



Mejaro Inspection Services

Inspection Report



One Happy Lane
Happyville, USA

Inspection Date August 17, 2017
Client Perfect Client

Inspector Rollie Mason

InterNACHI NACHI16090114, ASHI 261716, Indiana Professional Licensing Agency
HI01600086



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Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

Property Condition Summary

Overall this home was built very well. Please see the report for any issues.

Significant Concerns

Not Working - Electrical

F.8.a. Outlet(2nd Bedroom): No power

Safety Concern - Electrical

F.3.a. Electric Service Panel(Attached Garage): Amateur wiring

F.6.a. Junction Box(Attached Garage): Cover plate is missing/ outlet installed into a junction box

F.11.a. Wiring(Attic): Junction box is missing

Safety Concern - Plumbing

J.8.a. Sink(Partial Bathroom): Water temperature is over 120°

Major Concern - Room Components

L.8.a. Garage door opener(Attached Garage): Safety reversing sensors not working

Budget to Replace

Old - HVAC

H.1.b. Air Conditioner(Exterior: Ground View): Condenser is nearing the end of its useful life

Needs Further Evaluation

None

Items to Monitor

None

Maintenance Items

Moderate Concern - Appliances

B.2.a. Garbage Disposal(Kitchen): Excessively noisy beyond its normal operation

Moderate Concern - Balconies, Decks and Porches

C.1.a. Balcony, Deck or Porch(Exterior: Ground View): Stain, paint or sealer has peeled, faded or bleached out

Moderate Concern - Building Exterior

D.1.a. Downspout(Exterior: Ground View): Extensions are missing

Moderate Concern - Electrical

F.11.b. Wiring(Attached Garage): Wiring routed externally

Moderate Concern - Plumbing

- J.4.a. Hose Bibb(Exterior: Ground View): Water pressure nearing high levels
- J.10.a. Toilet(Partial Bathroom, 2nd Bathroom): Loose
- J.10.b. Toilet(2nd Bathroom): Water is running continuously

Minor Concern - Electrical

- F.7.a. Light Fixture(Exterior: Ground View): Bulb is burned out

Minor Concern - HVAC

- H.1.a. Air Conditioner(Exterior: Ground View): Insulation is damaged

Minor Concern - Plumbing

- J.8.b. Sink(Partial Bathroom): Drain stop is not connected to the drain

Minor Concern - Room Components

- L.4.a. Countertop(Kitchen): Not secured properly
- L.13.a. Screen(1st Bedroom): Torn or damaged

Cosmetic - Room Components

- L.16.a. Wall(1st Bedroom): Drywall has settling cracks

Scope of Inspection

- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- This is a visual inspection only. 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. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. 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.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- This home inspection is being conducted in accordance with the American Society of Home Inspectors guidelines.
- This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- An inspection will not identify concealed or latent defects.
- Some items or areas may not be inspected if they are blocked by furniture or stored items.
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- The inspection is limited to visible and accessible components and areas only.
- An inspection is not technically exhaustive.
- An inspection does not determine the life expectancy of the property or any components or systems therein.

General Information

- # Of Stories: 2
- Cooling System: Central
- Foundation Design: Slab
- Ground Conditions: Wet
- Heating System: Furnace
- House Faces: For the purpose of this report, the house faces north
- Location Of Attic Entrance: Closet, Bathroom
- Method To Inspect Attic: Inside attic
- Method To Inspect Roof: On ladder, From ground
- Occupancy: Occupied
- Present During Inspection: Buyer
- Price Of Home: 169900
- Recent Rain (3 Days): Yes
- Sewer System: Public
- Square Footage: 2094
- Temperature: 78
- Water Source: Public
- Weather Conditions: Rain, Sunny
- Year Built: 2008

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

<div></div> <div>Satisfactory</div> <div>No material issues have been found. One or more cosmetic issues may have been observed.</div>	<div></div> <div>Safety Hazard</div> <div>Has conditions that make operation of the item unsafe and is in need of prompt attention.</div>	<div></div> <div>Not working</div> <div>Was not working at the time of the inspection.</div>
<div></div> <div>Marginal</div> <div>The item is working, but has at least one concern that is beyond cosmetic.</div>	<div></div> <div>Poor</div> <div>Is operating, but has at least one major concern with its operation.</div>	<div></div> <div>Not Inspected</div> <div>Was not inspected. The reason is typically indicated.</div>

A. Insulation and Ventilation

Descriptions:

Insulation

- Approximate Depth: 12
- Insulation Style: Blown-in
- R-value: 48

Kitchen / Bath Exhaust

- Type: Built-in Microwave, Ceiling / Wall Vent

Attic Ventilation

- Type: Baffles, Soffit, Ridge

Concerns and Observations:

✓ 1. Attic Ventilation

a. In Working Order

Baffles at the rafters. Excellent addition which will help keep the attic space and roof deck healthy.

Location Attic



✓ 2. Insulation

✓ 3. Kitchen / Bath Exhaust

B. Appliances

Save money on appliances and appliance repair

Descriptions:

Refrigerator

- Manufacturer Name: GE
- Model Number: pss26mswa ss
- Serial Number: rm 435373
- [Manual](#)

Oven/Range

- Energy Source: Gas

Dishwasher

- Manufacturer Name: Whirlpool
- Model Number: wdt720padm2
- Serial Number: f63262742
- [Manual](#)

Microwave Oven

- Manufacturer Name: Whirlpool
- Model Number: mh2175xss-1
- Serial Number: tr u 47 25036
- [Manual](#)

Disclaimers:

- The appliances are checked for general condition as a courtesy to our clients. No warranty or guarantee is implied as to the functionality of all the individual features and functions of the appliances.

Concerns and Observations:

- ✓ 1. Dishwasher
- 2. Garbage Disposal

a.

Moderate Concern

Excessively noisy beyond its normal operation

Location	Kitchen
Impact	The noise may indicate the appliance is at risk of failing
Suggested Action	Either have repaired by an appliance service technician or replace the unit as desired

- ✓ 3. Microwave Oven
- ✓ 4. Oven/Range
- ✓ 5. Refrigerator

C. Balconies, Decks and Porches

Descriptions:

Balcony, Deck or Porch

- Material: Wood, Concrete
- Type: Porch

Concerns and Observations:

- 1. Balcony, Deck or Porch

a.

Moderate Concern

Stain, paint or sealer has peeled, faded or bleached out

Location	Exterior: Ground View
Impact	Without sealer, the wood is not protected from the elements
Suggested Action	Restain and/or reseal with a weather resistant sealer



D. Building Exterior

[Find deals on siding and gutters](#)

Descriptions:

Gutter

- Material: Aluminum
- Type: Eave Mounted

Downspout

- Drainage Location: Below grade, Above grade
- Material: Aluminum

Siding

- Material: Wood, Brick, Vinyl

Exterior Trim

- Material: Vinyl, Wood

Eave

- Fascia Material: Wood
- Soffit Material: Wood

Concerns and Observations:

1. Downspout

a.

Moderate Concern

Extensions are missing

Location	Exterior: Ground View
Impact	Water flow is not contained and may drain near foundation increasing the risk of flooding
Suggested Action	Install downspout extensions reaching 5-6 feet from the building



- ✓ 2. Eave
- ✓ 3. Exhaust Vent
- ✓ 4. Exterior Trim
- ✓ 5. Gutter
- ✓ 6. Siding

E. Building Structure

Descriptions:

Roof Structure

- Framing Type: Trusses
- Roof Pitch: Medium
- Roof Style: Hip, Gable

Roof Sheathing

- Material: OSB

Concerns and Observations:

- ✓ 1. Rafter
- ✓ 2. Roof Sheathing
- ✓ 3. Roof Structure
- ✓ 4. Slab
- ✓ 5. Truss

F. Electrical

Descriptions:

Electrical service

- Location: Exterior: Ground View
- Location Of Main Disconnect: Garage
- Rating: 240 Volts
- Service Entry Style: Underground

Electric Service Panel

- Circuit Breaker Size: 15, 30, 20, 50
- Location: Attached Garage
- Manufacturer Name: Cutler-Hammer
- Panel Rating: 200 Amp
- Panel Type: Circuit breakers
- Wiring Type - Distribution: Copper

- Wiring Type - Main: Copper

Wiring

- Wiring Method: Conduit

Concerns and Observations:

- ✓ 1. Ceiling Fan
- ✓ 2. Door Bell
- ⚠ 3. Electric Service Panel

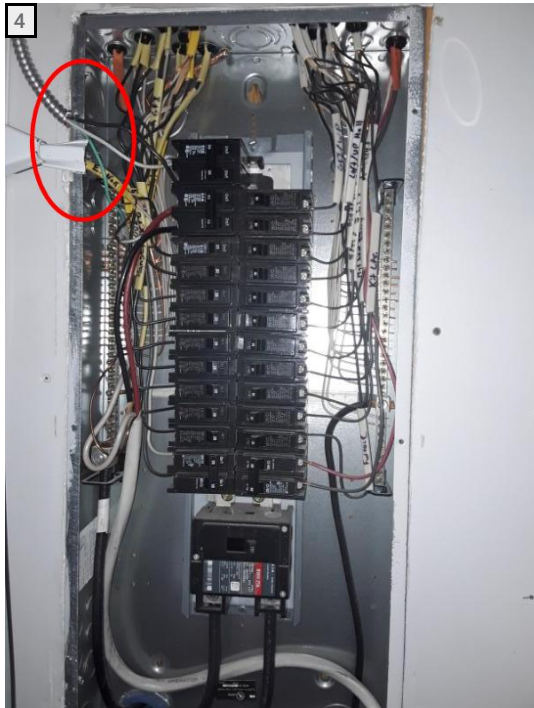
a. Safety Concern

Amateur wiring

Location Attached Garage

Impact The amateur wiring renders the electrical supply unsafe. The wiring should use the box knockouts. As it currently sits, this is not a legal termination.

Suggested Action Have repaired by a licensed electrician



- ✓ 4. Electrical service
- ✓ 5. GFCI
- ⚠ 6. Junction Box

a. Safety Concern

Cover plate is missing/ outlet installed into a junction box

Location Attached Garage

Impact Without a cover plate, electrical shock may result if touched

Suggested Action This is a junction box with a outlet installed. Have evaluated/ repaired by a licensed electrician.

- ✓ 7. Light Fixture

a. **Minor Concern**

Bulb is burned out

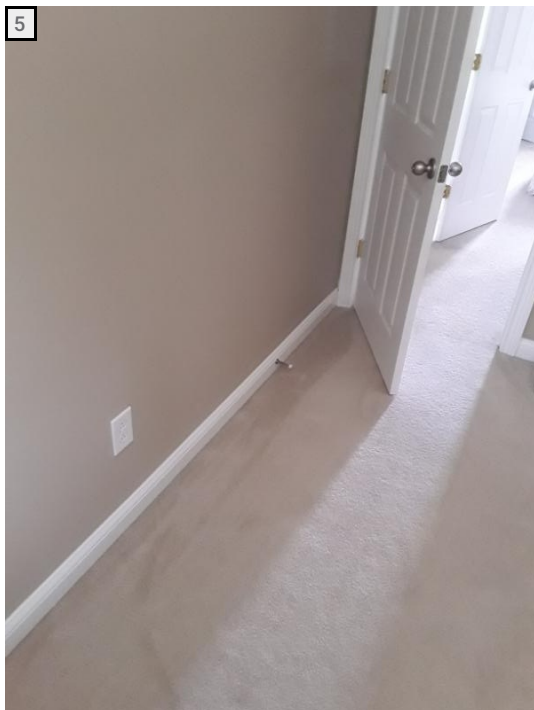
Location	Exterior: Ground View (Rear)
Suggested Action	Replace the bulbs

⚡ 8. Outlet

a. **Not Working**

No power

Location	2nd Bedroom
Impact	Power is not supplied to this outlet
Suggested Action	Have evaluated by a licensed electrician



✓ 9. Smoke Alarm

✓ 10. Switch

⚠ 11. Wiring

a. **Safety Concern**

Junction box is missing

Location	Attic
Impact	Without a junction box, sparking is not contained causing possible ignition
Suggested Action	Have repaired by a licensed electrician

b.

Moderate Concern

Wiring routed externally

Location	Attached Garage
Impact	Wire could be cut accidentally
Suggested Action	Have rerouted through crawl or walls

G. Fireplace and Chimney

Descriptions:

Fireplace

- Energy Source: Gas
- Firebox Material: Metal-lined
- Location: Living Room

Concerns and Observations:

✓ 1. Fireplace

H. HVAC

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Descriptions:

Air Conditioner

- Air Conditioner Type: Split
- Air Distribution Method: Ducts
- Condensing Type: Air
- Energy Source: Electric
- Installed Fuse Breaker: 30
- Location: Exterior: Ground View
- Manufacturer Name: Bryant
- Maximum Fuse/ Breaker Rating: 30
- Model Number: 113rna030-d
- Serial Number: 1008e04564
- Type: Cased
- Year Built: 2008
- [Manual](#)

Air Conditioner

- Location: Utility Room

Furnace

- Efficiency: Mid-efficiency
- Energy Source: Gas
- Filter Type: Disposable electrostatic
- Heat Distribution Type: Forced Air
- Location: Utility Room
- Manufacturer Name: Bryant
- Model Number: 310aav036110adja
- Serial Number: 4007a16373
- Year Built: 2007
- [Manual](#)

Thermostat

- Location: Dining Room
- Temperature Differential: 17

Concerns and Observations:

✓ 1. Air Conditioner

a. Minor Concern

Insulation is damaged

Location Exterior: Ground View

Impact Without proper insulation the warmer air may create condensation on the suction line which could damage the surrounding area and/or create a slipping hazard. In addition, by warming the refrigerant, operating efficiency is reduced

Suggested Action Replace the insulation with 3/4 to 1 inch vapor-proof insulation

b. Old

Condenser is nearing the end of its useful life

Location Exterior: Ground View

Suggested Action Budget for a newer unit. In the interim, a higher level of maintenance can be expected

Other Information This comment is solely based on the age of the unit (2008) which appears to be older than the furnace. There were no indicators of issues. The air conditioner tested within the normal operating ranges.

✓ 2. Ductwork

✓ 3. Furnace

a. In Working Order

Filter location - replace every three to six months. Also recommend having the unit serviced once a year.

Location Utility Room



- ✓ 4. HVAC Venting
- ✓ 5. Register / Return
- ✓ 6. Thermostat

I. Landscaping and Hardscaping

Save money on lawn and garden equipment and repair

Descriptions:

Driveway

- Material: Concrete

Fence

- Material: Vinyl

Concerns and Observations:

- ✓ 1. Drainage and Grading
- ✓ 2. Driveway
- ✓ 3. Fence
- ✓ 4. Gate
- ✓ 5. Landscape Feature
- ✓ 6. Patio and walkway

J. Plumbing

Descriptions:

Water Pipe

- Water Service Piping Material: Copper
- Water Supply Piping Material: Copper

Cleanout

- Location: Exterior front

Sink

- Mounting: Top-mounted
- Number Of Bowls: Single Bowl
- Type (Bathroom): Vanity Mount

Hose Bibb

- Freeze Resistant: true

Main fuel supply

- Shutoff Location: Garage side exterior

Water Heater

- Btu Or Watt Input Rating: 40000
- Capacity: 40 gal
- Energy Source: Natural gas
- Location: Utility Room
- Manufacturer Name: Whirlpool
- Model Number: 40s10-40ng 400
- Serial Number: 1604102523016
- Type: Recovery
- Year Built: 2016
- [Manual](#)

Concerns and Observations:

- ✓ 1. Cleanout
- ✓ 2. Floor drain
- ✓ 3. Fuel Lines
- ⊖ 4. Hose Bibb

a. **Moderate Concern**

Water pressure nearing high levels

Location Exterior: Ground View

Impact The most common effect of high pressure is leaks in your plumbing system. They may be tiny pinhole leaks, and may only come at intermittent times. Even a small leak can lead to much bigger problems if it occurs in a spot where it can damage your walls or floor.

Suggested Action If pressure exceeds 85PSI, contact a professional and licensed plumber to install a pressure regulator on your main water line.



✓ 5. Main fuel supply

✓ 6. Plumbing Vent

✓ 7. Shower / Tub

⚠ 8. Sink

a. **Safety Concern**

Water temperature is over 120°

Location Partial Bathroom

Impact Scalding could occur

Suggested Action Adjust the temperature at the water heater

b. **Minor Concern**

Drain stop is not connected to the drain

Location Partial Bathroom

Impact Without a functioning drain stop, you will have to manually install and remove the drain stop to fill and drain the sink

Suggested Action Repair the drain stop



✓ 9. Stand-alone Shower

⊖ 10. Toilet

a.

Moderate Concern

Loose

Location	Partial Bathroom, 2nd Bathroom
Impact	A loose toilet may damage the wax ring that prevents leaking
Suggested Action	Try securing the toilet. If unable to then remove and reinstall the toilet, including replacing the wax ring



b.

Moderate Concern

Water is running continuously

Location	2nd Bathroom
Impact	This may cause excessive water usage
Suggested Action	Adjust the connection between the handle and the flapper valve

✓ 11. Water Heater

✓ 12. Water Pipe

K. Roof

Save money on roofing material and repair

Descriptions:

Roof Material

- Approximate Age: 8 - 12 years
- Roof Material: Asphalt (Architectural)

Disclaimers:

- The home inspector shall observe Roof covering, Roof drainage systems, flashings, skylights, chimneys, roof penetrations and signs of leaks or abnormal condensation on building components. The home inspector shall describe the type of roof covering materials and report the methods used to observe the roofing. The home inspector is not required to walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Concerns and Observations:

✓ 1. Roof Flashing

✓ 2. Roof Material

L. Room Components

Save money on windows, doors and flooring and repair

Descriptions:

Screen

- Material: Vinyl

Exterior door

- Materials: Metal

Ceiling

- Material: Drywall

Floor

- Floor Cover: Carpet, Tile

Window

- Window Frame Type: Vinyl
- Window Glass Type: Double pane
- Window Type: Single hung

Wall

- Material: Drywall

Garage door opener

- Manufacturer: Chamberlain
- Type: Chain Drive

Overhead Door

- Material: Steel

Stair

- Rail Material: Wood
- Stair Covering: Carpet

Cabinet

- Cabinet Construction: Solid Wood
- Material: Wood

Countertop

- Material: Laminate

Concerns and Observations:

- ✓ 1. Attic Entry
- ✓ 2. Cabinet
- ✓ 3. Ceiling
- ✓ 4. Countertop

a. Minor Concern

Not secured properly

Location	Kitchen
Impact	The countertop may shift during use
Suggested Action	Secure the countertop to the cabinet frame



- ✓ 5. Exterior door
- ✓ 6. Fire wall
- ✓ 7. Floor
- ⚠ 8. Garage door opener

a. Major Concern

Safety reversing sensors not working

Location	Attached Garage
Impact	Safety reversing sensors are not working
Suggested Action	Replace sensors

- ✓ 9. Interior Door
- ✓ 10. Interior Trim
- ✓ 11. Interior service door
- ✓ 12. Overhead Door
- ✓ 13. Screen

a.

Minor Concern

Torn or damaged

Location	1st Bedroom
Impact	Should the window be open, lacks protection from insects
Suggested Action	Repair or replace the screen



- ✓ 14. Stair
- ✓ 15. Vanity
- ✓ 16. Wall

a.

Cosmetic

Drywall has settling cracks

Location	1st Bedroom
Suggested Action	Repair with drywall tape and drywall compound if needed otherwise just repaint



✓ 17. Window