: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> Vapor barrier <input type="checkbox"/> Insulation <input type="checkbox"/> Ventilation	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Wood to earth contact	
Remarks	<i>The basement walls appear to be in sound condition, with no signs of structural movement noted.</i> <i>There were no signs of any past water leakage stains into the basement noted.</i> <i>The sump pump appears to function.</i>		

STRUCTURAL AND BASEMENT PHOTOS



IMG_9476[1].JPG

The metal bearing posts should be secured to the basement slab with proper fasteners.



IMG_9477[1].JPG

The metal bearing posts should be secured to the main beam with proper fasteners.

HEATING AND COOLING

HEATING SYSTEM	Fuel: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Forced Air Furnace (see page 11) <input type="checkbox"/> Gravity hot water <input type="checkbox"/> Forced Hot Water Boiler <input type="checkbox"/> Steam Boiler <input type="checkbox"/> <input type="checkbox"/> Radiant Heat <input type="checkbox"/> Electric Baseboard <input type="checkbox"/> Heat Pump (see page 11) No. 1 Capacity: 88,000 BTU Age: 28 Yrs. No. 2 Capacity: Age: Yrs. No. 3 Capacity: Age: Yrs. When turned on by thermostat: <input checked="" type="checkbox"/> Fired <input type="checkbox"/> Did not fire	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A				
FUEL SUPPLY	<input type="checkbox"/> Oil tank in basement <input type="checkbox"/> Buried <input checked="" type="checkbox"/> Public gas supply <input type="checkbox"/> Tank <input type="checkbox"/> Electricity <input type="checkbox"/> Fuel supply shutoff location: Next to furnace					
HEAT EXCHANGER	<input checked="" type="checkbox"/> Partially observed <input type="checkbox"/> Not visible; enclosed combustion <input type="checkbox"/> Have condition checked before settlement (see page 11)	<input type="checkbox"/> N/A				
HEAT DISTRIBUTION	<input type="checkbox"/> Radiators <input type="checkbox"/> Convector <input type="checkbox"/> Baseboard Convector <input type="checkbox"/> Radiant Pipes: <input type="checkbox"/> Galvanized pipes <input type="checkbox"/> Copper <input type="checkbox"/> Black iron <input type="checkbox"/> Pipes not visible <input checked="" type="checkbox"/> Ductwork Heat source in each room: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A				
HUMIDIFIER	<input type="checkbox"/> Atomizer <input type="checkbox"/> Evaporator <input type="checkbox"/> Steam <input type="checkbox"/> Not Functioning <input type="checkbox"/> Not Tested	<input checked="" type="checkbox"/> N/A				
FILTER	<input type="checkbox"/> Washable <input checked="" type="checkbox"/> Disposable <input type="checkbox"/> Electronic <input type="checkbox"/> Electrostatic	<input type="checkbox"/> N/A				
SUPPLEMENTARY HEAT	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Location</td> <td style="width: 50%; border: none;">Type</td> </tr> <tr> <td style="border: none;">Upstairs</td> <td style="border: none;">Daikin Heat pump</td> </tr> </table>	Location	Type	Upstairs	Daikin Heat pump	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory
Location	Type					
Upstairs	Daikin Heat pump					
Remarks	<p><i>Gas forced air furnaces will tend to last 15-20 years. The exposed gas lines were tested, with no leaks noted. Carbon monoxide was tested for in the flue, with no elevated levels noted. The furnace has outlived its expected life span.</i></p>					
COOLING	<input checked="" type="checkbox"/> Cooling system integral with heating system <input checked="" type="checkbox"/> Central Air <input type="checkbox"/> Room Units <input type="checkbox"/> Heat Pump <input type="checkbox"/> Through Wall <input checked="" type="checkbox"/> Electric Compressor <input type="checkbox"/> Gas Chiller <input checked="" type="checkbox"/> Air Filter <input type="checkbox"/> Air Handler <input type="checkbox"/> Thermostat No. 1 Condensing Unit Capacity: 2-1/2 tons Age: 6 Yrs. No. 2 Condensing Unit Capacity: Age: Yrs. No. 3 Condensing Unit Capacity: Age: Yrs. <input type="checkbox"/> Tested <input checked="" type="checkbox"/> Not Tested (see page 11) <input type="checkbox"/> Ductwork <input type="checkbox"/> Window units not tested	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A				
Remarks	<p><i>It was too cool to test the AC unit. AC units will tend to last 15-20 years.</i></p>					

PLUMBING AND BATHROOM

WATER SERVICE ENTRANCE PIPE	Water Supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private (see page 12) <input type="checkbox"/> Not known <input checked="" type="checkbox"/> Satisfactory Pipe: <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input type="checkbox"/> Plastic <input type="checkbox"/> N/A <input type="checkbox"/> Lead <input type="checkbox"/> Unknown Main shutoff location: <i>Side wall basement</i>
PIPES	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> Satisfactory Water Flow: <input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not tested <input type="checkbox"/> N/A Leaks: <input type="checkbox"/> Some signs <input checked="" type="checkbox"/> None observed Cross connections: <i>None noted</i> <input type="checkbox"/> None observed Hose bibbs: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Frost free <input type="checkbox"/> Not tested (see page 12)
DRAIN/WASTE/ VENT	Drain/Waste/Vent Pipes: <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Lead <input type="checkbox"/> Cast Iron <input type="checkbox"/> Unknown <input type="checkbox"/> Slow drain <input type="checkbox"/> Leaks <input checked="" type="checkbox"/> None observed Waste disposal: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private (see page 12) <input type="checkbox"/> Not known
WATER HEATER	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Tankless <input type="checkbox"/> Integral with heating system <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> In line system: Fuel cutoff location: <i>By water heater</i> Capacity: <i>40Gal.</i> Ample for: <i>4 - 5</i> people Age: <i>11Yrs.</i> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Pressure relief valve <input checked="" type="checkbox"/> Extension
Remarks:	<p><i>All plumbing was run, with no leaks noted.</i> <i>Water heaters will tend to last 8-12 years.</i></p>
BATHROOM NO. 1 Location: <i>1st floor hall</i>	BATHROOM NO. 2 Location: <i>Upper full</i>
<input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input checked="" type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input checked="" type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input checked="" type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input checked="" type="checkbox"/> Fan <input checked="" type="checkbox"/> Window Shower wall: <input checked="" type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass Room floor: <input checked="" type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input checked="" type="checkbox"/> None observed <div style="text-align: right;"><input checked="" type="checkbox"/> Satisfactory</div>	<input checked="" type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input checked="" type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input checked="" type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input checked="" type="checkbox"/> Vanity <input checked="" type="checkbox"/> Fan <input checked="" type="checkbox"/> Window Shower wall: <input checked="" type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input checked="" type="checkbox"/> None observed <div style="text-align: right;"><input checked="" type="checkbox"/> Satisfactory</div>
BATHROOM NO. 3 Location:	BATHROOM NO. 4 Location:
<input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>	<input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>
BATHROOM NO. 5 Location:	BATHROOM NO. 6 Location:
<input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>	<input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>
Remarks:	<p><i>All bathroom outlets appear to be GFCI protected.</i> <i>All bathroom plumbing was run, with no leaks noted.</i> <i>The upper vanity sinks are serviced with one line to the upper. Each sink needs its own service instead of splitting them.</i></p>



IMG_9475[1].JPG

The plumbing water lines at the master bathroom vanity are split. Each vanity faucet should have its own supply line instead of being split. No signs of pressure problems were

ELECTRICAL AND KITCHEN

SERVICE ENTRANCE CABLE	Capacity: 200 Amps, 120/240 Volts <input checked="" type="checkbox"/> Satisfactory Service line entrance: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground <input type="checkbox"/> Raceway Conductor material: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum
MAIN PANEL BOX	Location: Basement <input checked="" type="checkbox"/> Grounded <input checked="" type="checkbox"/> Bonded <input checked="" type="checkbox"/> Satisfactory 200 Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> N/A <input type="checkbox"/> Subpanel Location: Capacity of Main Current Disconnect: 200Amps
CIRCUITS AND CONDUCTORS	Quantity: <input checked="" type="checkbox"/> Ample Branch Wiring: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Satisfactory Wiring method: <input checked="" type="checkbox"/> Romex <input type="checkbox"/> BX <input type="checkbox"/> Knob and Tube <input type="checkbox"/> Raceway <input type="checkbox"/> Conduit <input type="checkbox"/> Overfused circuit <input type="checkbox"/> Double tap breaker GFCI: <input checked="" type="checkbox"/> Exterior <input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Kitchen 2 Bathroom(s)
OUTLETS, FIXTURES AND SWITCHES	<input checked="" type="checkbox"/> Random testing <input type="checkbox"/> Reversed polarity <input type="checkbox"/> Open ground <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Smoke detectors absent
Remarks	<i>The electrical has been recently upgraded throughout. The house appears to be consistently wired, with no hazards noted. There was one exterior outlet at the back deck which is missing a weather tight cover. A weather tight cover should be added to this outlet.</i>
CABINETS AND COUNTER TOP	<input checked="" type="checkbox"/> Satisfactory
SINK	Plumbing Leaks: <input type="checkbox"/> Some signs: <input checked="" type="checkbox"/> None observed <input checked="" type="checkbox"/> Satisfactory Disposal: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating Age: 3Yrs.
DISHWASHER	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating Age: 3Yrs. <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Air gap or high loop <input type="checkbox"/> N/A
RANGE/ OVEN	<input checked="" type="checkbox"/> Range <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric Age: 10Yrs. <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Wall oven <input type="checkbox"/> Operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: Yrs. <input type="checkbox"/> N/A <input type="checkbox"/> Cooktop <input type="checkbox"/> Operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: Yrs.
REFRIGERATOR	#1 <input checked="" type="checkbox"/> Operating <input checked="" type="checkbox"/> Frost free <input checked="" type="checkbox"/> Ice maker Age: 3Yrs. <input checked="" type="checkbox"/> Satisfactory #2 <input type="checkbox"/> Operating <input type="checkbox"/> Frost free <input type="checkbox"/> Ice maker Age: Yrs. <input type="checkbox"/> N/A
OTHER APPLIANCES	<input type="checkbox"/> Operating Age: Yrs. <input type="checkbox"/> Satisfactory <input type="checkbox"/> Operating Age: Yrs. <input checked="" type="checkbox"/> N/A
FLOOR COVERING	<input type="checkbox"/> Resilient tile <input type="checkbox"/> Sheet goods <input type="checkbox"/> Ceramic <input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Laminate
VENTILATION	<input checked="" type="checkbox"/> Exhaust fan <input type="checkbox"/> Ductless <input checked="" type="checkbox"/> Vented to outside <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Filter <input checked="" type="checkbox"/> Light <input type="checkbox"/> N/A
CLOTHES WASHER	<input type="checkbox"/> Operating Age: Yrs. <input type="checkbox"/> Satisfactory <input type="checkbox"/> Not tested <input checked="" type="checkbox"/> N/A
CLOTHES DRYER	<input type="checkbox"/> Operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: Yrs. <input type="checkbox"/> Not tested <input type="checkbox"/> Satisfactory <input type="checkbox"/> Vented To: <input checked="" type="checkbox"/> N/A
Remarks	<i>No major defects were noted in the kitchen. The dishwasher was run, with no leaks noted.</i>



IMG_9480[1].JPG

The back outlet is missing a weather tight cover. One should be added.

INTERIOR AND ATTIC

FLOOR	<input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Softwood <input type="checkbox"/> Plywood <input type="checkbox"/> Wall-to-Wall Carpet <input type="checkbox"/> Resilient <input type="checkbox"/> Laminate <input type="checkbox"/> Not visible	<input checked="" type="checkbox"/> Satisfactory
WALLS	<input checked="" type="checkbox"/> Plaster <input type="checkbox"/> Drywall <input type="checkbox"/> Wood <input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Satisfactory
CEILING	<input checked="" type="checkbox"/> Plaster <input type="checkbox"/> Drywall <input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Satisfactory
STAIRS / RAILINGS	<input type="checkbox"/> Balcony <input type="checkbox"/> Stairs <input checked="" type="checkbox"/> Railings	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
FIREPLACE	<input type="checkbox"/> Flue liner <input type="checkbox"/> Partially observed <input type="checkbox"/> Damper <input type="checkbox"/> Operating <input type="checkbox"/> Not operating <input checked="" type="checkbox"/> Metal pre-fab <input type="checkbox"/> Free-standing <input type="checkbox"/> Wood stove <input type="checkbox"/> Pellet stove <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Clean chimney before use	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
DOORS (INSIDE)		<input checked="" type="checkbox"/> Satisfactory
WINDOWS AND SKYLIGHT	<input checked="" type="checkbox"/> Double hung <input type="checkbox"/> Single hung <input checked="" type="checkbox"/> Casement <input type="checkbox"/> Awning <input type="checkbox"/> Sliding <input type="checkbox"/> Fixed <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Vinyl or aluminum clad wood <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Aluminum <input type="checkbox"/> Steel <input checked="" type="checkbox"/> Insulated Glass <input type="checkbox"/> Single pane glass <input type="checkbox"/> Roof windows and skylights <input type="checkbox"/> Moisture stains <input type="checkbox"/> Extensive	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks	<p><i>The windows have been replaced. No fogged window panes were noted. No major defects were noted on the interior.</i></p>	
ACCESS	How Inspected: <i>from scuttle hole</i> <input type="checkbox"/> Not inspected <input type="checkbox"/> Stairs <input type="checkbox"/> Pulldown <input type="checkbox"/> Scuttlehole <input type="checkbox"/> No access	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
MOISTURE STAINS	<input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed <input type="checkbox"/> Condensation	
STORAGE	<input type="checkbox"/> Heavy <input type="checkbox"/> Light <input type="checkbox"/> Floored <input type="checkbox"/> Not floored <input checked="" type="checkbox"/> No storage	
INSULATION	Type: <i>Blown and Batt fiberglass</i> Avg. Inches: <i>12</i> Installed in: <input type="checkbox"/> Rafters <input type="checkbox"/> Floor Approx. R Rating: <i>30+</i> <input type="checkbox"/> Vapor retarders	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
VENTILATION	<input type="checkbox"/> Window(s) <input type="checkbox"/> Attic Fan <input type="checkbox"/> Whole House Fan <input type="checkbox"/> Turbine <input checked="" type="checkbox"/> Ridge Vent <input type="checkbox"/> Soffit Vent <input type="checkbox"/> Roof Vent(s) <input type="checkbox"/> Gable end louvers	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks	<p><i>No moisture problems were noted in the attic. The attic appears to be properly insulated and ventilated.</i></p>	

INTERIOR AND ATTIC PHOTOS



IMG_9484[1].JPG

The attic appears to be well insulated and well ventilated. No moisture stains were noted on the underside of the roof.



IMG_9485[1].JPG

Parts of the roof have been properly resheathed with OSB sheathing.



IMG_9486[1].JPG

The attic appears to be well ventilated and well insulated.

ROOFING SYSTEM AND EXTERIOR

ROOF COVERING	Location <i>House</i> <i>Garage</i>	Materials <i>Fiberglass shingles</i> <i>Fiberglass shingles</i>	Age 6Yrs. 15Yrs. Yrs. Yrs.	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory
How inspected: <i>From eve...too steep to walk</i> Roof leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed				
FLASHING	<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Copper <input type="checkbox"/> Rubberized membrane			<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
GUTTERS AND DOWNSPOUTS	<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Copper <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood Extensions: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks	<i>Fiberglass shingles of this quality will tend to last 20-25 years. No shingle defects were noted.</i>			
EXTERIOR DOORS				<input checked="" type="checkbox"/> Satisfactory
WINDOWS AND SKYLIGHTS				<input checked="" type="checkbox"/> Satisfactory
EXTERIOR WALL COVERING	Location <i>House</i> <i>Garage</i>	Materials <i>Wood siding</i> <i>T-1-11 wood siding</i>	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory	
EXTERIOR TRIM	<input checked="" type="checkbox"/> Eaves <input checked="" type="checkbox"/> Fascia <input checked="" type="checkbox"/> Soffits <input checked="" type="checkbox"/> Rake <input type="checkbox"/> Signs of deterioration <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed			<input checked="" type="checkbox"/> Satisfactory
CHIMNEY	<input checked="" type="checkbox"/> Brick <input type="checkbox"/> Metal <input type="checkbox"/> Block <input type="checkbox"/> Flue liner partially observed <input type="checkbox"/> Clean before use			<input type="checkbox"/> In chase <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
GARAGE/ CARPORT	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Door Operator <input checked="" type="checkbox"/> Operating <input checked="" type="checkbox"/> Safety Reverse			<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
PORCH	Floor: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Railing / Guardrail			<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks:	<i>The exterior appears to be maintained and to be in satisfactory condition.</i> <i>The chimney appears to have been relined for the furnace.</i> <i>The garage door safety eyes are mounted too high. The eyes should be mounted no higher than 6" of the floor for safety.</i>			

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_9478[1].JPG

The safety eyes for the garage door opener should be installed within 6" of the garage floor.



IMG_9483[1].JPG

The front porch appears to have been rebuilt. There was no access doors to inspect the underside of the porch.

GROUNDS

GRADING	General grading, slope and drainage (see pages 10 and 16) Grading and slope at house wall(within 5 feet from building)	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
SIDEWALK AND WALKWAY	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Flagstone	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
DRIVEWAY	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> Gravel <input type="checkbox"/> Brick	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
WINDOW WELLS	<input type="checkbox"/> Metal <input type="checkbox"/> Brick <input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
RETAINING WALL	<input type="checkbox"/> Brick <input type="checkbox"/> Block <input type="checkbox"/> Stone <input type="checkbox"/> Timber	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
TREES AND SHRUBBERY		<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
FENCING	<input type="checkbox"/> Metal <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Plastic	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks	<i>Proper grade should be maintained to slope 1" per foot, 8 feet away from the foundation.</i>	
DECK/ BALCONY	<input checked="" type="checkbox"/> Signs of deterioration <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> On grade <input checked="" type="checkbox"/> Raised <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Handrail	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
PATIO, TERRACE	<input type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Flagstone	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
STEPS TO BUILDING	Landing: <input type="checkbox"/> Concrete/Masonry <input checked="" type="checkbox"/> Wood Steps: <input type="checkbox"/> Concrete/Masonry <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal Handrails: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
OUTBUILDING	<input type="checkbox"/> Not inspected	
Remarks	<i>The back deck trim shows some rot. This rotten trim should be replaced.</i>	

GROUNDS PHOTOS



IMG_9479[1].JPG

There was some wood rot noted at the trim board at the back deck.



IMG_9481[1].JPG

Some wood rot was noted at the back deck trim boards.



IMG_9482[1].JPG

The sump line should be extended away from the foundation. The sump pump pit was dry and the pump does not appear to run very often, although does function.

FACTS ABOUT THIS HOME INSPECTION

Throughout this report where the age of appliances, roof, etc., is stated, the age shown is approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence.

When any item in the report is stated to be "Satisfactory," the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection.

STRUCTURAL AND BASEMENT

Basement or Crawl Space Dampness

Basement dampness is frequently noted in houses and the conditions that cause it are usually capable of determination by an experienced home inspector. Often, however, in houses that are being offered for sale, the visible signs on the interior of a basement which would indicate a past or present water problem are concealed. For example an area may be painted over, or basement storage may be piled against a wall where a problem has occurred. If there has been a dry period before the time of the inspection, signs of past water penetration may not be visible. In such cases, the inspector may not be able to detect the signs of basement dampness or water penetration.

Elimination of basement dampness, whether slight or extensive, can usually be accomplished by one or both of the following actions: realigning gutters and extending downspouts to discharge some distance from the house; and regrading in the vicinity of the house so that the slope goes away from the house rather than toward it.

In most soils, a minimum recommended slope away from the house is a 5 inch drop over a 5 foot distance (one inch per foot).

Expensive solutions to basement dampness problems are frequently offered, and it is possible to spend many thousands of dollars for such unsatisfactory solutions as a system for pumping out water that has already entered the basement or the area around or under it. Another solution sometimes offered is the pumping of chemical preparations into the ground around the house. This has been found not to be of value.

Independent experts recommend solutions that prevent water from entering the basement around or under the building, and their solutions can be as simple as purchasing a splash block for \$10 and placing it under a downspout outlet, or the purchasing of a load of fill dirt for building up the grade around the house.

Crawl spaces require the same care and water control as basements. Cross ventilation is necessary and installation of a plastic vapor barrier over a dirt floor is strongly recommended.

If you have a basement dampness problem that persists in spite of efforts you have made in solving it, call the inspector for further consultation and advice.

Insect Boring Activity and Rot

If there is an inaccessible basement or crawl space, there is a possibility that past or present termite activity and/or rot exists in this area. Since no visual inspection can be made, it is not possible to make a determination of this damage if it exists.

Insect Boring Inspection

No inspection is made by this company to detect past or present insect boring activity or rot. We recommend you contact a qualified exterminator should you desire more information or a possible examination of the building and/or a warranty.

HEATING AND COOLING

Testing the Air Conditioning System

If the outside temperature has not been at least 65 degrees F. for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on an one-time start-up and cool-down basis when warmer weather allows.

Compressor/Condensing Unit

The major components of an air conditioning condensing unit are the compressor and the condensing coil. A compressor has a normal life of 8 to 15 years; a condensing coil may last longer. The estimated age of a condensing unit is taken from the specification plate. Sometimes the compressor, which is not visible, may have been replaced since the original installation.

Electric Furnace

Electric furnaces have a normal life of 15 to 20 years, although at times the heating elements have to be replaced

Oil and Gas Fired Furnaces

Oil and gas fired forced air furnaces have a normal life of 15 to 20 years.

Heat Exchanger

The heat exchanger in a gas or oil furnace is partially hidden from view; it cannot be fully examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that a service contract be placed on the unit and a service call made prior to settlement to check the condition of the heat exchanger

Air Filter

Air filters should be changed or cleaned every 30 to 60 days to provide proper air circulation throughout the house and help protect the heating and cooling system.

Humidifier

Since it is not possible during a visual inspection to determine whether the humidifier is operating properly, it is recommended that it be serviced at the same time as the furnace, and be cleaned regularly.

Cast Iron Boiler

Cast iron hot water boilers have a normal life of 30 to 50 years.

Steel Boiler

Steel hot water boilers have a normal life of 15 to 30 years.

Circulating Pump

Circulating pumps have a normal life of 10 to 15 years.

Heat Pump

Outside units have a normal life of 6 to 10 years. Heat pumps operate best when serviced at least once a year. Adequate air flow is more critical than with other forced air systems; it is important that the filter be kept clean. It is not advisable to shut off supply grilles to rooms except as required to balance heat and cooling.

Heat pumps cannot be checked on the heat cycle if the outside temperature has been over 65 degrees F. within the past 24 hours. The total heating capacity of a heat pump system varies with outside temperature conditions.

Electric Baseboard Heater

Electric baseboard heaters have a normal life of 10 to 15 years.

PLUMBING AND BATHROOM

Wells

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought

Septic Systems

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of a septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days

Water Pipes

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed.

Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

Hose Bibbs

During the winter months it is necessary to make sure the outside faucets are turned off. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibbs cannot be tested when turned off.

Water Heater

The life expectancy of a water heater is 8 to 12 years. Water heaters generally are not replaced unless they leak.

The heating element in an electric water heater may require replacing prior to the end of life expectancy of the heater itself.

Leg Tubs

If the bathroom has a leg tub, it is probable that the waste lines are made of lead. In many jurisdictions, the lead waste pipes must be changed to copper or PVC pipes when remodeling work is performed in the bathroom.

Ceramic Tile

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wall board. Special attention should be paid to the area around faucets, other tile penetrations and seams in corners and along the floor.

Stall Shower

The metal shower pan in a stall shower has a probable life of 8 to 10 years. Although a visual inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use with a person standing in it.

ELECTRICAL AND KITCHEN

Aluminum Wiring

Houses built after 1960 may have aluminum lower branch wiring. Initially, this wiring was pure aluminum which proved unstable and subject to surface corrosion when placed in direct contact with dissimilar metals at fixture and outlet connections.

Later, aluminum alloy was used and although its performance was much better, special care and special connections must be used to prevent corrosion, overheating, arcing and fire. The practice of using aluminum alloy wiring was generally stopped around 1973; however, its use has continued on a limited basis.

Ground Fault Circuit Interrupters

Ground Fault Circuit Interrupters (GFCIs) are recommended on all outdoor outlets and on interior outlets in wet areas such as bath-rooms and kitchen counter areas. GFCIs should be tested monthly to insure they are functioning.

Smoke Detectors

If no smoke detectors are presently installed in the building, it is recommended that smoke detectors be installed at least in the ceiling of the basement near the mechanical equipment as well as in the hallway ceiling outside sleeping rooms

Carbon monoxide detectors are now required by some jurisdictions when the house contains any gas-burning appliances or has an attached garage. These devices should be placed and maintained in accordance with the manufacturer's directions.

Smoke detectors installed in the house should be checked every 2 to 3 weeks to ensure that they are functioning.

Power Usage of Appliances and Mechanical Equipment

Electric Range	30 - 50 Amps
Electric Dryer	25 - 40 Amps
Electric Hot Water Heater	25 - 30 Amps
Electric Central A/C	30 Amps
Room A/C	7 - 20 Amps
Electric Heat	50 - 75 Amps
Electric Heat Pump	50 - 75 Amps

Dishwashers and Disposals

Dishwashers and disposals have a normal life of 5 to 12 years

Ranges, Ovens and Refrigerators

Ranges, ovens, cook tops and refrigerators have a normal life of 15 to 20 years.

Clothes Washers and Dryers

Clothes washers and dryers cannot be inspected properly without a load of laundry, so these appliances are not tested other than to determine whether they are operating.

A washer or dryer has an average life of 6 to 12 years.

When hooking up a dryer, it must be kept vented to the exterior to prevent excessive moisture from building up in the house.

Washers and dryers often are not included in "as is" condition.

INTERIOR AND ATTIC

Fireplace

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During a visual inspection it is common to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper, or lack of access from the roof.

Asbestos and Other Environmental Hazards

Asbestos fiber in some form is present in many homes, but it is often not visible or cannot be identified without testing.

If there is reason to suspect that asbestos fiber may be present and it is of particular concern, a sample of the material in question may be removed and examined in a testing laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of or danger from lead in water, radon gas, mold, mildew, lead paint, urea formaldehyde, EMF (electromagnetic fields), toxic or flammable chemicals and all other similar or other potentially harmful substances and environmental hazards.

Plaster on Gypsum Lath (Rock Lath)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound, or drywall can be laminated over the existing plaster.

Nail Pops

Drywall nail pops are due in part to normal expansion and contraction of the wood member to which the gypsum lath is nailed, and are usually only of cosmetic significance.

Wood Flooring

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove the deep stains.

Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

Animal odors and stains are common in older homes. These problems cannot be positively identified in a general or visual inspection.

Carpeting

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

Access to Attic

If there are no attic stairs or pulldown, the attic may be inaccessible and therefore uninspected. Lacking access, the inspector will not be able to inspect the attic insulation, framing, ventilation or search for evidence of current or past roof leaks

ROOFING

Inspection of Roof

Many roofs are hazardous to walk on and in most cases can be satisfactorily inspected from the ground with or without binoculars or from a window with a good view of the roof. Some roofs, such as asbestos cement, slate, clay or concrete tile, shingles or shakes, may be seriously damaged by persons walking on them. Accordingly, the building analyst will base the inspection report on visible evidence which can be seen without walking on the roof.

The condition of a built-up or flat metal roof often cannot be determined unless it is possible for the building analyst to closely inspect its surface. Access to the roof from within the building is sometimes possible, but in many cases an additional inspection may be scheduled with special ladders to reach the roof from the outside.

“Satisfactory” Roof Covering

When the report indicates that a roof is “satisfactory,” that means it is satisfactory for its age and general usefulness. A roof which is stated to be satisfactory may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

Asphalt and Fiberglass Shingles

In cold and temperate climates, asphalt and fiberglass shingle roofs have a normal life of 15 to 20 years. In the South and Southwest, they have a normal life of 12 to 15 years. If a new roof is required, it may be installed over the original roof unless prohibited by local building codes. If two layers of roofing have already been installed, most building codes require both layers to be removed before installing a new roof covering.

Built-up Roof

Four-ply built-up roofs have a normal life of 15 to 20 years if they drain properly. If there is standing water on the roof, the rate of deterioration is doubled. One-ply flexible sheet membrane roofs have a normal life of 15 to 20 years.

Roll Roofing

Selvage or asphalt roll roofing is an inexpensive type of roof with a life of 5 to 10 years.

Wood Shingles and Shakes

Wood shingles and shakes have more insulating value than other roofs. Wood shingles have a normal life of 12 to 15 years, and shakes have a normal life of 15 to 20

Slate Roof

Slate roofs have a normal life of 30 to 75 years depending upon the grade of slate. Slate roofs do need annual maintenance, and it is necessary to replace defective slates and tar ridges as required from time to time.

If improperly installed, the nails fastening slates may rust through; individual slates can be lifted and re-laid with copper slating nails. When one set of nails rusts through, it is likely it will happen soon to other slates, so lifting and relaying of all the slates may be required in the near future.

Clay Tile Roof

A clay tile roof has a normal life of 30 to 50 years, but individual pieces can become cracked or broken or the nails rust out. Tiles may have to be replaced periodically.

Asbestos Cement Shingles

Asbestos cement shingles have a normal life of 30 to 50 years, but they are brittle and individual shingles should be replaced as needed. In many states, removal of asbestos cement shingles must be according to EPA standards.

Metal Roof

Metal roofs have a very long life if the exposed metal is kept coated with paint. When a metal roof has been tarred, it is impossible to determine the condition of the metal under the tar. While there may be no evidence detected of any ongoing leaks, it is possible the roof has rusted through and will need replacement in the near future.

EXTERIOR AND GROUNDS

Wood Siding

Western red cedar and redwood are excellent siding materials and should be kept painted or stained to preserve them from deterioration.

Cedar shingles or shakes may be painted, stained or left to weather.

Aluminum and Vinyl Siding

Aluminum siding has a factory finish and vinyl siding has solid color throughout each piece.

Upkeep on aluminum and vinyl sidings is minimal and they only need to be cleaned periodically with a sponge and water solution.

Stucco

It is important to prevent cracks from forming in exterior stucco since water can seep into cracks, freeze, expand and cause deterioration of the framing as well as further cracking of the stucco.

Masonry

Solid brick, block or stone exterior walls require little maintenance, but it is necessary to inspect the walls regularly to detect signs of mortar deterioration.

At some point, masonry walls will always require tuckpointing of the mortar joints to prevent water penetration and wall damage.

Vines growing into the mortar joints of a masonry wall can also cause water penetration.

The brick walls of a brick veneer house are attached to the wall structure of the house and are not themselves structural. They should be cared for the same as a solid masonry wall, but cracks in the brick veneer wall do not necessarily indicate structural damage to the wall.

Exterior Wood Surfaces

All surfaces of untreated wood need regular applications of oil based paint or special chemicals to resist rot. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will rot within a year or two.

All posts and wood members with ground contact should be of treated wood or constructed of wood which has natural resistance to rot, such as redwood.

Decks should always be nailed with galvanized or aluminum nails.

Sidewalks and Driveway

Spalling concrete cannot be patched with concrete because the new wall will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended.

Window Wells

The amount of water that enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. See page 16 for proper corrective action.

Plastic window well covers are useful in keeping out leaves and debris, but they do block ventilation and light.

Retaining Walls

Retaining walls deteriorate because of excessive pressure build-up behind them, generally due to water accumulation. Often conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometimes suffer from tree root pressure or from general movement of top soil down the slope. Normally these conditions require rebuilding the retaining wall.

Roof and Surface Water Control

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and building up the grade so that roof and surface water are diverted away from the building.

A positive grade of approximately 1 inch per foot slope for at least 5 feet from the foundation walls is recommended. Where trees, air conditioning units and other obstructions do not permit the recommended slope, surface drains can be used instead. Failure to control surface water will usually result in a wet basement.