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Inspected By: Mike Auger



Home Inspection Report

Prepared For:

Mr. Smith

Property Address:

Any Street

Quohog, RI 02888

Inspected on Wed, Mar 21 2012 at 3:03 PM

Table of Contents

General	4
Site	4
Exterior	5
Garage	6
Roofing	9
Structure	10
Electrical	12
HVAC	12
Plumbing	13
Bathrooms	14
Kitchen	15
Laundry	16
Interior	17
Report Summary	18

Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property, to assist in making an informed purchase or repair decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection. For more details on scope and limitations view them at www.nachi.org/sop

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

POST INSPECTION SERVICE

Any questions or concerns can be made directly to me, you paid for an inspection and report, I stand behind my findings, if you need clarification please ask.

For repeat customers (ie. re-inspection of defects, or annual inspections) we offer discounted rates.

As an experienced contractor I have associates and colleagues in many fields of service. As someone likely new to the area or someone looking for services in the area, you are now a part of our network and I encourage you to call or e-mail me when looking for quality folks to provide excellent service to you for your home. It is important for you to note, I do not receive any compensation for a referral, nor does any company pay in any way to be referred by me, any recommendation made by me is solely made by my opinion of the quality of work and service they provide.


General

Property Type:	Single-family bungalow
Stories:	One
Approximate Age:	76. Built 1936
Age Based On:	Sellers Disclosure
Bedrooms/Baths:	Two Bedrooms One Bathroom
Door Faces:	East
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Not Growing Against Structure Condition: Satisfactory
Retaining Walls:	Not Present
Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete , Brick Condition: Satisfactory
Steps/Stoops:	Concrete Condition: Satisfactory
Patios/Decks:	Not Present

 **Comment 1:**
Driveway shows minor wear and tear normal for age of driveway still in satisfactory condition.

(Site continued)



Figure 1-1

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Lap Wood Condition: Marginal
Exterior Trim Material:	Wood Condition: Marginal
Windows:	Vinyl Condition: Satisfactory
Entry Doors:	Steel Condition: Satisfactory
Balconies:	Not Present
Railings:	Metal Condition: Satisfactory



Comment 2:

Entire area around house including siding and trim paint system has failed should be addressed and repainted to prolong the life of wood exterior.

(Exterior continued)



Figure 2-1

Garage

Garage Type:	Detached
	Condition: Marginal
Garage Size:	2 Car
Door Opener:	Screw Drive
	Condition: Satisfactory
Opener Safety Feature:	Light Beam, Force Sensitive
	Condition: Satisfactory

Exterior

Exterior Covering:	Lap Wood
	Condition: Repair or Replace
Exterior Trim Material:	Wood
	Condition: Repair or Replace



Comment 3:

Left garage door not square as shown by gap on right side of door.

(Exterior continued)



Figure 3-1


 **Comment 4:**
Severe wear and deterioration of wood in several areas around garage recommend replace or repair consult qualified contractor.



Figure 4-1

(Garage continued)

Roofing

Inspection Method:	At Arms Length
Roofing Material:	Architectural shingles
	Condition: Satisfactory
Approximate Roof Age:	Less Than One Year As Documented By Building Permit And Roofing Contract
Ventilation Present:	Not Present
Gutters & Downspouts:	Metal
	Condition: Repair or Replace



Comment 5:

Gutters pulled away from fascia board and worn should be repaired or replaced by qualified contractor.



Figure 5-1

Structure

Wall Structure:	Wood Framed
	Condition: Satisfactory
Ceiling Structure:	Wood Framed
	Condition: Satisfactory
Roof Structure:	Wood Framed
	Condition: Satisfactory

(Structure continued)

Roof Sheathing: Wood Plank
Condition: Satisfactory

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof/Arms Length, Inspected arm's-length with ladder
Roof Design:	Gable
Roof Covering:	Architectural shingles Condition: Satisfactory
Approximate Roof Age:	Less Than One Year As Documented By Building Permit And Roofer Contract
Ventilation Present:	Ridge Vents Condition: Satisfactory
Vent Stacks:	Metal Condition: Satisfactory
Chimney :	Brick Condition: Satisfactory
Sky Lights:	Not Present
Flashings:	Metal Condition: Satisfactory
Soffit and Fascia:	Wood Condition: Marginal
Gutters & Downspouts:	Metal Condition: Repair or Replace



Comment 6:

Gutters clogged with sediment but appear serviceable require cleaning for proper function.

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Stains
	Condition: Further Evaluation Required
Prior Waterproofing:	Not Present
Floor Structure:	Truss
	Condition: Satisfactory
Subflooring:	Solid Wood Plank
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory



Comment 7:

Evidence of marks on the floor suggest water was present at one time suggest further evaluation by qualified contractor.



Figure 7-1

(Structure continued)

Attic

Attic Entry:	Hallway, Stairs from closet in dinning room
Roof Framing Type:	Wood Trusses Condition: Satisfactory
Roof Deck Material:	Plywood, Solid Wood Plank, When roof was repaired this year contractor cover entire roof with new sheet of plywood over original Plankwood Condition: Satisfactory
Vent Risers:	Metal Condition: Satisfactory
Insulation:	Fiberglass Batts, Not sufficient insulation in floor of attic Condition: Marginal



Comment 8:

No handrail present on attic access stairwell install railing.



Figure 8-1

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Panel Manufacturer:	Square D
	Condition: Satisfactory
Service Line Material:	Cooper
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	100 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	No
	Condition: Satisfactory
Smoke Detectors:	9 volt Battery Type
	Condition: Satisfactory

HVAC

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement
Type of Equipment:	Boiler
	Condition: Satisfactory
Manufacturer:	Valiant
Heating Fuel:	Gas
	Condition: Satisfactory

(Heating continued)

Input BTUs:	80000
Output BTUs:	68000
Approximate Age:	Can Not Determine
Filter Type:	Not Present
Output Temperature:	Not Sure
Type of Distribution:	Pipes
	Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	Basement
Sewer System:	Public
Waste Pipe Material:	PVC, Cast Iron
	Condition: Satisfactory
Sump Pump:	Not Present
Location of Fuel Shutoff:	At Meter

Water Heater

Manufacturer:	Kenmore
Fuel:	Natural Gas
Capacity:	30 gal
Approximate Age:	Can Not Determine
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	In Same Room
Seismic Straps Installed:	Not Present

Bathrooms

Bathroom #1

Location:	Main Floor
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Fiberglass
	Condition: Satisfactory
Tub Surround:	Fiberglass
	Condition: Satisfactory
Floor:	Vinyl
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Repair or Replace
GFCI Protection:	Outlets, Lights
	Condition: Satisfactory



Comment 9:

Bath vent does not take direct route to exterior of structure should be repaired by a qualified contractor.

(Bathroom #1 continued)

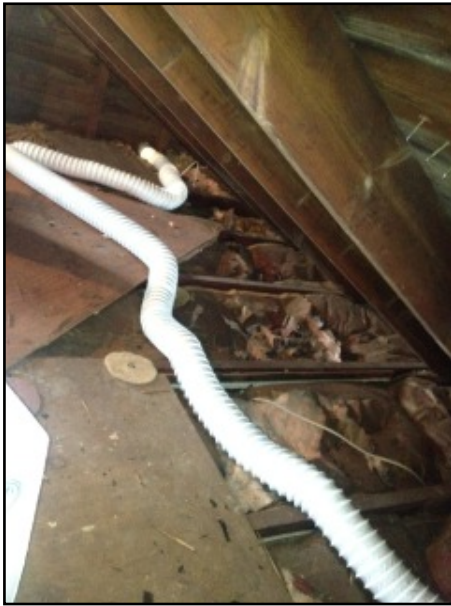


Figure 9-1

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Tile Condition: Satisfactory
Sink:	Double Condition: Satisfactory

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Hotpoint Condition: Satisfactory
Range:	Hotpoint Condition: Satisfactory
Refrigerator:	Amana Condition: Satisfactory
Dishwasher:	Maytag Condition: Satisfactory

(Appliances continued)

Disposal:

Insinkerator

Condition: Satisfactory

Laundry

Built In Cabinets:

Not Present

Laundry Sink:

Yes

Condition: Repair or Replace

Dryer Venting:

To Exterior

Condition: Satisfactory

GFCI Protection:

No

Condition: Repair or Replace

Laundry Hook Ups:

Yes

Condition: Satisfactory

Washer:

Whirlpool

Condition: Satisfactory

Dryer:

Whirlpool

Condition: Satisfactory




Comment 10:

The plumbing waste line is rusted and deteriorated at P-trap.



Figure 10-1

(Laundry continued)

 **Comment 11:**
Electrical outlet in vicinity of wash sink not GFCI protected should be GFCI protected for safety repair replace.

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Carpet Condition: Satisfactory
Walls:	Painted Drywall, Plaster Condition: Satisfactory
Window Types:	Double Hung Condition: Satisfactory
Window Materials:	Vinyl
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Steel
Interior Door Materials:	Wood
Fireplace:	Not Present

Report Summary

Site

1) Driveway shows minor wear and tear normal for age of driveway still in satisfactory condition.

Exterior

2) Entire area around house including siding and trim paint system has failed should be addressed and repainted to prolong the life of wood exterior.

Garage: Exterior

3) Left garage door not square as shown by gap on right side of door.

4) Severe wear and deterioration of wood in several areas around garage recommend replace or repair consult qualified contractor.

Garage: Roofing

5) Gutters pulled away from fascia board and worn should be repaired or replaced by qualified contractor.

Structure

6) Evidence of marks on the floor suggest water was present at one time suggest further evaluation by qualified contractor.

Structure: Attic

7) No handrail present on attic access stairwell install railing.

Bathrooms: Bathroom #1

8) Bath vent does not take direct route to exterior of structure should be repaired by a qualified contractor.

Laundry

9) The plumbing waste line is rusted and deteriorated at P-trap.

(Report Summary continued)

10) Electrical outlet in vicinity of wash sink not GFCI protected should be GFCI protected for safety repair replace.

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