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HOME INSPECTION REPORT

2/15/05

CLIENT: Mr. and Ms.

RESIDENCE LOCATION:

McJunkin Road, Blanchester, Ohio

GENERAL INFORMATION:

As in all inspections, this report is based on visual observations of the residence. The inspection was made without removing any existing covering surfaces or materials. If an area of the residence is inaccessible, it will be noted in the report. There is no warranty implied as to the value, life expectancy, fitness for particular function, usefulness, or merchantability, and therefore, ***FINEGAN INSPECTION SERVICES, INC.*** assumes no liability. All above conditions and those of the attached Inspection Agreement apply to this inspection unless in writing so noted by either party within 24 hours of receipt of this report via fax or mail.

All observations are noted as the inspector **faces the front of the house** for purposes of mutual orientation.

This is a **punch list report** so as to review the items in the house that are in need of repair or to be finished by the builder as a part of the final walk through process. The inspection was made on 2/15/05 between 10:10 a.m. and 1:20 p.m. The information is made available to Mr. and Ms. only and is held in confidence. The information in this report is **not prioritized** but a set of repairs and modifications necessary so as to comply with C.A.B.O. and N.E.C. codes and Industry Standards Manual of the Home Builders Association of Greater Cincinnati. The information should be reviewed by the interested persons as a basis for repairing and adjusting components of the home. Those items that are not recognized as “workmanlike” will be so noted. The term workmanlike refers to common and acceptable methods of construction technique and/or protocol in a particular area. This list does not take the place of any other repair list provided by the owner or any other person, but rather is intended as a guide to accomplish the finish of the house as per normal workmanlike construction techniques.

Any or all agreements made between the owners and the builder that were supplemental to the contract and that may affect the construction technique are not addressed in this report.

Special Note: Any items that should be repaired by the builder will be marked * prior to the comment. Other items are suggestions to the homeowner or discussion of items relative to the construction of the home.**

RECOMMENDATIONS/ OBSERVATIONS:

There were items on the interior and exterior of the home that need adjustment or repairs and finishes detail. The following are so noted:

Roof

*** 1). Install roofing **nails and seal the heads** so as to secure the bottoms of the plumbing boot vent flashings at the rear roof.

*** a). Remove the **loose nails** and shingle scraps of the roof surface.

*** b). The **gutters** were installed at the time of the inspection all were in good condition. They need the straw removed from the downspout openings.

c). There were no problems with the shingle installation from any observed location.

Exterior Walls & Exterior Trim

2). There were **brick and vinyl siding surfaces** on the exterior wall façade. There is an aluminum wrap over the wood sub-trim used around the exterior for the rake, fascia, frieze and other trim boards. The installation and siding, brick and trim were mostly in good general condition with only a few modifications recommended:

*** a). The right side of the home has a gable end that has loose sections of aluminum on the surface of the rake board. See Photo #3.

*** b). There is a **brick sill** on the front door, below the door threshold. Be sure to keep the gap in this location sealed with caulking. A storm door is strongly recommended at this location in the next few months.

c). The application of a **parge coating** to the surface of the exposed foundation on the foundation surface around the home, is suggested. There are several cementitious paints on the market to add color and texture to the concrete foundation wall surfaces.

*** d). The **sill flashing** that is exposed at the base of the front brick, on the front left foundation should be cut where it is now exposed.

*** e). The **rear screen door** is noted to operate but the latch does not engage at the lock system on the side jamb.

SITE CONDITIONS

4). When the final grade is accomplished, the finish **soil grade** of all planting beds should always be kept lower than 3” from the bottom of the brick and the vinyl surfaces in the future. All mulch and planting beds should be kept lower than that level in all locations so as to allow proper “fall” of the soil grade away from the foundation and to prevent any termite or carpenter ant access.

*** At this time the final soil grade was finished but needs some modifications. The soil grade is compressed and the soil is low at the left side of the home and around the septic tank as well as at the rear left house corner. The addition of soil in these low areas is needed.

5). The rear deck was noted to have nails used to secure the beam to the posts. A through bolted cleat under each of the beam bearing points on the posts is recommended.

Other deck items were noted to be:

*** a). The hand rail is too wide and needs to have an inside hand rail installed that is no wider than the 2.25” maximum width as defined in the building code.

b). The power washing of the deck surface is recommended. The application of a stain with a UV blocker is needed.

6). The **ground rod electrode** was observed at this time on the left side of the home. In the future if any excavation occurs in this area be careful not to cut the ground because accidental cutting of the ground wire is not a good situation.

*** 7). The **gas line** from the Propane tank into the house needs to be buried below the earth. At this time it is on top of the ground and could be cut open. See Photo #6.

GARAGE

8). In the **garage** the floor was noted to be washed and all drywall compound had been removed from the floor and overhead garage door surfaces.

a). The **garage walls** were noted to be in good general condition as could be observed at the time of the inspection.

*** b). There were **low spots** on the **concrete slab** near the overhead door. A floor leveling compound is recommended. Water pools in these areas at this time.

c). The **overhead garage** door will need the downforce pressure on the opener motor adjusted so that it will reverse on resistance when it is installed. The manual locks need to be removed from the door when the automatic opener is installed.

*** d). The **fire door** between the garage and the house needs an adjustment so that the door slab will seal at the latch side jamb intersection with the bottom of the door slab.

9). The **attic of the garage** was accessed via the garage ceiling access panel. There were no problems observed with the truss system, vent system, insulation or the roof sheathing.

INTERIOR

10). All **interior paint** touch ups, floor finishes and drywall touch ups appear to be accomplished at the time of the inspection. Check for any areas that need additional work prior to closing.

11). Do buy a few Night Hawk **carbon monoxide** detectors and place them in the house as per recommendations by the manufacturer. There were **no leaks** or carbon monoxide leaks at any appliance or mechanical equipment where they were tested in the basement

12). The cleaning of the **faucet** and the **aerators** is needed in the house now and again in the next 6 months into the future. This is because the screens and restrictors in the faucets often become clogged with dirt and debris that was inside the copper lines when they were installed. The water pressure was at a level where there should be no low flow in this house.

*** 13). At the tops of all the interior doors, there was no observed sealant. All sides of the door slab should be sealed. The polyurethane applied to the open grain on the tops and bottoms of the door slabs is needed.

14). At the side jamb tracks of the various **windows** there are springs in the tracks. All were tested and all properly functioned at the time of the inspection. These springs can break. This will lead to the window not operating smoothly and possibly sliding back down after being lifted up. The lubrication of the side tracks with a silicone spray, (NOT WD 40), is recommended each year.

15). A **penetrating grout sealant** application to the grouting on the ceramic floor tile grout was strongly recommended.

16). In the **hall and the master bathroom** there were faucets that are not secured. The faucets should not be loose in the walls as is the present case in each bathroom.

ATTIC

17). The **insulation** in the main attic was in good condition. The proper R value appears to be accomplished in the entire attic system. There were no problems with the truss system or the roof sheathing in terms of materials or workmanship. No storage is recommended in this attic area.

MECHANICAL

*** 21). The **air conditioning** was not tested. This is because the exterior temperatures were too low and running the system would damage the compressor. Be sure that the installation contractor starts up the system in the spring. He must check the refrigerant level prior to start up.

22). Cleaning of the **air filter** in the furnace is needed every week for the first month or two to remove the volume of construction dust inside the system.

a). A **humidifier** on the furnace is recommended.

b). Check the **condensate tube** connections inside the furnace, behind the access panels regularly.

*** c). The **sealing of the air plenum** at the line set entrance is needed.

*** d). The condensate of the furnace is normally considered as “sanitary waste water”. By plumbing code requirements all sanitary waste water should be drained into the septic system. This condensate is now draining into the sump pump that drains to the septic system. If the sump pump is draining into the septic system, the surface water that is also draining into the sump pump should be drained away from the septic system.

23). Remember that there is a small car **fuse inside the furnace** blower compartment in the circuit panel. Check this fuse by removing the bottom blower panel access and pulling out the fuse. The filament in the fuse should be intact. If not, replace it with the same sized fuse, (3 ampere) and put the blower compartment door back in place. Also, check the switch on the side of the furnace to be sure that the unit has power.

BASEMENT

24). The **sump pump** crock should be checked regularly. A battery back up is always recommended on any sump pump system. The sump needs the bottom of the crock cleaned of all construction debris. This will insure that there is nothing that can be drawn up and into the sump impellers, (which would prevent operation of the pump motor). The motor inside the crock is in functional condition at this time.

a). The sump pump was noted without a back flow check valve. The installation of a check valve is needed.

25). The rear wall of the foundation is noted to have a **crack** at the center of the length of the rear wall. The crack is tested and dry at this time. If this crack were sealed by a professional firm, a warranty is normally offered by many firms. Check for any warranty information from the builder. Many are transferable.

Thank you for using *Finegan Inspection Services, Inc.*
Please call if there is anything we can assist you with in the future.
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FINEGAN INSPECTION SERVICES INC.
by Terrence P. Finegan