



Housebusters Inc.
"Who You Gonna Trust...?"



1-800-847-3500

This Inspection Report has been

Prepared for:

Charles Edwards
9999 Johnson Avenue
Anywhere, US 00000-0000



Location of the Property
8888 Anywhere Street
World, US 00000

Report prepared by
Charles Roskovensky, Inspector



INSPECTION LOCATION:

8888 Anywhere Street,
World,US 00000

Summary Report

Client: 2/1/2016

Charles Edwards
9999 Johnson Avenue
Anywhere US 00000-0000

These items reviewed by the Home Inspector are in need of further review by a licensed contractor.

STRUCTURAL:

The building structure was found to be in typical condition and there were no major issues viewed.

Side Porch, Stairs, Sidewalks;

Railing

The visual inspection of the porch railing was found to be, without proper spacing between the balusters / boards and over the years this measurement has adjusted to 4 inches, with loose support posts that allow for lateral movement.

Stairs

The visual inspection of the stairs was found to be, without railing, and typically railings are required when the height of the porch is greater than 28 inches.

Garage:

Fire Rated Entry Door to Structure:

There is a fire rated door separating the garage from the living areas of the house.
The door unit was not properly adjusted to provide an air tight seal.

Foundation:

Exterior Foundation Walls: Visible Portions

NOTE: This is a Home Inspection, not a WV Licensed Professional Engineer report and may not be interpreted as one.

The exposed portions of the perimeter foundation wall at the left side near the AC unit has a vertical crack. This crack is minor in nature, however the crack extends through the poured concrete foundation wall. The poured concrete floor on the interior adjacent to the foundation wall has multiple cracks beginning at the Garage foundation wall. Though this could be considered typical settlement in the first 5 years. this house is less than 1 year since construction commenced.

There are no WV State Code Officials in this area, ask the builder for the 3rd party building inspections performed during construction. If there are no 3rd party inspection reports during construction, contact a WV Licensed PE that is licensed & insured as a Structural Engineer.

(1). Provide a written analysis that the wall and foundation cracks are typical for a newly constructed house.





Interior View of Basement:

Interior: Foundation Bolts Viewed:

The house was constructed with light frame construction.

The State of West Virginia Fire Marshal requires that the underside of the floor area where the combustion appliances are located be covered or that the floor joist have been certified to comply with the standards regarding fire regulations.



ELECTRICAL:****

The Electrical System was found to be in typical condition and there were no major issues viewed.

Combustion Appliance

Carbon Monoxide Tested:

There is no Carbon Monoxide Tester installed.

The State of West Virginia requires a CO detector on each floor when a combustible fuel appliance has been installed.

PLUMBING:****

The Plumbing System was found to be in typical condition and there were no major issues viewed.

HEATING & AIR CONDITIONING:****

The Heating & Air Conditioning System was found to be in typical condition and there were no major issues viewed.

Heat Unit:

Ducts Condition:

The State of West Virginia adopted the 2009IECC in November of 2013.

Ask for a copy of the Duct Leakage test, multiple areas were not sealed as required.

Adequate Returns or Undercut Doors:

No - There should be an air return in each room to prevent stagnant air caused by lack of circulation. If this is not possible, it is recommended that the doors to the room be undercut 3/4 inch above the carpet or flooring to allow airflow or a jumper register be installed.

All bedrooms on the second floor should be tested to ensure that there is less than 3 pascal of differential air between the main hall and each bedroom with the door closed.

ROOF SYSTEM:****

The Roof System was found to be in typical condition and there were no major issues viewed.



INTERIOR:****

The Interior & Interior components was found to be in typical condition and there were minor issues viewed.

Finished First Floor Level

Fossil Fuel Unit

Left Side Fireplace was a Gas fueled unit with a blower.

The unit was installed without a vent grille.

The top section of the built in fireplace will need to be upgraded to a louvered grille to allow the air to flow into the Family Room.



Kitchen Appliances:

Range/Oven:

The range/oven appears to be functional.

No food was heated up during this inspection.

The inspector makes no attempt to determine if the unit has accurate temperature controls.

Stove has not been secured as required by manufacturer's installation instructions.

A tip-over hazard exists for small children.

Stove should be properly secured right-away.



Kitchen Interior

Cabinets, Drawers, and Doors:

The cabinets in the kitchen are functional, serviceable and appear to be in satisfactory condition.

The wall cabinet located at the right side of the Kitchen sink is loosely hanging on the wall and not secured in place.



Plumbing:

Sump Pump:

The sump pump installed is functional.
The presence of a sump pump does not indicate there is a need for it.
This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system.
There is a submersible type sump pump installed.
Observed NO battery backup for the sump pump.

Heat Source:

Kitchen Appliances:

There is no heat source in the kitchen and there was a heat source in the adjacent Family Room at the sliding door and in the Mud Room near the Garage. However, no heat source was installed in the immediate Kitchen area.

MISCELLANEOUS.****

The following are items on the Interior or Exterior to bring to our clients attention for the future.

Site:

Interceptor - Curtain Drainage Ditch

An interceptor ditch / curtain drain should be installed at the toe of the hillside.
Excavate a ditch 12 inches wide and approximately 30 inches deep.
Line the bottom and sides of the ditch with a filter fabric.
Fill 3 inches of gravel in the bottom of the ditch
Install a 4" perforated pipe
Fill the remainder of the ditch with gravel.
A licensed and insured contractor should be called to make further evaluation as needed.

Entry Door Units:

Rear Entry Door:

Viewed the following condition:
Weatherstrip along the sides & bottom of the door is damaged.
The lock set is not operational.

ENVIRONMENTAL.****

The building was found to be in typical condition and there were no major Environmental issues viewed.

Environmental:


Radon:

Radon screening is not included in this inspection.
Due to the multiple cracks in the basement concrete floor and where the floating floor adjoins the foundation walls these areas should be filled and sealed prior to finishing the basement area.
Suggest acquiring a Radon test, preferably a continuous monitor.

This property inspection provides an "**UNBIASED INDEPENDENT REVIEW**" of the overall house solely for the client to review. A "House Inspection" is a **VISUAL** assessment of the house on the date of the inspection only.

Please be advised that any inspection performed is a visual observation with minimal technical analysis. As my client there may be unforeseen expenses. Professionals must be contacted to provide estimates for any of these items listed in the main or summary reports.

Depending on when the house was constructed, the building codes may or may not have been adopted, the following list pertains to items that are considered a safety concern by "**TODAY'S BUILDING STANDARDS**". These may or may not be negotiated, however, the client should consider upgrading these items in the near future.

 Charles Roskovensky	Charles Roskovensky		
	ASHI	#93267	American Society of Home Inspectors
	WVHI	#HI50230650-0860	West Virginia Inspector
	BPI	#5003798	Energy Auditor, Trainer & Test Proctor
	FHA	#Q478	Fee Paid Inspector2-10
	#295	Warranty 2-10 FHA Fee Paid Inspector	



CODE ITEMS TYPICALLY REVIEWED IN A HOME INSPECTION

ELECTRICAL: Change 2 prong (not grounded) to 3 prong outlets

US patent issued a patent for grounding receptacle and plug in June, 1928. In 1965, the NEC required that all receptacles with the grounding provision must have those contacts properly grounded. Electrical outlets installed prior to 1965 were typically 2 prong, not grounded. When a testing device is used to test the outlets during an inspection if the ground is not present in a 3 prong outlet when tested, there could be two reasons, a failed outlet or a cable without a ground wire to properly ground the outlet.

NEC code rule 406.3(D)(3)(b) states that a non grounded type receptacle shall be permitted to be replaced with a ground fault circuit interrupter. These receptacles shall be marked "No Equipment Ground"

ELECTRICAL: GFCI Outlets

Since 1971, the NEC has expanded the requirements for ground-fault circuit interrupters (GFCI) to protect anyone who plugs into an electrical system. Typically, structures have a few (GFCI) outlets or standard outlets are connected to another (GFCI Outlet or to a GFCI Breaker in the breaker panel). GFCI outlets are to be installed at the following locations:

- (1)**. outlets within 6' of a water source,
 - (a). all bathroom outlet(s)
 - (b). kitchen counter outlet(s)
- (2)**. any outside outlet(s)
- (3)**. and any outlets in an unfinished basement or crawl space area
- (4)**. all outlets in the garage,

ELECTRICAL: SMOKE DETECTORS to be installed as follows:

- (1)**. Smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement.
- (2)**. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations.
- (3)**. Smoke alarms installed in the basement should be installed on the ceiling at the bottom of the stairs leading to the next level.
- (4)**. Smoke alarms should be installed at least 10 feet (3 meters) from a cooking appliance to minimize false alarms when cooking.

Mount smoke alarms high on walls or ceilings (remember, smoke rises). Wall-mounted alarms should be installed not more than 12 inches away from the ceiling (to the top of the alarm). If you have ceilings that are pitched, install the alarm within 3 feet of the peak but not within the apex of the peak (four inches down from the peak).

If any one of these headings are documented in the summary or main report, a licensed electrician should be contacted to ensure that the house comply's as written.



PLUMBING: SUB - SURFACE DRAINAGE PIPES

1. Sub surface drainage pipes connected to the house waste system are visually inspected not physically inspected as integrated part of this report. The sub-surface drainage pipes are not part of this inspection, at the time of this inspection there was no "visible" evidence of issues with the flow of effluent into the underground sewer pipes. If the client has any concerns about the integrity of the sub surface drainage pipes, a company should be contacted to inspect the condition of the pipe through the installation of a sewer pipe camera.

If this heading is documented in the summary or main report, a licensed plumber should be contacted to ensure that the house comply's as written.

GARAGE: Fire Separation

1. Minimum 1/2" gypsum board or equivalent on garage side of walls and ceilings common to house or shared attic space a. Minimum 5/8" Type X gypsum board or equivalent on ceiling under a habitable room such as a bedroom.

2. Minimum 1/2" gypsum board or equivalent on walls, beams, or other structures that support ceilings providing separation between house and garage

3. Garage walls that are perpendicular to adjacent dwelling unit wall are OK to be unprotected unless they are supporting floor/ceiling separations.

4. No direct openings between the garage and sleeping rooms.

5. Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" thickness, solid or honey-comb-core steel doors not less than 1 3/8" thick, or 20-minute fire-rated doors, equipped with a self-closing device.

6. Furnace Ducts in garage and penetrating common walls shall be minimum 26-gauge steel

7. No duct openings in the garage

8. Penetrations of common walls shall be sealed with an approved material (e.g., caulk, putty, or sealant). Fire blocking around chimneys and fireplaces must be noncombustible. Sealant around vents, pipes, ducts and wires at the ceiling and floor level can be constructed from combustible materials. All fire blocking material must be securely fastened in place.

9. Detached garages located less than 3 ft. from a dwelling unit on the same lot requires 1/2" gypsum board on interior side of garage walls facing the house.

If this Garage heading is documented in the summary or main report, a licensed contractor should be contacted to ensure that the house comply's as written.

EMERGENCY ESCAPE: EGRESS WINDOWS. Section R310 IRC 2009 R310.1

Emergency escape and rescue required.

Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²). Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).