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Inspected By: John Keener



Home Inspection Report

Prepared For:

Joe Customer

Property Address:

100 Main Street

Anytown, WV 00000

Inspected on Sat, Apr 14 2012 at 10:00 AM

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General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	Yes
Furnished:	Yes
Weather:	Sunny
Temperature:	Hot
Soil Condition:	Damp
Door Faces:	East
People Present:	Owner



Comment 1:

Any recommendation for repair or replacement of any component or system should be performed by a licensed/certified or qualified professional.



Comment 2:

A termite/ pest inspection is recommended to be performed on the subject property due to the presence of wood destroying insects in our region.



Comment 3:

A radon test is recommended to be performed on the subject property due to the presence of radon gas in our geographic area.



Comment 4:

The shrubbery is nature. Recommend that all shrubbery be kept back 12" from siding to prevent damage.

(General continued)



Figure 4-1

Exterior

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

Exterior Covering:	Brick, Vinyl
Exterior Trim Material:	Aluminum
Walking Surface Types:	Walks, Decks
Walking Surface Materials:	Concrete, Wood
Chimney Type:	Not Present



Comment 5:

The gutter on the left side of the house does not extend away from the house. Water can collect around the foundation causing damage. Recommend the gutters be extended to drain away from the house.

(Exterior continued)



Figure 5-1



Comment 6:

The wood trim around the upper window is peeling. Recommend prepping and paint to prolong the life of the wood trim.



Figure 6-1



Comment 7:

(Exterior continued)

There is an area of the storage located off the basement that only has the silver insulation board installed. These material is not water resistant and will cause damage to the framing over time. Recommend this area be completed with a weatherproof material.



Figure 7-1

 **Comment 8:**
The deck handrail is not bolted to the house at the corner and is loose. Recommend the rail be securely attached to the house.



Figure 8-1

(Exterior continued)



Comment 9:

There was exposed wood framing around the window on the hot tub room window. Recommend installation of exterior trim material to protect this area.



Figure 9-1



Comment 10:

The deck structure supporting the upper enclosed porch appears to adequately supported. The center 4x4 running horizontally across the center supports is not the best choice for this application. If the hot tub is to be used, it is recommended a properly designed beam be installed in place of this 4x4. Consult a structural engineer for proper sizing.



Figure 10-1



Figure 10-2

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: Arms Length
Roofing Material: 3 Tab Shingle
Ventilation Present: Soffit, Roof Vents
Gutter Material: Metal

i Comment 11:
The roof is vented with a few vents located near the ridge. The flow from the vented soffit is blocked by the insulation. Inadequate ventilation will decrease the life of the shingles. Recommend installation of styrofoam baffles where accessible for installation.



Figure 11-1



Figure 11-2

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 Materials: Block
Floor Structure: Wood Framed
Wall Structure: Wood Framed

(Structure continued)

Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Truss
Inspection Method:	Inside
Attic Insulation:	Batts



Comment 12:

Only a portion of the attic above the master bedroom was accessible for inspection. The remainder of the attic was not inspected due to inaccessibility.



Figure 12-1

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
Service Panel Location:	Basement
Service Voltage:	240 volts
Service Amperage:	200 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Not Present

(Electrical continued)

Wiring Method: Conventional Copper
Smoke Detectors Present: Yes



Comment 13:

One or more of the breakers have multiple wires under a single connection screw. Multiple wires under the same screw can expand/contract at different temperatures and loosen causing a hazard. Recommend additional breakers be installed and the circuits be separated.

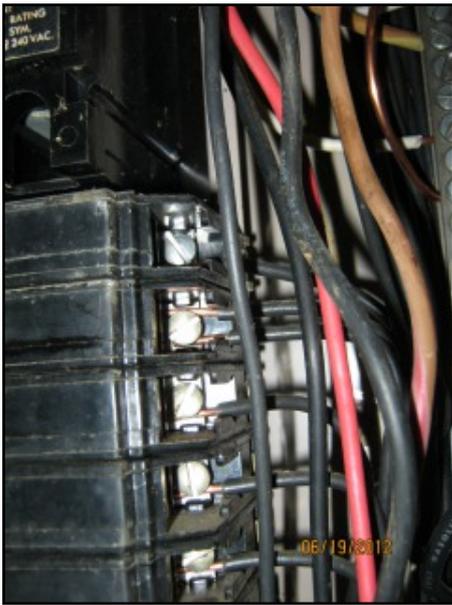


Figure 13-1



Comment 14:

The exterior outlets are not GFCI protected. All exterior outlets should be GFCI protected to prevent a shock hazard when water is present.



Comment 15:

An outlet in the master bedroom and several outlets in the basement ceiling did not have covers. This is a shock hazard. Recommend all missing outlet covers be replaced.

(Electrical continued)



Figure 15-1



Figure 15-2



Comment 16:

The kitchen outlets within 6' of the sink are not GFCI protected. All outlets in this area should be GFCI protected to prevent a shock hazard.



Comment 17:

The outlet to the right of the kitchen sink showed reversed wiring when tested. Recommend this wiring be corrected.



Figure 17-1

(Electrical continued)



Comment 18:

The outlet in the vanity of the bathroom of the new addition is not GFCI protected. All outlets in a bathroom within 6' of a water source should be GFCI protected.



Comment 19:

The outlets in the front left bedroom of the new addition tested as open ground. Recommend an electrician check and correct the wiring.



Comment 20:

An unsecured wire termination was observed in the ceiling in the basement near the furnace. The should be terminated in a junction box to prevent a fire hazard.



Figure 20-1

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.

Energy Source:

Gas

Type of Equipment:

Forced Air

Type of Distribution:

Metal Ducting

(Heating continued)



Comment 21:

The furnace vent and the hot water heater vent do not extend above the roof line. Accepted building practices recommend these vents extend a minimum of 12" above the roof line. Recommend these vents be extended to the above recommendations.



Figure 21-1



Figure 21-2

Cooling

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

Energy Source:	Electric
Type of Equipment:	Split System
Type of Distribution:	Metal Ducting, Flexible Ducting

Plumbing

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

Waste Pipe Material:	Plastic
Supply Pipe Material:	Plastic, Copper
Location of Water Shutoff:	Basement

(Plumbing continued)

Location of Fuel Shutoff:	By exterior entrance
Water Heater Fuel:	Gas
Water Heater Capacity:	40 gal



Comment 22:

No drip loop or sediment trap was installed on the gas supply line to the water heater and the furnace. This helps to prevent excess moisture from entering the heater. Recommend installation of a drip loop on both units.



Figure 22-1

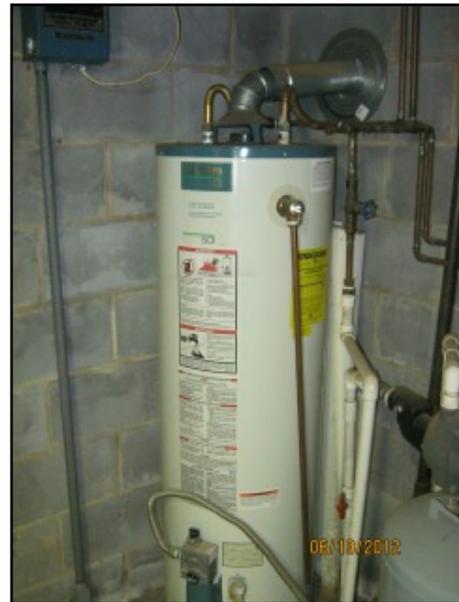


Figure 22-2



Comment 23:

The pump for the well water was not tested. This system is used for an outside water source per the homeowner.

(Plumbing continued)



Figure 23-1

Bathrooms



Comment 24:

The vent fan exhausts could not be located due to the attic access. These vents should be vented to the soffit or exterior.



Comment 25:

The plumbing vent for the bathroom off the master bedroom could not be located.

Bathroom #1

Location:	Main Bath
Bath Tub:	Recessed
Tub Surround:	Fiberglass
Shower:	In Tub
Shower Walls:	Fiberglass
Sink(s):	Single Vanity
Toilet:	Standard Tank
Floor:	Vinyl
Ventilation Type:	Vent Fan, Window
GFCI Protection:	Not Present

(Bathrooms continued)

Bathroom #2

Location:	Master Bedroom
Shower:	Free Standing
Shower Walls:	Fiberglass
Sink(s):	Single Vanity
Toilet:	Standard Tank
Floor:	Vinyl
Ventilation Type:	Vent Fan, Window
GFCI Protection:	Outlets

Laundry

Location:	Service Area
Laundry Sink:	No
Washer Hookups:	Yes
Dryer Venting:	To Exterior
Dryer Fuel:	Gas
GFCI Protection:	Washer

Kitchen

Cabinets:	Wood
Countertops:	Laminate
Sink:	Double, Sprayer



Comment 26:

The range hood exhaust vent location could not be verified due to attic access.

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.

Types Installed:	Dishwasher, Range, Range Vent, Garbage Compactor, Refrigerator
Cooking Fuel:	Gas

(Appliances continued)

Ventilation Type: Exhaust



Comment 27:

Garbage disposals operated in conjunction with a septic system can overload the system and cause the system to not operate as designed.

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.

Window Types:	Double Hung
Window Materials:	Wood
Entry Door Types:	Hinged, Slide
Entry Door Materials:	Metal, Vinyl
Fireplace/Stove Type:	Not Present

Report Summary

Exterior

- 1) The gutter on the left side of the house does not extend away from the house. Water can collect around the foundation causing damage. Recommend the gutters be extended to drain away from the house.
- 2) The deck handrail is not bolted to the house at the corner and is loose. Recommend the rail be securely attached to the house.
- 3) There was exposed wood framing around the window on the hot tub room window. Recommend installation of exterior trim material to protect this area.

Electrical

- 4) One or more of the breakers have multiple wires under a single connection screw. Multiple wires under the same screw can expand/contract at different temperatures and loosen causing a hazard. Recommend additional breakers be installed and the circuits be separated.
- 5) An outlet in the master bedroom and several outlets in the basement ceiling did not have covers. This is a shock hazard. Recommend all missing outlet covers be replaced.
- 6) The outlet to the right of the kitchen sink showed reversed wiring when tested. Recommend this wiring be corrected.
- 7) The outlets in the front left bedroom of the new addition tested as open ground. Recommend an electrician check and correct the wiring.
- 8) An unsecured wire termination was observed in the ceiling in the basement near the furnace. The should be terminated in a junction box to prevent a fire hazard.

Heating

(Report Summary continued)

9) The furnace vent and the hot water heater vent do not extend above the roof line. Accepted building practices recommend these vents extend a minimum of 12" above the roof line. Recommend these vents be extended to the above recommendations.

Plumbing

10) No drip loop or sediment trap was installed on the gas supply line to the water heater and the furnace. This helps to prevent excess moisture from entering the heater. Recommend installation of a drip loop on both units.