
Alatech Home Inspection Service

Website: www.AlatechHomeInspection.com

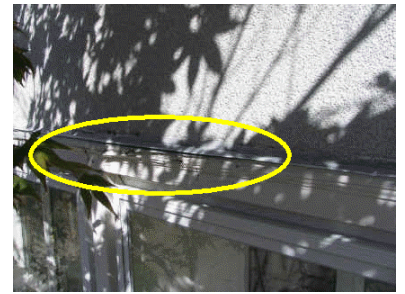
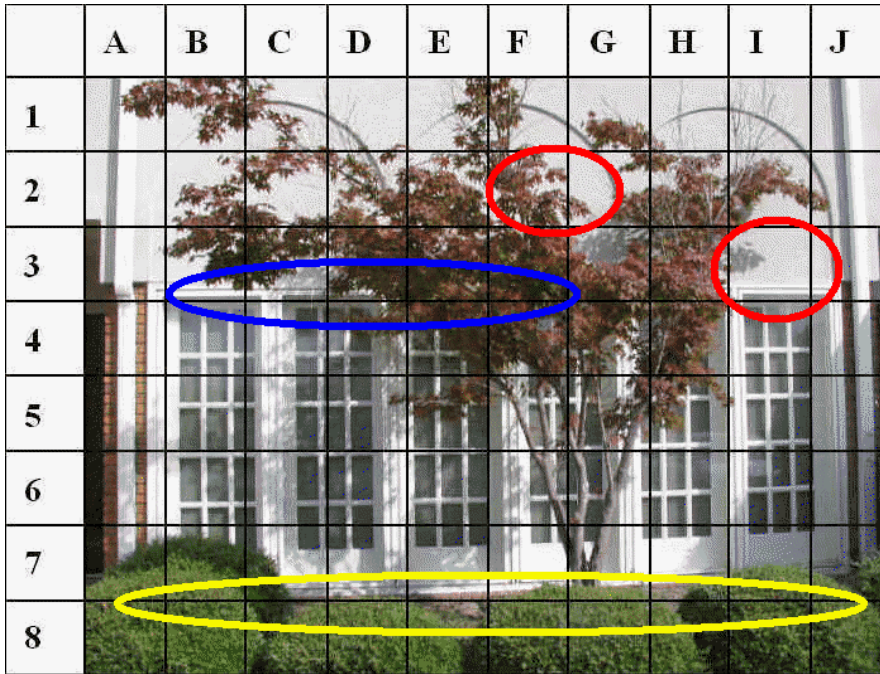
E-Mail: Alatech@cableone.net

Report Date
December 1, 2006

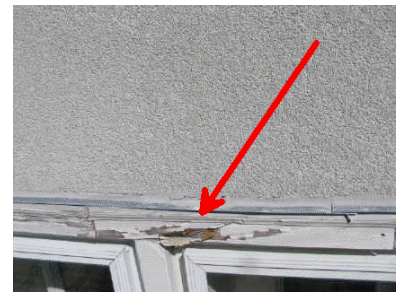
Main Street
USA

Report Prepared For:
Mr. Smith





Wood rot.



Wood rot above window.

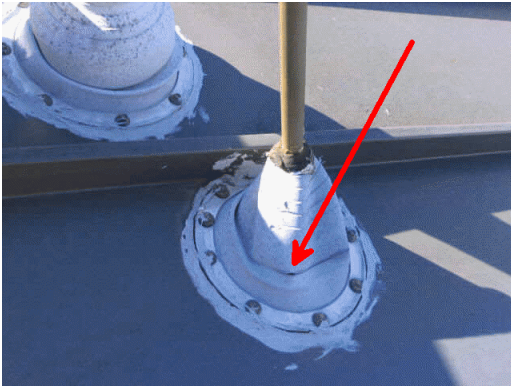


Sill rot behind aluminum



Wood rot.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
A--G 3	Windows			External wood rot needs to be repaired.	
A--J 7	Windows			External wood rot needs to be repaired.	
F 2 3	Delamination			Delamination noted in this area.	



Roof jack flashing is cracking and deteriorated.



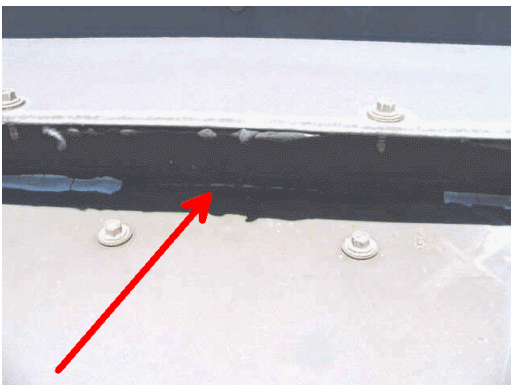
Sealant deteriorated around roof vent.



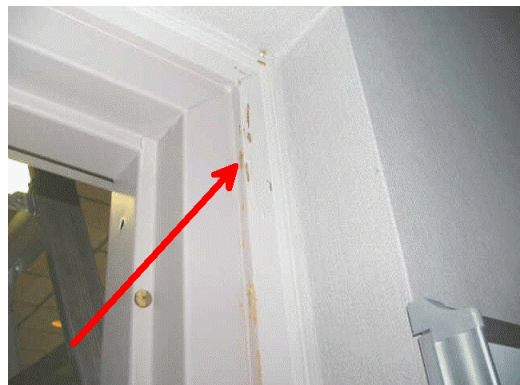
Roof flashing deteriorated on the left side.



Roof rusting.



Caulk deteriorated along the joint on the upper roof.



Insects have damaged the door jamb to the store room.

Report Overview

THE HOUSE IN PERSPECTIVE

For reference purposes the locations of the deficiencies and observations are indicated in this report are as if facing the structure from the street.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component, which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements, which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

The inspection of the mechanical systems and appliances is limited to a visual inspection only. The inspection of the any defects that are noted because of brand, make or model should be researched further by the purchaser through the Consumer Products Safety Commission, for the latest recall information. WWW.CPSC.COM

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI [®] Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

"Important Notice to third parties or other purchasers: Receipt of this report by any purchasers of this property other than the party identified on this Inspection Report is not authorized by the Inspector. The Inspector strongly advises against any reliance on this report. We recommend that you retain a Qualified Professional Inspector to provide you with your own inspection and report on this property."

Structural Components

STRUCTURAL COMPONENT OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Roof

Repair: The roof sheathing above the storage rooms is water damaged. Replacement of the damaged areas is suggested.

Wood Boring Insects

Repair: Evidence of insect damage was observed and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be obtained to evaluate the structure for any ongoing activity within the building. Damaged wood should be repaired or replaced.

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

The upper attic could not be reached for inspection, due to height and no solid surface to walk on.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing System

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

Repair: The metal roof is rusting. The roof needs to be sanded, primed and painted.

Repair: The screws securing the roof are loose on the front side.

Repair: Open roof membrane seams may leak and need to be repaired. EPDM membrane roofing has a average life expectancy of 20 years. The roofing may be nearing its useful life and may need to be replaced. The roof should be evaluated and repaired by a qualified roofing contractor.

Flashings

Repair: The neoprene flashing around the plumbing vents are deteriorated. SUGGESTION: A competent roofer or sheet metal technician should repair or replace all missing, improperly installed, damaged or deteriorated flashings, to restore an effective seal at all points.

Improve: There was no visible kick-out flashing where the roofing intersects a sidewall of the rear. A kick-out prevents rainwater from entering the siding, were the flashing terminates above the eave fascias.

Repair: The roof/wall flashing on the rear side of the structure may be improperly installed, creating the opportunity for moisture penetration. Excessive caulk was added on top of the roof.

SUGGESTION: All missing, improperly installed, damaged or deteriorated flashings should be replaced by a competent roofer or stucco technician to restore an effective seal at all points.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Interior finishes may disguise evidence of prior leaks.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Stucco

Repair: Kick-out flashing should be installed at the location(s) indicated in this report.

Repair: You have an area or areas where the substrate appeared to be soft when probed. These areas may need to be explored further to determine if any damage is present.

Repair: There are areas indicated in the report where impact damage or exposed cracks were found. These areas should be repaired to help prevent moisture intrusion.

Great care should be exercised in choosing the appropriate caulk. The manufacturer of your system has recommended specific brands and types of sealant for various applications. Each caulking manufacturer has recommendations about how their particular caulk should be applied. It is important that these guidelines be followed in order to maximize the effectiveness of the caulk and enhance its ability to protect the structure.

Windows

Major Concern, Repair: The windows show evidence of substantial rot to the window frame. Repair to the window frame can usually be accomplished by a skilled carpenter; a replacement window is preferred in some cases.

Landscaping

Repair: The proximity of the tree on the rear could cause mechanical damage to the exterior of the building, or influence the foundation over time. You should consider removal of the tree.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pump System

SYSTEM OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Heat Pump

Monitor: The heat pump systems have reached the average life expectancy. They may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Repair: Two of the A/C units were tested and the difference in temperature between the air entering the return to the system and the air being supplied from it was carefully measured with the system running during the inspection. This temperature differential, or temperature drop, was found to be outside of the generally accepted industry standards. This condition could indicate low refrigerant level, obstructed or excessive airflow across the evaporator coil, or other possible concerns. Further investigation and repair as appropriate by a competent, licensed technician, is recommended.

Repair: The secondary drain on the units located in the attic is open allowing outside air to enter the system. A qualified heating and cooling contractor should evaluate the open drain

Repair: There are signs of standing water in the secondary drain pan under the air handler located in the attic. The drain line may be blocked, allowing the condensation to leak into the pan. A qualified heating and cooling contractor should evaluate and repair the secondary drain pan. Adding a float switch in the secondary pan to turn off the A/C, would be a added safety measure.

LIMITATIONS OF COOLING / HEAT PUMP SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

Repair: Some of the fiberglass batt insulation in the attic is missing or out of place.

SUGGESTION: All missing or out of place insulation should be re-installed to restore the energy efficiency of the dwelling.

Repair: The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the building cooler during warm weather and could extend the life of roofing materials.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) 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 not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R-values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing System

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Water Heater

Repair: The water heater is leaking in the attic over the right rear store room. The leak should be evaluated and repaired by a qualified plumbing contractor. The water heater was turned off and not in use at the time of the inspection.

Waste / Vent

Repair: The vent for the sewer system located in the attic has separated at the coupling. Sewer gases can enter the attic. Methane gas is flammable and can be a safety hazard.

Fixtures

Repair: The bathroom fixture spout is loose in the men's bathroom. Repairing or replacing the fixture is suggested.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior Components

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

Monitor: Water marks and stains on the ceiling surfaces in the conference room and rear storage rooms indicate water entry has occurred in this area during periods of heavy rain.

Repair: Water marks and stains on the ceiling in the center of the conference room indicate water entry has occurred in this area during periods of heavy rain. The 24% moisture reading at the stain in the conference room indicates there is an ongoing leak. Could not locate the source of the leak, but it could be a roof drain leak. Readings below 15 % indicate a dry area. **Repair:** The ceiling is damaged in the storage and electrical room. We suggest replacing the damaged tiles to restore function and appearance.

Windows

Repair: Condensation, in the form of fog, staining or droplets, was observed between the panes of glass of one insulated glass unit on the left side. This suggests failure of the factory-applied seal between the twin pieces of glass. Unfortunately, there is no simple “fix” for this condition short of replacing the factory sealed glazing unit. However, seldom does this remedy also require replacement of the window frame.

SUGGESTION: A competent glass installer should replace all insulated glass, units that display systems of breached seals.

Kitchen Counters

Repair: The kitchen countertop is damaged.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.