

Urban Building Inspectors, Inc.

Building Inspection Report

Example Report

Inspection Date:
00-00-0000

Prepared For:
Example Report

Prepared By:
Urban Building Inspectors Inc.

952-212-6266

Report Number:
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Inspector:
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STRUCTURAL COMPONENTS:

DESCRIPTION OF STRUCTURAL COMPONENTS:

Foundation:	Concrete.
Floor Structure:	Wood Floor Joists, Wood Support Column(s), Board/Plank Sub Floor, Wood Floor Beams.
Wall Structure:	Wood Frame, Wall Structure Not Visible.
Ceiling Structure:	Truss, Not Visible.
Roof Structure:	Rafters.
Roof Sheathing:	Solid Plank.
Attic Access Location:	Bedroom.

STRUCTURAL RECOMMENDATIONS/OBSERVATIONS

FOUNDATION:

Basement:

The basement shows evidence of past moisture penetration in the form of: (Damaged wall board in basement), (Installed beaver drain system, and past repair work being made on beaver drain system). Ask the sellers about past issues and damage in this area. These areas should be properly cleaned and repaired as needed.

It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least six (6) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

For more information on the beaver drain system, please see Plumbing Section: (Other Components).



Exterior:

Shear cracks in the foundation were noted at the front of the porch, on the right side of the home, and at the back right corner of the home. It is suspected these cracks are structure in nature, and the number of vertical cracks and shear cracks in the foundation is considered above average, even for a home in this age range. There was no view of these cracks from the basement. (They were covered by wall board, insulation, or not in view). Predicting future movement of these cracks is beyond the scope of this inspection. It is recommended that the cracks be further evaluated and improved as needed by a licensed foundation contractor, or licensed structural engineer.

**ROOF STRUCTURE:****Supports:**

Additional vertical supports should be added in the attic for proper support of the rafters. Some rafters in the attic are properly supported, but many of the rafters do not have support. Some of the 2x4 supports are improperly installed. Notable roof sag was noted. Improvements are recommended for proper support of the roof rafters.



Evidence of mildew and past leaks were noted on the roof boards. Evidence of leaks were most notable around the chimney. Some of these blackened boards should be replaced when the roof is replaced.



EXTERIOR:

Steps/Porches:

The wood steps are not structurally sound and should be professionally repaired or replaced. (More detailed information is listed in the exterior section)

Detached Garage:

The beam in the garage has been notched out for the installation of the opener. This cut limits the strength and structural integrity of this beam. Heavy weights or storage should not be kept above this board unless further improvements are made.



STRUCTURAL COMMENTS/LIMITATIONS: As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

LIMITATIONS:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture, Appliances, and/or storage restricted access to some structural components.
- Concealed foundation walls could not be examined.
- Inaccessible floor, wall and roof cavities could not be inspected.

ROOFING COMPONENTS:

DESCRIPTION OF ROOFING SYSTEM

Roof Coverings:	Composition Shingle.
Chimney(s):	Masonry.
Gutters and Downspouts:	Metal.
Method of Inspection:	Viewed From Ladder At Eave, Ground Views.

ROOFING RECOMMENDATIONS/OBSERVATIONS

GENERAL COMMENTS:

The roofing is nearing the end of it's useful life and should be replaced in the near future.

ROOF COVERING:

Shingles: Advancing wear on the shingles was noted. Areas of lost granules and possible past hail hits were noted on the right slope of the home. Inquiries should be made as to if hail has hit in the area, and if there has ever been a past insurance inspection done on the home. The roof is nearing the end of it's life cycle and should ideally by replaced within the next 2 to 3 years.



Flashing: There was no kickout flashing noted at the bottom of where vertical wall(s) run next to the roof slope. Adding kick out flashing will help shed rain water away from the exterior walls of the house.

CHIMNEYS:

Masonry: The flashing around the chimney was rusted. There was also caulking noted around the flashing at the base of the chimney. This flashing should be replaced when the shingles are replaced.



GUTTERS/DOWNSPOUTS:

Drainage:

The downspout(s) should discharge water at least six (6) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

ROOFING COMMENTS/LIMITATIONS: As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

LIMITATIONS:

- The entire underside of the roof sheathing was not visible. (some sections were not in view)
- Evidence of prior leakage may be disguised by interior finishes.

EXTERIOR COMPONENTS:

DESCRIPTION OF EXTERIOR COMPONENTS:

Lot Grading:	Graded toward the house, Graded away from the house, Level Grade.
Walkways/Patio:	Concrete.
Decks, Steps:	Wood.
Soffit and Fascia:	Metal.
Wall Cladding:	Metal.
Window Frames:	Wood.
Entry Doors:	Metal, Wood, Sliding Glass.
Overhead Garage Door(s):	Metal, Automatic Opener Installed.

EXTERIOR RECOMMENDATIONS/OBSERVATIONS

GENERAL COMMENTS:

The auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information.

EXTERIOR GROUNDS:

Lot Grading:	The grading should be improved to promote the flow of storm water away from the house. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.
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EXTERIOR OF STRUCTURE:**Decks**

The following issues were noted with the steps and deck:

A proper flashing should be provided at the intersection of the ledger board and the house at the front and back deck/steps.

Proper lag bolts should be installed where the front steps and back deck attach to the house.

The post to beam connections on the deck should be improved.

The base of the back deck posts should be anchored. It does not appear there are proper footings for the back deck or front steps.

The front steps has settled to the left.

The opening at the bottom of the railing is large enough for a small child to fall through. The new code is 4 inches.

The back deck beam is not properly supported in the outer corner.

Proper improvements are recommended to the back deck and front steps to bring them up to current code and safety standards.

**Window Exterior:**

The windows should be properly caulked between the J-channel flashing and the window.

Missing screens were noted.

There was no deck installed outside the sliding doors on the back porch addition. The doors should be made so they do not open more than 4 inches, or a deck should be installed off the porch. The installation of these doors is unusual in that the doors are not low enough to the floor for a door, and are not high enough off the floor for a window. Ask the sellers if permits were pulled when installing the back porch.

The glass on the exterior porch door was broken.

Repairs or replacement of the door is recommended.



EXTERIOR COMMENTS/LIMITATIONS: As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

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LIMITATIONS:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

ELECTRICAL COMPONENTS:

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	110/220 Volt, 100-AMP.
Service Entrance Wires:	Overhead.
Main Disconnect:	Rating: 100 Amps, Location: In Main Panel (Basement)
Service Ground:	Copper.
Main Distribution Panel:	Panel Rating: 100 Amps, Breakers, Location: Basement.
Distribution Wiring:	Copper.
Receptacles:	Grounded.

ELECTRICAL RECOMMENDATIONS/OBSERVATIONS

GENERAL COMMENTS:

The size of the electrical service is sufficient for typical single family needs.

MAIN PANEL:

CIRCUIT BREAKERS: One breaker has more than one wire connected to it, which is not considered acceptable (no circuit breaker or fuse should serve more than one individual circuit). The proper fix is to add an additional circuit breaker, so each circuit has it's own breaker. While this is considered a potentially hazardous condition, it should be noted that it is also a very commonly seen condition.

BOX & COVER: The top left screw on the panel cover should be replaced with a blunt end screw.

Some of the circuits are not indexed. It is unknown what circuits these unmarked breakers service.

OUTLETS:

COVER PLATES: For proper safety, the missing cover plates should be replaced. (In the basement and back porch).

BEDROOM OUTLETS: A loosely installed outlet was noted in the front bedroom. Improvement is recommended.

DISTRIBUTION WIRING:

BASEMENT CIRCUITS: There was an extension cord connecting the washing machine. This appliance should be directly plugged into an outlet.

ELECTRONIC COMMENTS/LIMITATIONS: As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

LIMITATIONS:

- Electrical components concealed behind finished surfaces could not be inspected.
- Furniture and/or storage restricted access to some electrical components.

HEATING COMPONENTS:

DESCRIPTION OF HEATING COMPONENTS:

Primary Energy Source: Gas.

Heating System Type: Forced Air.

Heating Manufacturer: Ducane.

Heat Distribution Methods: Ductwork.

Other Components: Outside Air Intake system.

HEATING RECOMMENDATIONS/OBSERVATIONS

GENERAL COMMENTS:

The furnace is a newer unit.

FURNACE:

Condition: The furnace responded properly when tested. No improvements or service is needed.

Other Components/Comments: Digital Carbon Monoxide detectors should be used in all homes for personal safety. (Carbon Monoxide detectors are required by law within 10 feet of all sleeping areas). Improvement is recommended. Natural gas, fuel oil and wood burning appliances occasionally fail unexpectedly and without warning causing a deadly build-up of carbon monoxide gas. Carbon monoxide detectors are intended to warn occupants in the event of such failure. Proper maintenance of appliances is the best way to reduce your risk.

HEATING COMMENTS/LIMITATIONS: As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. Any needed service or cleaning should always be done by a credible licensed HVAC contractor. The inspection was limited by (but not restricted to) the following conditions:

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LIMITATIONS:

- The adequacy of heat distribution is difficult to determine during a one time visit to a home.

COOLING COMPONENTS:

DESCRIPTION OF COOLING COMPONENTS:

Energy Source: Electricity, Volt Power Supply.

System: Air Cooled Central Air Conditioning.

Cooling Manufacturer: Ducane.

COOLING RECOMMENDATIONS/OBSERVATIONS

GENERAL COMMENTS:

The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.

CENTRAL AIR CONDITIONING:

Outside Compressor: The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can effect the proper operation of the system.



COOLING COMMENTS/LIMITATIONS: As prescribed in the pre-inspection contract, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

LIMITATIONS:

- Window mounted air conditioning units are not inspected.
- There was no view of the evaporator coil inside the furnace.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F. Most manufacturers recommended that the temperature be above 60 degrees for at least 12 straight hours before a compressor should be turned on.

INSULATION/VENTILATION COMPONENTS:

DESCRIPTION OF INSULATION/VENTILATION:

Attic Insulation: Type: Fiberglass, R-Value: R20 to R30.
Roof/Attic Ventilation: Turbine Vent.

INSULATION/VENTILATION RECOMMENDATIONS/OBSERVATIONS

VENTILATION:

Attic: There was no insulation around the bathroom vent pipe in the attic. Insulation should be added to prevent condensation from forming.



INSULATION/VENTILATION COMMENTS/LIMITATIONS: As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

LIMITATIONS:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.

PLUMBING COMPONENTS:

DESCRIPTION OF PLUMBING COMPONENTS:

Water Supply Source:	Public Water Supply.
Service Pipe to House:	Copper.
Main Valve Location:	Basement.
Supply Piping	Copper.
Waste Disposal System:	Public Sewer System:
Drain/Waste/Vent Piping	Plastic, Galvanized Steel, Cast Iron.
Cleanout Location:	Basement.
Water Heater:	Gas.
Water Heater Manufacturer:	General Electric.

PLUMBING RECOMMENDATIONS/OBSERVATIONS

GENERAL COMMENTS:

The water pressure supplied to the fixtures is considered good.

LAUNDRY ROOM:

A slow leak was noted on the laundry sink faucet.

SUPPLY PLUMBING:

Exterior Hose Bibs: The exterior hose spigot should be properly winterized to prevent freezing.



WASTE/VENT PLUMBING:**Basement:**

An improper rubber union was noted on the waste pipe in the basement. Rubber unions such as this should have metal bands around them.

**Floor Drain:**

Some sections of the floor drain were rusted. This drain did function properly during the inspection. Periodic monitoring of this rust is recommended.

**WATER HEATER:****Exhaust Venting:**

The vent pipe on the water heater is not properly sloped. There should be a 1/4 inch per foot rise on the vent pipe leading to the chimney. This is a potential safety hazard and should be further evaluated and improved by a licensed contractor.

An improper T-connection was noted where the water heater vent pipe connects to the furnace vent pipe. This connection should be made with a proper Y connection fitting to promote proper flow of exhaust toward the chimney.

The water heater vent pipe connections do not appear to be properly connected with 3 screws per connection. Heat tape is not sufficient on it's own to connect vent pipes. Additional screws should be added. Scorching around the heat tape was also noted. It appears the draft hood has been improperly bent downward in an attempt to make the vent pipe fit.

It appears the water heater may have been installed without a permit. It is recommended that a licensed plumber be hired to further evaluate the venting installation and to make the proper improvements.



OTHER COMPONENTS:

It appears the beaver drain system is damaged and is not functioning properly. Past attempts at repairs have been made as visible by the torn up wall board. A beaver drain system is not considered an efficient or reliable way to keep water out of a basement. The best solution is to install a drain tile system with a sump basket and sump pump.

Ask the sellers about past issues with this beaver drain system.



PLUMBING COMMENTS/LIMITATIONS: As prescribed in the pre-inspection contract, this is a visual inspection only. It is recommended that any issues found or recommendations made in this report should always be further evaluated and improved as needed by a licensed plumber prior to closing. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

LIMITATIONS:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

INTERIOR COMPONENTS:

DESCRIPTION OF INTERIOR COMPONENTS:

Wall Finishes:	Drywall/Plaster.
Ceiling Finishes:	Drywall/Plaster.
Floor Surfaces:	Wood, Vinyl.
Door:	Raised Panel.
Window Styles and Glazing:	Casement, Double/Single Hung, Double Glazed.
Kitchen Appliances Noted:	Gas Range, Refrigerator, Dishwasher.
Laundry Appliances Noted:	Washer and Dryer.
Laundry Facility:	Gas Piping for Dryer, Dryer Vented to Building Exterior.
Other Components Noted:	Smoke Detectors.

INTERIOR RECOMMENDATIONS/OBSERVATIONS

GENERAL COMMENTS:

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

SMOKE DETECTORS:

Location: A smoke detector is improperly located in the upper hallway cabinet frame. All smoke detectors should be properly installed as per local codes. Proper improvement is recommended. Further information can be obtained from the local city or code authority.



Operation: Operational smoke detectors are recommended in all sleeping areas as well as on every floor.

LAUNDRY:

Dryer

The gas line on the dryer is a non-approved connector, and should be updated with a modern approved gas line.

KITCHEN:

Water staining and damage was noted behind the kitchen sink. There was no leaking at the time of the inspection.



BATHROOM(s):

Shower/Tub:

The loose caulk at the base of the shower surround should be improved.



WINDOWS

Condition:

Some of the windows are in need of some general improvements. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.

Loose stripped crank handles were noted in the following windows. One in the front bedroom, two in the middle bedroom, one in the back bedroom, one in the living room, and two in the dining room. Window crank improvements are recommended for the windows to function properly.

A cracked window pane was noted in the front porch.

Window seal leaks:

The following windows appear to have visible evidence of seal leaks: (Two windows in the kitchen). This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.

DOORS:

Operation: Some of the door(s) do not latch properly, minor adjustments should improve this issue.

Condition: A missing door jam was noted on the middle bedroom door.
Missing closet doors were noted in the front bedroom.

WALLS/CEILINGS:

Condition: Stains were noted on the ceiling of the bathroom. These stains did appear dry at the time of the inspection. Ask the sellers if there have been any past issues in this area.



STAIRS:

Safety: A proper handrail and guardrail should be added to the basement stairs and attic stairs.

INTERIOR COMMENTS/LIMITATIONS: As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

LIMITATIONS:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.