

B and B Inspections

Report

October 8, 2013



Address
South Central, Ky.

Prepared for
Client

B and B Inspections
48 Trapper Way
Bowling Green, KY
270-202-2908

email: BandBinspections@insightbb.com
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Serving South Central Kentucky

B and B Inspections

October 8, 2013

Definitions

All directions are given as if the house is being viewed from the front, facing the front.

NOTE: All definitions listed below refer to the property or item as inspected on this report at the time of inspection.

Conditions:	Description:
Functional	Item appears to be Functional with no obvious signs of defect.
NI Not Inspected	Item was unable to be inspected for safety reasons, due to lack of power, inaccessible, disconnected at time of inspection, or seasonal impediments.
NP Not Present	Item does not exist in the structure inspected.
Typical	Item appears to be performing its intended function relative to its age.
Conditional	Item appears to be performing its intended function, but is in need of minor repair.
Defective	Item appears to be sufficiently deficient; unsafe; hazardous or inoperative.

General Information

Property Information

Address	Address
City	South Central State Ky. Zip
Contact Name	Client contact
Phone	Contact phone number
E-Mail	Contact email address

Client Information

Client Address	Client address
City	Client address State State Zip
Phone	Client phone number
E-Mail	Client email Address

Inspector Information

Inspector	Peter Brandt
Company	B and B Inspections, LLC
Address	48 Trapper Way
City	Bowling Green State Ky. Zip 42103
Phone	270-202-2908 Fax 270-842-5785
E-Mail	BandBInspections@InsightBB.com
License #:	HI2478 Signed: Peter Brandt

Conditions

Others Present	List others present during the inspection
Estimated Age	Age Property Occupied Yes
Inspection Date	Date Entrance Faces North
Start Time	Onsite start End Time Onsite end time
Electric On	Yes
Gas/Oil On	Underground tank.
Temperature	70F
Weather	Sunny Soil Conditions Dry
Space Below Grade	Crawlspace
Building Type	Single residence Garage Attached
Sewage Disposal	Septic How Verified Inspectors knowledge
Water Source	County How Verified Inspectors knowledge
Additions/Modifictns	None

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Site

Building perimeter, land grade, and water drainage directly adjacent to the foundation. Trees and vegetation that adversely affect the structure. Walks, grade steps, driveways, patios, and retaining walls contiguous with the structure. Describe the type of material and inspect the condition of the driveways, walkways, grade steps, patios, and other items contiguous with the inspected structure. Observe the drainage, grading, and vegetation for conditions that adversely affect the structure.

Condition:	Items:	
Functional	Surface drainage:	Adequate.
Functional	Vegetation:	Pine mulch, bushes, trees.
Functional	Driveway:	Asphalt
Functional	Walks, steps:	Concrete, brick.
Functional	Patio drainage:	Adequate
NP	Retaining Wall:	NP
Functional	Gas Meter:	Right rear underground tank, 63% full.

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Exterior Surface and Components

Visible structural components. Wall covering, trim, and protective coating. Windows and doors. Attached porches, decks, steps, balconies, handrails, guardrails, and carports. Visible exterior portions of chimneys. Describe the type and material comprising the exterior components inspected. Observe the condition of the components from the ground level. Observe the condition of a representative number of visible windows and doors. Inspect attached porches, decks, steps, balconies, handrails, and guardrails.

Condition:	Items:	
Functional	Covering:	Brick.
Functional	Trim/Fascia/Soffit:	Aluminum/Vinyl.
Functional	Front/Rear Door:	Wood/Insulated metal clad.
Functional	Windows:	Vinyl double hung
Functional	Patio:	Concrete with pattern in surface coating.
NP	Deck:	NP
NP	Rails:	NP
NP	Chimney:	NP
Functional	Electric:	Outlets Ground Fault Circuit Interrupt protected.
Functional	Hose bibs:	All sides functional.

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Roof

Roof covering material. Rain gutter and downspout system. Visible portions of roof flashings. Roof ventilation. Roof soffits and fascias. Roof skylights and other roof accessories. Describe the type of roofing and gutters. Observe the condition of visible roof material, rain gutter and downspout systems, visible portions of roof flashings, roof soffits and fascias, roof vents, skylights and other roof accessories visible from the exterior. If possible, inspect the roof surface and components from arms-length distance or with binoculars from the ground. Inspect flat roofs where internal accessibility is readily and safely available. Report presence of roof ventilation.

	Type:	Gable
	Method of Inspection:	From the gutters, roof rear over porch.
	Approximate Age:	1 year
Condition:	Items:	
Conditional	Roof covering:	Asphalt. Shingles being cut by gutter on back porch.
Conditional	Gutters/downspouts:	Aluminum. Gutter cutting shingles both ends on back porch.
Defective	Flashing:	Rubber/metal. Stove vent installed in a sloppy manner. Pieces separating. Water will come into the attic.
Functional	Ventilation:	Soffit, and ridge vents.
Functional	Soffit/fascia:	Aluminum/Vinyl.
NP	Skylights:	NP
Functional	Leaders/Extension:	Underground. Appear functional, but the front side crawlspace has standing water. These are recommended to be tested in the Defective Summer.



Stove vent installed in a sloppy manner.

Shingles being cut by gutter on back porch.
Gutter cutting shingles both ends on back porch.



Pieces separating. Water will come into the attic.



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Attic

Roof framing, sheathing and decking. Attic insulation. Describe the type of material comprising the roof structure in the visible attic area. Observe the condition of the visible roof structure and attic components where readily and safely accessible. Investigate evidence of the presence of water penetration. Determine the presence of attic insulation and its approximate thickness.

Condition:

Functional

Functional

NP

Conditional

NP

NP

Functional

Items:

Roof Framing: Stick.

Sheathing: OSB

Powered ventilation: NP

Insulation: Blown, 10-16 inches. The insulation is trampled on the right middle side.

Attic Fan: NP

House Fan: NP

Moisture Penetration: None noted

The insulation is trampled on the right middle side.



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Attached Garage

Exterior and interior walls and ceilings, floors, windows, doors, roof, and foundation. Electrical system and components. Plumbing system and components. Heating systems or units. Describe the type and material of door(s), exterior walls, roof (if applicable), and other items to be inspected. Observe the condition and function of listed components; electric, plumbing, heating and similar systems. Inspect vehicle doors for type, general condition, and intended function by manual operation or by the use of permanently affixed opener(s).

Condition:	Items:	
Functional	Vehicle Door:	1 double wide metal door, 1 single wide metal door..
Functional	Vehicle door Opener:	Operated smoothly.
Functional	Walls:	Drywall/paint.
Functional	Ceiling:	Drywall/texture.
Functional	Floor:	Concrete
NP	Windows:	NP
Functional	Electrical:	Outlets were GFCI protected. Care should be taken for the freezer/refrig plugged into these circuits. Check that these circuits are not tripped after storms and power outages.
NP	Heating:	NP
Functional	Man Door:	Metal insulated.

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Electrical

Entrance of the primary service from masthead to main panel. Main and sub-panels including feeders. Branch circuits, connected devices, and lighting fixtures. Describe the type and location of primary service (overhead or underground), voltage, amperage, and over-current protection devices (fuses or breakers). Observe the existence of a connected grounding conductor when readily accessible. Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and sub electric panel cover(s). Verify operation of a representative number of accessible switches, receptacles and light fixtures. Verify grounding and polarity of a representative number switches, receptacles and light fixtures. Verify grounding and polarity of a representative number of receptacles in proximity to plumbing fixtures or on the exterior. Verify operation of ground fault circuit interrupters (GFCI), if present. Observe the general condition of visible branch circuit conductors that may constitute a hazard to the occupant or the structure by reason of improper use or installation of electrical components.

Main Panel

Service Size: 2x200 Amps **Volts:** 120/240 vac
Main Panel Location: Garage. Inspection dated 11/1/2012.

Condition:

Functional
Functional
Functional
Functional
Functional
NP
Functional
Functional
Functional
Functional
Functional
Functional
Functional

Items:

Service: Underground
Main Panel Manufacturer: Siemens
Max Capacity: 2x200 Amps
Main Breaker Size: 2x200 Amps
Breakers/Fuses: 6-240volt breakers, 36-120volt breakers.
Drip Loop/Weather head: Underground feed
110 vac Branch Circuits: Copper.
220 vac Branch Circuits: Copper.
110 vac Aluminum Branch Wiring: None noted.
GFCI: GFCI protection provided in wall outlets for this house.
Ground: Grounded to outside ground rod.
Main panel Labels: Circuits are labeled.
AFCI: AFCI breakers in main panel for bedrooms.

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Heating and Air Conditioning System

Describe the type of fuel, heating/cooling equipment, and heating/cooling distribution system. Operate the system using normal readily accessible control devices. Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable. Observe the condition of normally operated controls and components of the systems. Observe visible flue pipes, dampers and related components for functional operation. Observe the condition of a representative number of heat/cool sources in each habitable space of the house. Inspect the operation of fixed supplementary heat units.

Heating and Air Conditioning

	Manufacturer: Goodman	Approximate Age: 1 year	
	Type: Central Air Split Heat Pump		
	Area Served: First floor	Capacity: 3 1/2 ton	
	Fuel: Electric/propane	Temperature Differential Cooling:	17F
		Temperature Differential Heat Pump Mode:	Adequate
Condition:	Items:	Temperature Differential Emerg. Heat Mode:	NI
Functional	A/C System	The A/C system should achieve 15-20 degrees differential between the supply and return registers. This unit performed to these values.	
NI	Heat Pump Operation:	The heat pump should achieve the same differential between the supply and return registers as in the A/C mode. The ductwork was wet and cold, preventing this from being checked in a timely manner.	
NI	Emerg. Heat Operation:	NI. Gas not turned on.	
Defective	Condensate Removal:	Drain to pvc to pump to tubing to pvc to outside. Condensation was not all being removed from the evaporator coils. Condensation in middle of crawlspace appears to be from ductwork.	
		One drain did not have air trap in the drain. One did have this trap.	
Functional	Thermostat:	Hallway.	
Functional	Flue Pipe:	PVC	
Functional	Flue Lines:	Metal	
Functional	Fuel Tank:	Underground. Turned off.	
Conditional	Filter:	Dirty	
		Drain to pvc to pump to tubing to pvc to outside. Condensation was not all being removed from the evaporator coils. Condensation in middle of crawlspace appears to be from ductwork.	

One drain did not have air trap in the drain. One did have this trap.



Dirty



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Heating and Air Conditioning

	Manufacturer: Goodman	Approximate Age: 1 year
	Type: Central Air Split Heat Pump	
	Area Served: Second floor	Capacity: 1 1/2 ton
	Fuel: Electric/propane	Temperature Differential Cooling: 6F
		Temperature Differential Heat Pump Mode: Adequate
Condition:	Items:	Temperature Differential Emerg. Heat Mode: NI
Conditional	A/C System	The A/C system should achieve 15-20 degrees differential between the supply and return registers. This unit only had 6F differential.
NI	Heat Pump Operation:	The heat pump should achieve the same differential between the supply and return registers as in the A/C mode. I did not feel this was necessary to check due to the Conditional A/C performance.
NI	Emerg. Heat Operation:	NI. Gas not turned on.
Functional	Condensate Removal:	Drain to pvc to outside.
Functional	Thermostat:	Upstairs room.
Functional	Flue Pipe:	PVC
Functional	Flue Lines:	Metal
Functional	Fuel Tank:	Underground. Turned off.
Functional	Filter:	Clean

Fireplace

This report identifies and comments on those items that were able to be inspected. A thorough interior examination of the chimney and flue is beyond the scope of this examination.

The National Fire Protection Association (NFPA), and B and B Inspections, recommend that each chimney receive a Level II inspection by a chimney sweep certified by the Chimney Safety Institute of America (CSIA) (www.csia.org) each time a residence is sold.

Condition:	Items:	
Functional	Fireplace Construction:	Metal/firebrick.
NI	Fuel:	NI. Gas not turned on.
NP	Insert/Wood Stove:	NP
NP	Flue:	NP, ventless
NP	Damper:	NP, ventless
Functional	Area served:	Living Room.
Functional	Hearth:	Stone

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Plumbing

Visible water supply lines. Visible waste/soil and vent lines. Fixtures and faucets. Domestic hot water system and fuel source. Describe the material of the main line and water supply lines. Verify the presence of a main water supply valve. Describe the type of sanitary waste piping. Describe the type and capacity of domestic water heating unit(s). Inspect the condition of accessible and visible water and waste lines. Inspect and operate fixtures and faucets. Inspect and operate the domestic hot water systems. Inspect and operate drain pumps and waste ejector pumps when possible. Test the water supply for functional flow. Test waste lines from sinks, tubs and showers for functional drainage.

General

Condition:	Items:	
Functional	Service Line:	PVC
Functional	Main Water Shutoff:	Meter in front yard. One was not on the incoming PVC line.
Functional	Water Lines:	PVC
Functional	Vent Pipes:	PVC.
Functional	Drain Pipes:	PVC.

Water Heater

	Manufacturer: Noritz	Location: Garage.
	Fuel: Electric	Approximate Age: 1 year
Condition:	Items:	
Functional	Operation:	Functional.
NP	Flue Pipe:	PVC
Functional	TPRV and Drain Tube::	PRV to garage floor. A separate relief valve is ran outside.
Functional	Capacity: Tankless	Recovery Rate: 190,000 btuh

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Interior Rooms

Observe the visible condition of the surfaces of walls, ceilings, and floors relative to structural integrity and evidence of water penetration. Verify the presence of steps, stairways, balconies, handrails and guardrails and observe their condition. Describe type, material, condition and operation of a representative number of windows, doors and their hardware. Inspect the exterior condition of the kitchen cabinets and countertops. Observe the condition of fireplaces, dampers, fire boxes and hearths readily visible. Locate and observe a representative number of electrical outlets/fixtures and wiring in each room. Comment on presence or absence of smoke detectors. Observe condition and operation of plumbing fixtures and components in each room.

Master Bath

Condition:	Items:	
Functional	Ceiling:	Drywall/paint
Conditional	Walls:	Drywall/paint. Unfinished work for outlet and cable above toilet door.
Functional	Floor:	Tile.
Functional	Doors:	Wood
Functional	Windows:	Fixed and double hung vinyl
Functional	Electrical:	120 vac GFCI protected.
Functional	Counter/Cabinet:	Cabinet wood.
Functional	Sink/Basin:	one piece molded.
Functional	Faucets/Traps:	Metal/PVC.
Conditional	Shower/Tub/Surround:	Tile shower. Whirlpool bath. Subfloor open to crawlspace under tub.
Functional	Toilet:	Porcelain.
Functional	HVAC Source:	HVAC vent
Functional	Ventilation:	Vented to soffit.

Unfinished work for outlet and cable above toilet door.



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Left side Bath

Condition:	Items:
Functional	Ceiling: Drywall/paint
Functional	Walls: Drywall/paint
Functional	Floor: Tile.
Functional	Doors: Wood
NP	Windows: NP
Functional	Electrical: 120 vac GFCI protected.
Functional	Counter/Cabinet: Cabinet wood.
Functional	Sink/Basin: One piece molded
Functional	Faucets/Traps: Metal/PVC.
Functional	Shower/Tub/Surround: One piece fiberglass
Conditional	Toilet: Porcelain. A little loose.
Functional	HVAC Source: HVAC vent
Functional	Ventilation: Ventilation to soffit.


Half Bath

Condition:	Items:
Functional	Ceiling: Drywall/paint
Functional	Walls: Drywall/paint
Functional	Floor: Wood
Functional	Doors: Wood
NP	Windows: NP
Functional	Electrical: 120 vac GFCI protected.
NP	Counter/Cabinet: NP
Functional	Sink/Basin: One piece ceramic
Functional	Faucets/Traps: Metal/PVC.
NP	Shower/Tub/Surround: NP
Functional	Toilet: Porcelain.
Functional	HVAC Source: HVAC vent
Functional	Ventilation: Ventilation to soffit.

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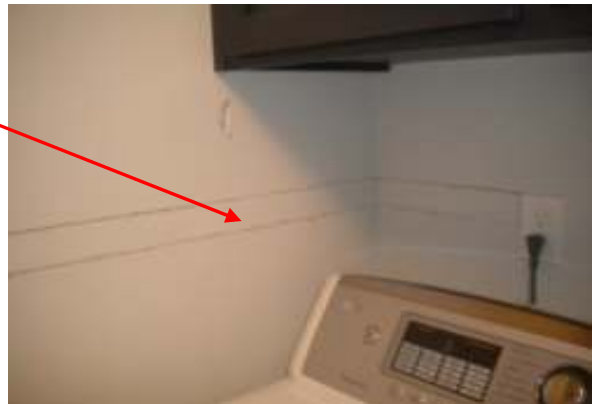
Kitchen

Condition:	Items:	
Functional	Ceiling:	Drywall/paint
Functional	Walls:	Drywall/paint
Functional	Floor:	Wood
Functional	Doors:	Wood
Functional	Electrical:	120 vac outlets GFCI protected.
Functional	Counter/Cabinet:	Granite
Conditional	Sink/Basin:	Metal. Loose drain fitting. 
Functional	Faucets/Traps:	Metal/PVC
Functional	HVAC Source:	HVAC vents
Functional	Ventilation:	Powered above stovetop.
Functional	Cooking Appliances:	Burners operational. Top oven setpoint 300F, actual 270F. Bottom oven setpoint 300F, actual 268F. Adjust temperatures to suit.
Functional	Disposal:	Adequate
Functional	Dishwasher:	Completed one cycle ok.
Functional	Refrigerator:	Frig 42F, Freezer 10F.
Functional	Windows:	Double hung vinyl.

Laundry Room

	Location:	Left rear.
Condition:	Items:	
Functional	Ceiling:	Drywall/paint
Conditional	Walls:	Unfinished work for outlet.
Functional	Floor:	Tile
Functional	Doors:	Wood
NP	Windows:	NP
Functional	Electrical:	120 vac outlets GFCI protected. This is unusual to be GFCI.
Functional	Laundry Tub:	Steel
Functional	Laundry Tub Drain:	PVC
Functional	Washer Hose Bib:	Rotary.
Functional	Washer and Dryer Electrical:	120-240 vac
Functional	Dryer Vent:	To outside
NP	Dryer Gas Line:	NP
Functional	Washer Drain:	Wall box to stand pipe.
Functional	Inspection sticker:	Dated 7/25/12

Unfinished work for outlet. 



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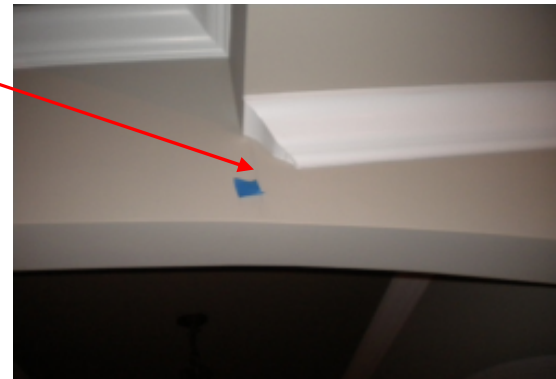
Interior Rooms

Condition:	Items:	
Conditional	Closets:	Single and walk in closets Master bedroom closet unfinished door molding.
Functional	Ceiling:	Drywall/paint. Several taped places showing small blemishes.
Conditional	Walls:	Drywall/paint. One crack in curved doorway from living room. Several taped places showing small blemishes.
Functional	Floor:	Wood, tile, carpet.
Conditional	Doors:	Wood. Door to stairway not able to close.
Functional	Windows:	Single hung vinyl.
Functional	Electrical:	120 vac
Functional	HVAC Source:	HVAC vents
Functional	Stairs/steps:	Carpet
Functional	Rails/balcony:	Wood
Functional	Smoke alarms:	Tested OK.

Master bedroom closet unfinished door molding.



One crack in curved doorway from living room.



Door to stairway not able to close.

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Structure/Crawlspace

Foundation walls, first-floor systems, other support and sub-structure components, stairs. Ventilation (when applicable). Grade slab and/or floor slab. Describe the type of structure and material comprising the structure and other items inspected. Observe the condition and serviceability of visible, exposed areas of foundation walls, grade slab, bearing walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs, and other similar structural components. Inspect foundations for indications of flooding, moisture, or water penetration. Observe subfloor crawl space ventilation and vapor barriers. Operate the sump pump when present. Inspect the visible and accessible wooden members. Observe the visible condition of floor slab when present.

Condition:

Functional
Functional
Functional
Functional
Functional

Items:

Structure Type:

Wood frame.

Foundation:

Concrete block.

Differential Movement:

None noted

Floor/Slab:

Crawlspace.

Sub floor:

OSB. Percent moisture was higher than normal. See Conditional issues below. 16.6% measured below tub. Rot/growth occur at 19%.

Functional

Floor joists:

Wood joists.

Functional

Crawlspace Ventilation:

Adequate ventilation installed.

Defective

Moisture:

Moisture in two areas. The middle of the crawlspace above the vapor barrier, likely coming from the condensate in the ductwork. The front side, more on the right side, was wet and had standing water.

Vapor barrier:

Pulled back from the edges around the front of the crawlspace.

Conditional

Sump pump:

Likely necessary along the front edge.

Conditional

The front side, more on the right side, was wet and had standing water.

Sump pump likely necessary along the front edge.



The middle of the crawlspace above the vapor barrier, likely coming from the condensate in the ductwork.



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2. GENERAL LIMITATIONS AND EXCLUSIONS

- 2.1 Inspections performed under the Standards exclude any item(s) concealed or not readily accessible to the inspector. The inspector is not required to move furniture, personal, or stored items; lift floor coverings; move attached wall, ceiling coverings, or panels; or perform any test(s) or procedures(s) which could damage or destroy the item(s) being evaluated.
- 2.2 The following are excluded and not limited to: appliances, recreational facilities, alarms, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems.
- 2.3 The determination of the presence of or damage caused by termites or any other wood-damaging insects or organism is excluded.
- 2.4 Also excluded from a standard home inspection is the determination of the indoor air quality or sickness of any building including, but not limited to, the presence or absence of all manner of biological activity, such as molds, insects, birds, pets, mammals, and other flora and fauna, and their consequent physical damage, toxicity, odors, waste products, and noxiousness.
- 2.5 Use of special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment is not required.
- 2.6 The inspection is not required to include information from any source concerning previous property, geological, environmental or hazardous waste conditions, manufacturer recalls or conformance of proper manufacturer's installation of any component or system, or information contained in Consumer Protection Bulletin. The inspection is not required to include information from any source concerning past or present violations of codes, ordinances, or regulations.
- 2.7 The inspection and report are opinions only, based upon visual observation of existing conditions of the inspected property at the time of the inspection. THE REPORT IS NOT INTENDED TO BE, OR TO BE CONSTRUED AS, A GUARANTEE, WARRANTY, OR ANY FORM OF INSURANCE. The inspector will not be responsible for any repairs or replacements with regard to the property or the contents thereof.
- 2.8 The inspector is not required to determine property boundary lines or encroachments.
- 2.9 The inspector is not required to provide an inspection of any condominium common component, system or evaluate condominium reserve accounts.
- 2.10 The inspector is not required to enter any premises that visibly shows a physical threat to the safety of the home inspector or others nor inspect any area or component that poses a danger to the inspector or others. The inspector is NOT required to:

- 3.3.1 Inspect fences or privacy walls.
- 3.3.2 Evaluate the condition of trees, shrubs, and or other vegetation.
- 3.3.3 Evaluate or determine soil or geological conditions, site engineering, or property boundaries.
- The inspector is NOT required to:
- 4.3.1 Enter subfloor crawl spaces with headroom of less than 3 feet, obstructions, or other detrimental conditions.
- 4.3.2 Move stored items or debris or perform excavation to gain access.
- 4.3.3 Enter areas which, in the inspector's opinion, may contain conditions or materials hazardous to the health and safety of the inspector.
- 4.3.4 Operate sump pumps equipped with internal/water dependent switches.
- 5.3.1 Inspect buildings, decks, patios, retaining walls, and other structures detached from the house.
- 5.3.2 Evaluate function of shutters, awnings, storm doors, storm windows and similar accessories.
- 5.3.3 Inspect or test the operation of security locks, devices, or systems.
- 5.3.4 Evaluate the presence, extent, and type of insulation and vapor barriers in the exterior walls.
- 5.3.5 Examine the interior of the chimney flues or determine the presence or absence of flue liners.
- 5.3.6 Inspect for safety type glass or the integrity of thermal window seals or damaged glass.
- 6.3.1 Walk on or access a roof where it could damage the roof or roofing material or be unsafe for the inspector.
- 6.3.2 Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- 6.3.3 Inspect internal gutter and downspout systems and related underground drainage piping.
- 6.3.4 Inspect antennas, lightning arresters, or similar attachments.
- 6.3.5 Operate powered roof ventilators.
- 6.3.6 Determine remaining life expectancy of roof coverings, presence or absence of hail damage; manufacturers' defects, exceptions, installation methods or recalls; or number of layers.
- 6.3.7 Determine adequacy of roof ventilation.
- 7.3.1 Enter attic spaces with headroom of less than 5 feet, with insulation covering the ceiling joists, or bottom truss chord, or if there are obstructions, trusses, or other detrimental conditions.
- 7.3.2 Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
- 8.3.1 Inspect or operate equipment housed in the garage area except as otherwise addressed in the Standards.
- 8.3.2 Verify or certify safe operation of any auto reverse or related safety function(s) of a vehicle door.
- 9.3.1 Insert any tool, probe or testing device into the main or

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sub-panels.

9.3.2 Activate electrical systems or branch circuits which are not energized.

9.3.3 Operate overload protection devices.

9.3.4 Inspect ancillary systems, including but not limited to: burglar alarms, home protection systems, low voltage relays, smoke/heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring, or any systems controlled by timers.

9.3.5 Move any objects, furniture, or appliances to gain access to any electrical component.

9.3.6 Test every switch, receptacle, and fixture.

9.3.7 Remove switch and outlet cover plates.

9.3.8 Inspect electrical equipment not readily accessible or dismantle any electrical device or control.

9.3.9 Verify continuity of connected service ground(s).

10.3.1 Operate any main, branch or fixture valve, except faucets, or determine water temperature.

10.3.2 Inspect any system that is shut-down or secured.

10.3.3 Inspect any plumbing components not readily accessible.

10.3.4 Inspect any exterior plumbing components or interior or exterior drain systems.

10.3.5 Inspect interior fire sprinkler systems.

10.3.6 Evaluate the potability of any water supply.

10.3.7 Inspect water conditioning equipment, including softener and filter systems.

10.3.8 Operate freestanding or built-in appliances.

10.3.9 Inspect private water supply systems.

10.3.10 Test shower pans, tub and shower surrounds, or enclosures for leakage.

10.3.11 Inspect gas supply system for materials, installation or leakage.

10.3.12 Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies; or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and equipment.

10.3.13 Inspect and operate fixtures and faucets if the flow end of the faucet is connected to an appliance.

10.3.14 Record location of any on-site visible fuel tanks within or directly adjacent to structure.

11.3.1 Activate or operate heating or other systems that do not respond to normal controls or have been shutdown.

11.3.2 To inspect or evaluate a heat exchanger.

11.3.3 Inspect equipment or remove covers or panels that are not readily accessible.

11.3.4 Dismantle any equipment, controls, or gauges.

11.3.5 Inspect the interior of chimney flues.

11.3.6 Inspect heating system accessories, such as

humidifiers, air purifiers, motorized dampers, heat reclaimers, etc.

11.3.7 Inspect solar heating systems.

11.3.8 Activate heating, heat pump systems, or other systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.

11.3.9 Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers.

11.3.10 Operate digital-type thermostats or controls.

11.3.11 Evaluate the capacity, adequacy, or efficiency of a heating or cooling system.

11.3.12 Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters, or solar heating devices.

11.3.13 Determine clearance to combustibles or adequacy of combustion air.

12.3.1 Activate or operate cooling or other systems that have been shut-down.

12.3.2 Inspect gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units.

12.3.3 Check the pressure of the system coolant or determine the presence of leakage.

12.3.4 Evaluate the capacity, efficiency, or adequacy of the system.

12.3.5 Operate equipment or systems if exterior temperature is below 60° Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.

12.3.6 Remove covers or panels that are not readily accessible.

12.3.7 Dismantle any equipment, controls, or gauges.

12.3.8 Check the electrical current drawn by the unit.

12.3.9 Operate digital-type thermostats or controls.

The inspector is NOT required to:

13.3.1 Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test, or inspect any solid fuel device in use.

13.3.2 Evaluate the installation or adequacy of inserts, wood burning stoves, or other modifications in a fireplace, stove, or chimney.

13.3.3 Determine clearance to combustibles in concealed areas.

13.3.4 Determine cosmetic condition of ceilings, walls, floor coverings, and components.

13.3.5 Determine if the bath and/or kitchen vent fan ducting exhausts air to exterior of house.

B and B Inspections

October 8, 2013

Typical Item Summary

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Typical ratings are defined as an item performing its intended function relative to its age.

Conditional ratings are defined as an item performing its intended function, but is in need of minor repair.

Defective ratings are defined as an item that appears to be sufficiently deficient; unsafe; hazardous or inoperative.

None noted.

B and B Inspections

October 8, 2013

Conditional Item Summary

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- Roof covering:** Shingles being cut by gutter on back porch.
- Gutters/downspouts:** Gutter cutting shingles both ends on back porch.
The shingle should be repaired, and the gutter cut back, at both ends.
- Attic Insulation:** The insulation is trampled on the right middle side.
Insulation should be added to make this area the same as the rest of the attic.
- First floor HVAC Filter:** Dirty
This should be replaced.
- Second floor A/C System** The A/C system should achieve 15-20 degrees differential between the supply and return registers. This unit only had 6F differential.
An HVAC person should test this. Likely freon is needed. Should look for leaks.
The condensation issue for the first floor unit should be looked at also. See Defective Summary.
The moisture buildup under the first floor unit outside in the summer indicates the first floor unit outside unit should be also evaluated by an HVAC person.
- Laundry Walls:** Unfinished work for outlet.
This should be finished.
- Master Bath Walls:** Unfinished work for outlet and cable above toilet door.
This should be finished.
- Shower/Tub/Surround:** Subfloor open to crawlspace under tub.
This area should be filled in.
- Left side Bath Toilet:** Porcelain. A little loose.
This should be secured.
- Kitchen Sink/Basin:** Metal. Loose drain fitting.
This should be secured before leaks develop.
- Closets:** Master bedroom closet unfinished door molding.
This should be finished.
- Walls:** Drywall/paint. One crack in curved doorway from living room.
This should be repaired.
- Doors:** Door to stairway not able to close.
This should be repaired.
- Vapor barrier:** Pulled back from the edges around the front of the crawlspace.
This should be replaced to cover all the ground in all places in the crawlspace.
- Sump pump:** Likely necessary along the front edge.
See the Defective Summary to determine if this is necessary.

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Defective Item Summary

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Roof Flashing: Stove vent installed in a sloppy manner.
Pieces separating. Water will come into the attic.
This should be repaired/replaced, made watertight.

Condensate Removal: Condensation for the cooling system in the crawlspace was not all being removed from the evaporator coils. Condensation in middle of crawlspace appears to be from ductwork.
One drain did not have air trap in the drain. One did have this trap.
The reason why the condensate is not being drained from the evaporator coils as it should be needs to be evaluated and corrected by an HVAC person. It could be a basic and serious as an up flow unit installed sideways. It is likely the drains are not installed to work when the blower is on. A trap should be installed in the drain line that does not have this air trap, or this line removed and plugged if it is not needed.

Crawlspace Moisture: Moisture in two areas. The middle of the crawlspace above the vapor barrier, likely coming from the condensate in the ductwork. See above.
The front side, more on the right side, was wet and had standing water.

**The source of the water needs to be proven that it is not from the underground drainage from the underground drains for the downspouts on the front of the house.
I feel water should be ran in these downspouts for extended periods, one at a time, monitoring any increase in water in the crawlspace. If the water level increases, the underground drain line needs to be repaired and/or taken further from the house.
If the water does not increase with testing of the downspouts, then a sump pump is likely needed.**