

# Laconic Industries

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Inspected By: Tyler Mayer



## Inspection Report

Prepared For:

**Jimmy T. Kirk**

Property Address:

**742 Evergreen Terrace**

Inspected on Sat, Jun 14 2014 at 1:00 PM

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# Inspection Details



## Comment 1:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

The following report is based on an inspection of the visible portion of the area; inspection may be limited by vegetation and possessions occupancy or other factors. This report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk through evaluation immediately before closing to check the condition of the property, using this report as a guide.

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

(Inspection Details continued)

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required and is considered a courtesy.

Definitions of ratings:

Functional-

Performing it's function and it's condition is appropriate for it's age and use. Normal wear and use may be present. Although an item may be functional at time of inspection, further evaluation may be needed and items will need regular maintenance and upkeep. Functional items may fail at any time and without notice and no warranty is made or implied with this report. It is strongly recommended that the property be re inspected at the time of closing as conditions can and do change in a structure, at times very rapidly.

Attention required-

Item or area of the house required repair, maintenance or was limited due to on site restrictions. Item may not be fully functional and require repair or servicing. Required repairs may be minor in nature or more time consuming. All repairs should be done by qualified persons only. All uninspected components should be made operable or accessible and evaluated prior to closing as they remain suspect of being defective. It is also important to note that the attention required section is not an exhaustive list of everything that may require attention in the building and the new owners are ultimately responsible for maintenance and upkeep of the structure, and learning to operate and maintain the systems of the house.

Marginal-

Performing some or all of it's functions, but not as intended, and/or it's condition is not appropriate for it's age and use or near, at or beyond its expected useful life. Condition of component may be functional at the inspection but may fail at any time and without warning. When component/s require repair or maintenance to

(Inspection Details continued)

become functional and those costs may be more than 1500\$ when needed. Repairs may require attention of qualified professionals. The client assumes the expense of marginal items as part of purchasing the building knowing full well that marginal items may deteriorate or fail at anytime.

Cost estimates may be required by a qualified specialist and it is at the discretion of the client if estimates will be obtained. Inspector does not provide cost estimates.

Possible major concern-

Area or component of the structure that was not performing enough of it's function on the day of the inspection, were an indicator of a larger issue, or adversely affecting the building or it's components, or an item or area found to present a possible major hazard to occupants or the structure. Items or area indicated will require further investigation and may require repairs possibly reaching/ exceeding \$1500. The exception to this would be concerns that may represent serious risk to persons or property, and those should be addressed immediately regardless of the dollar cost. Those items are marked as Hazards in the report and in the summary. Cost estimates by a qualified specialist or contractor in the required field would be required to determine if an item exceeds \$1500 and are not provided by the inspector. Contractor should hold all required licenses, insurances and appropriate state required mandates to estimate or execute any work to be done. It is also important to note that areas of major concern seldom are limited to just one area or component of a building and for the sake of clarity will generally be listed in the area the concern was most apparent in, and may touch areas of the structure marked under a different heading as functional or attention required. This is not intended to contradict, but intended to simplify the report process.

Not Present or Inspected-

Item or area of the structure was not present, accessible or inspected due to limiting onsite conditions. Not inspected items may also be part of a system that required professional attention as part of a major concern.

Xxxxxxx

Report Summary

(Inspection Details continued)

The summary (items marked with a exclamation mark) consist of potentially significant findings that may constitute possible major concerns costing 1500\$ or more to address or those that may represent a hazard and require immediate attention(evidence observed that may indicate a risk to occupants or property if left uncorrected). These findings can be a safety hazard, a deficiency requiring a major expense to correct or items that may cause damage to the home if not addressed quickly. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues and the report contains valuable information to assist you in the maintenance and upkeep of your home.. All repairs should be done by a licensed & or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.Photos are meant as an aid and do not constitute the inspection. The photos also represent only a portion of conditions observed and by no means reflect the full extent of the conditions present. The photos also represent a snapshot in time and conditions can and do change dramatically, at times very quickly.Unless otherwise indicated, the inspection and report do not address, and are not intended to address, the possible presence of, or danger from, any potentially harmful substances and environmental hazards including, but not limited to, radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals, and hot water and airborne hazards or mold or mold like growth. Also, this report does not comment on the opinions of others, codes, or every possible way of installing, building or executing the operation of the systems of the structure. The report is based solely on the opinions of the home inspector. Note that many other ideas and opinions exists as to what or how something should be done. The buyer is free to consult whomever they chose but the inspector is in no way bound to the opinions or advise of others, and can and will not be held responsible for those.

The Inspector always recommends having a qualified professional examine every item in this report and make the needed repairs, and examination of said items should be done prior to purchasing the home. It is the responsibility of the Buyer or Home Owner to ensure that this is accomplished and is not the responsibility of Right way home inspectors or it's associates. Unless the Buyer or Home Owner is a qualified professional, all further investigation and repairs should be done by another qualified party. It is not the recommendation of Right way home inspectors or it's associates for the Buyer or Home Owner to make the repairs themselves. No cost estimates, guarantees or life expectancies are given or implied by this report or

(Inspection Details continued)

the inspector.

All smoke detectors and carbon monoxide detectors should be changed prior to occupancy. Smoke detectors have a finite life and the expiration date was unknown. Detectors may fail leaving occupants unprotected in the event of a fire. Recommend placement of appropriate smoke and carbon dioxide detectors in the proper locations prior to occupancy. PLEASE PROTECT YOURSELF.

Thank you for choosing Right way home inspectors. We try to do a thorough job on every home to make purchasing your home as easy and understandable as possible. Please keep in mind the inspection based on what can be seen visual and is supplemental to the sellers full discloser. There was no destructive probing or dismantling of any components. Additionally, any repairs after the inspection may reveal defects that were not accessible at the time of inspection. Comments regarding the operation of all systems are based on how they performed during the inspection and cannot guarantee future performance. This report and inspection are not intended to discover, or comment on, every item that is in need of repair or that is defective or could lead to defects. This report and inspection are not intended to report on the presence, or possible presence, of rodents, bats, wild animals or other types of pests not associated with WDI. We appreciate your business and if you have any question or we may be of assistance in any way please contact us. Sincerely, Tyler Mayer

## Attendance



Comment 2:  
Client was present.



Comment 3:  
Buying agent was present.

(Inspection Details continued)

## Occupancy

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Comment 4:  
Vacant and partially furnished.

## Weather

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Comment 5:  
Clear skies and hot .

## Start And Stop Time

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Comment 6:  
1pm -330pm .

## Limiting Conditions

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Comment 7:  
The attic area had no access to sections that was discovered at the time of inspection and those areas were not inspected. Those areas may hold issues that remained undiscovered at this time.Recommend access be installed to permit periodic inspection of the attic area.

(Limiting Conditions continued)



Comment 8:

House appears to be vacant at the time of the inspection. House may hold defects that remained undiscovered at this time and by their nature and that may reveal themselves at any time. The inspection being visual only was not permitted intrusively investigate any aspect of the house and, by its limits, defects may be present that remained undiscovered at this time. The inspector assumes no liability for areas or systems of the house that were not fully functional and in use prior to the inspection.

---



Comment 9:

Please note that outbuildings are not part of this inspection. Any mention of an outbuilding or it's components is strictly complimentary and inspector is not held liable for these comments.

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## Roofing



Comment 10:

Roof was functional but older. On the day of the inspection of the roof appeared to be near the end of its useful life. The roof may fail at anytime or require repair or replacement. Recommend buyer be advised as such.

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Comment 11:

Roof had dormers, valleys or other features that may be prone to leaking. Although no active leaking was found on the day of the inspection, areas may manifest different characteristics based on season or weather patterns. Recommend monitoring all roof areas carefully and address any water intrusion immediately to prevent issues from developing.

(Roofing continued)



Figure 11-1

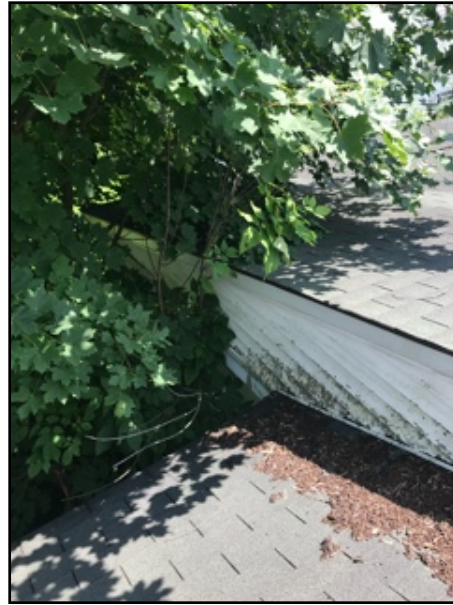




Figure 11-2

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 **Comment 12:**  
Building may benefit from additional or improved ventilation. Recommend monitoring and add or improve ventilation.

---

 **Comment 13:**  
3 Tab shingles were noted : Roof was functional but near the end of its expected useful life span.

(Roofing continued)

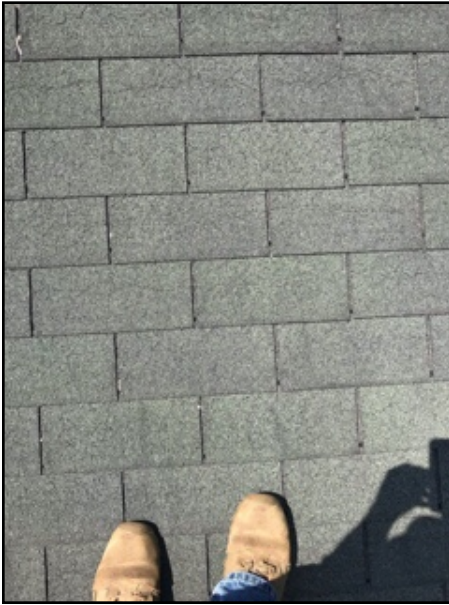


Figure 13-1



Figure 13-2



Figure 13-3

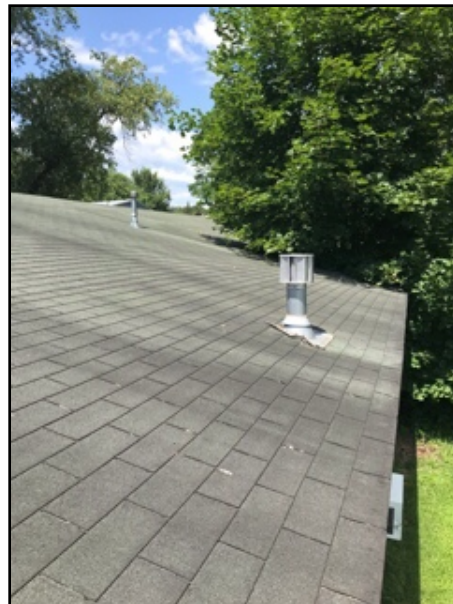


Figure 13-4

(Roofing continued)



Figure 13-5



Comment 14:  
Exposed nails were found.

(Roofing continued)

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Comment 15:  
Exposed nails.



Figure 15-1

Chimney/s

(Chimney/s continued)



Comment 16:  
Metal roof vents were noted.



Figure 16-1



Figure 16-2

## Exteriors



Comment 17:  
Siding to Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.

(Exteriors continued)



Figure 17-1



Figure 17-2



Comment 18:

Open areas or damage was found. Repair or replace as needed.

---



Comment 19:

AREA OF POSSIBLE MAJOR CONCERN - Moisture damage, wood rot, observed. Recommend review for repair by a contractor specific to this area pf expertise.



Figure 19-1



Figure 19-2

(Exteriors continued)



Figure 19-3



Comment 20:

Penetrations , cracks,or holes were found. Address as needed.



Figure 20-1



Figure 20-2

(Exteriors continued)



Figure 20-3

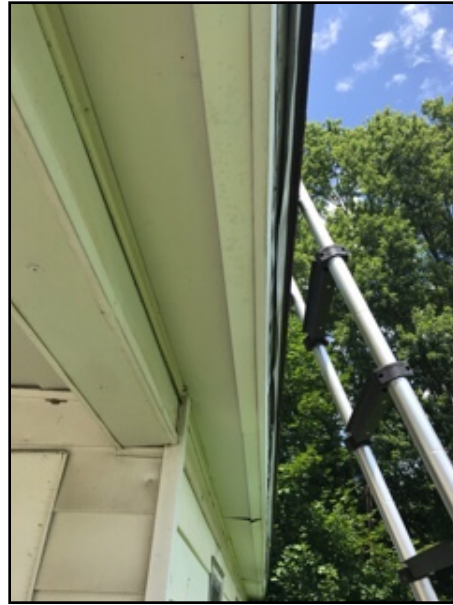


Figure 20-4



Figure 20-5

(Exteriors continued)



Comment 21:

Close growing vegetation was in contact with the building and could be damaging to the structure .



Figure 21-1



Figure 21-2



Figure 21-3



Figure 21-4

(Exteriors continued)



Figure 21-5



Comment 22:

Grading around the structure appeared to encourage water to flow towards house and collect.



Figure 22-1



Figure 22-2

(Exteriors continued)



Comment 23:

Non GFCI outlets were found on the exterior. Recommend GFCI outlets be placed where there is any potential for water to come into contact with electricity.



Figure 23-1

Decks/s

Garage

Kitchen



Comment 24:

Minor cosmetics were found. Although minor in nature areas may require effort to restore to like new condition.

(Kitchen continued)



Comment 25:

Appliances are outside the realm of a home inspection. All comments on appliances are a courtesy. It is strongly recommended that the buyer or representative operate all appliances and run them through a full cycle immediately prior to closing to insure functionality.

---



Comment 26:

The anti tip device was missing or disengaged from the stove . Anti tip devices are a safety device designed to reduce the risk of appliance falling onto a person. Recommend immediate correction.

---



Comment 27:

Appliances were operational the day of the inspection.



Figure 27-1



Figure 27-2

(Kitchen continued)



Figure 27-3



Comment 28:

Area lacked ventilation. Consider adding ventilation that exhausts to the outside to help reduce humidity and improve air quality in the area.

---



Comment 29:

Area missing or requiring caulk or sealant.

---



Comment 30:

Chrome drains were noted. Chrome drains may fail at any time without notice. Recommend replacement prior to issues.

(Kitchen continued)



Figure 30-1



Comment 31:

Evidence of past leaking but no active leaking noted the day of the inspection.

---



Comment 32:

Non GFCI outlets were found. Recommend installation of GFCI protected outlets in any location where water and electrical may contact to protect occupants.



Figure 32-1

(Kitchen continued)



Comment 33:

Many areas needing minor attention were noted.

## Common Areas

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Comment 34:

The interiors of the structure were in general good repair. Minor cosmetic imperfections were noted consistent with the age and usage of the structure.

---



Comment 35:

Evidence of settling or structural movement was observed.



Figure 35-1



Figure 35-2



Comment 36:

Please note: In order to be classified as a major concern the required repair must be over the contract threshold in and of itself and may not be the cumulative sum of many minor repairs, even if those repairs would be performed by the same contractor at the same time.

(Common Areas continued)



Comment 37:

Exposed bulbs were found in the closets. Bulbs should be in an enclosed globe to protect occupants from breakage.



Figure 37-1



Comment 38:

Cover plates were missing.



Figure 38-1

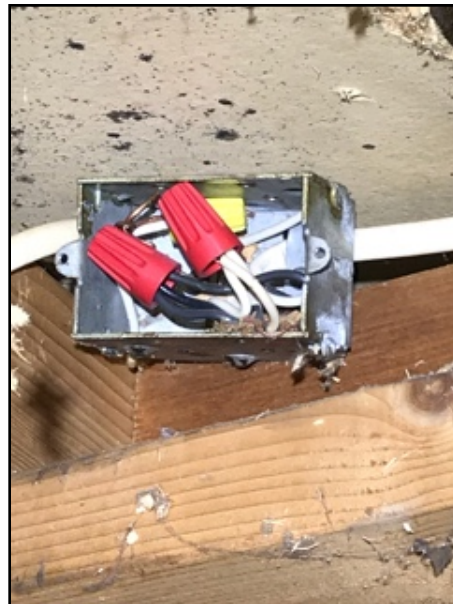



Figure 38-2

(Common Areas continued)

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 **Comment 39:**  
Older style 2 pronged outlets were found. Modern appliances may not be grounded. Recommend upgrading outlets when practical to do so.

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 **Comment 40:**  
Accessible and inspected windows and doors were operating normally.



Figure 40-1



Figure 40-2



Figure 40-3



Figure 40-4

(Common Areas continued)



Figure 40-5



Comment 41:  
Some window were damaged.



Figure 41-1

(Common Areas continued)



Comment 42:

AREAS OF POSSIBLE MAJOR CONCERN WERE FOUND.



Figure 42-1



Figure 42-2



Figure 42-3



Figure 42-4

(Common Areas continued)



Figure 42-5



Figure 42-6



Figure 42-7



Figure 42-8

(Common Areas continued)



Figure 42-9



Figure 42-10



Figure 42-11

(Common Areas continued)



**Comment 43:**

Possible asbestos found in the flooring of the home. Component may contain asbestos. Asbestos exposure has been linked to health problems and may merit further investigation. Positive confirmation can only be done by a licensed asbestos professional. Consultation with an asbestos professional may be desired prior to commitment.

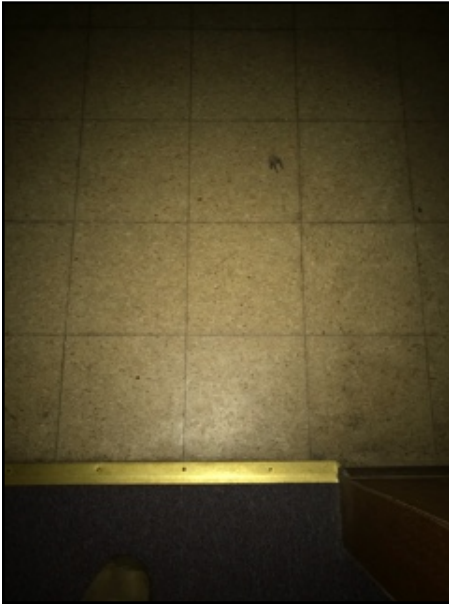


Figure 43-1

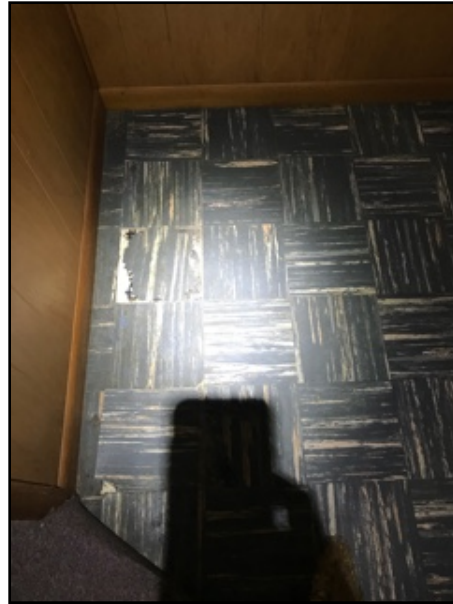


Figure 43-2



Figure 43-3

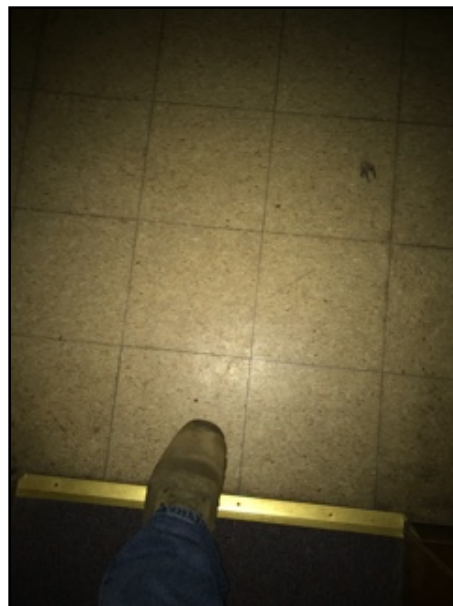


Figure 43-4

(Common Areas continued)

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Comment 44:  
Some outlets appeared damaged or broken.



Figure 44-1



Figure 44-2



Comment 45:  
Outlets tested as having open neutrals, grounds or other faults.

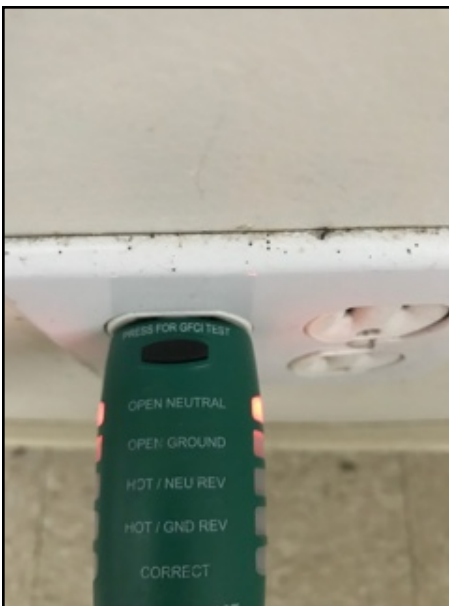


Figure 45-1

(Common Areas continued)



**Comment 46:**

A suspicious discoloration or possible microbial growth was noted. Discoloration may indicate a larger issue adversely affecting the structure. Recommend a qualified specialist be contacted to evaluate the area and recommend corrective course. Additional areas of the house may require assessment at the discretion of the specialist.



Figure 46-1



Figure 46-2



Figure 46-3

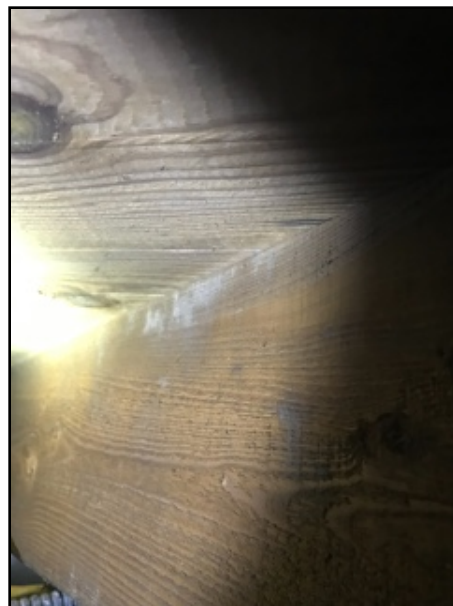


Figure 46-4

(Common Areas continued)



Figure 46-5



Figure 46-6

## Bathrooms



Comment 47:

Chrome drains were noted. Chrome drains may fail at any time without notice. Recommend replacement prior to issues.



Figure 47-1

(Bathrooms continued)



Comment 48:

Functional flow: Water pressure was checked by opening multiple fixtures at the same time. No noticeable drop was found.



Figure 48-1



Figure 48-2



Comment 49:

Caulk or grouting was missing or required. Recommend adding of caulk, grout or of appropriate sealant.



Figure 49-1

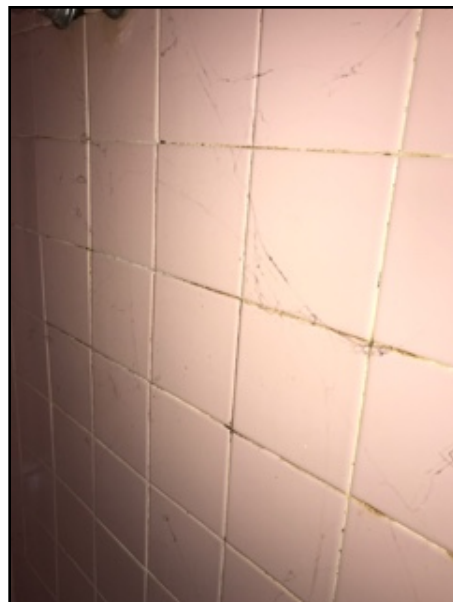


Figure 49-2

(Bathrooms continued)

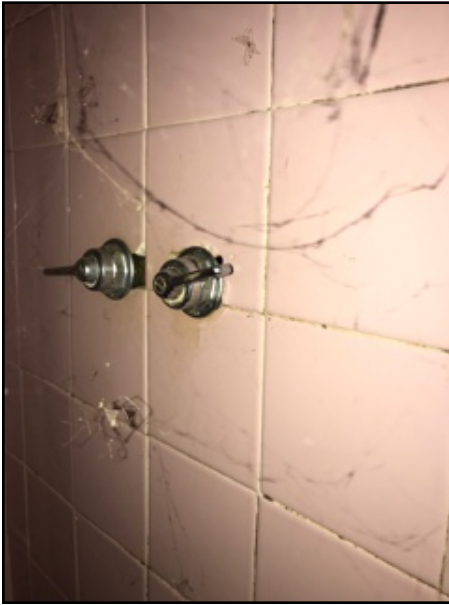


Figure 49-3



Figure 49-4



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Comment 50:  
Toilet reservoir lid was missing.



Figure 50-1

(Bathrooms continued)



Comment 51:

Toilet was loose at the floor. Seal may have been broken allowing waste water to enter the substrates. Recommend a qualified contractor be consulted to evaluate the area for damage and address as needed.

---



Comment 52:

Toilet stayed running after flushed and may require attention.

---



Comment 53:

Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture and possible development of mold.



Figure 53-1

## Basement

# Crawlspace

## Structure



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### Comment 54:

Areas of major concern were found in the structure. Those concerns are noted under the section where the evidence of the issues were most observable however be aware that major concerns are seldom limited to only one aspect of the structure and that the actual repair required may be far ranging and extensive to correct and may cross into other areas of the structure or its systems. Several conditions, issues, and potential issues were able to be noted in this report however, there appeared to be more to this home that needs to be addressed before commitment than can be found from our basic, visual inspection. It is strongly recommended to bring in qualified specialists and engineers to fully examine every aspect of the home before commitment

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### Comment 55:

The structure showed evidence of settling and movement. Small cracking in the walls and ceiling were found in different locations through out the house. Although appearing minor in nature and not visibly adversely effecting the house, effort may be required to restore the surfaces to like new condition.

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### Comment 56:

Primary structure with additions or modifications. Transition areas may encourage water collection, settle or move at different rates, or be problematic by their nature.

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### Comment 57:

MULTIPLE AREAS OF POSSIBLE MAJOR CONCERN WERE NOTED.

---

## Attic



Comment 58:

There was no access found to attic area/s and the areas were not inspected at this time. Area/s may hold defects or other issues that were not revealed at the time of the inspection. It is recommended that access be made to the area and that it be inspected prior to commitment.

## A/C

## Heat System



Comment 59:

System operated using normal controls on the day of the inspection.



Figure 59-1

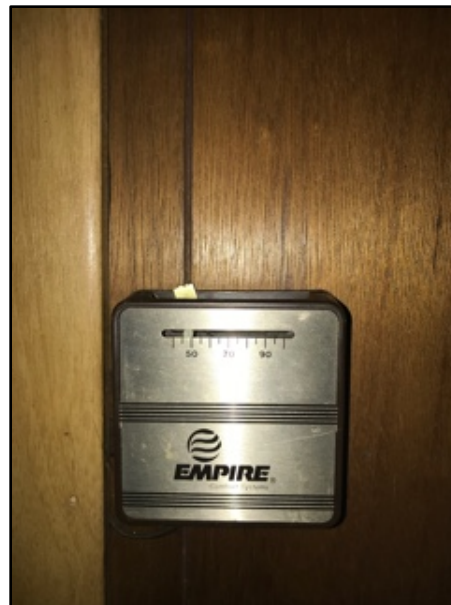


Figure 59-2

(Heat System continued)



Comment 60:

Due to the limitations of a home inspection it is recommended that a qualified specialist can fully inspect and test the internal elements of the heating and cooling system, and a regular maintenance program be instituted immediately. An HVAC company's inspection will likely be more thorough than a home inspection and may reveal other issues that were not manifest during the inspection.



Figure 60-1



Figure 60-2



Figure 60-3

(Heat System continued)



Comment 61:

A gas shut off was noted at the unit.



Figure 61-1



Comment 62:

Gas meter was at the left of the building.





Figure 62-1



Figure 62-2

(Heat System continued)

- 
-  Comment 63:  
Main gas shut off was noted at the meter .
- 
-  Comment 64:  
DISTRIBUTION- Ducts providing conditioned air to the structure. (note this inspection is not an evaluation of the efficiency of the distribution)
- 

## Visible Electric



- 
-  Comment 65:  
Over head service entrances was noted .



Figure 65-1



Figure 65-2

- 
-  Comment 66:  
-PANEL LOCATION AND TYPE : Square D , Found in he main hall way .

(Visible Electric continued)



Comment 67:

No single main breaker. Split bus design was found.



Figure 67-1



Comment 68:

Rust was noted. Corrosion was found on the breakers. Breakers may not be functioning as designed due to rust.



Figure 68-1



Figure 68-2

# Visible Plumbing



Comment 69:

- WASTE DISPOSAL- Public waste disposal system. Based on observed conditions or on property statement.



Comment 70:

-WATER SOURCE - Public water source. Based on visual inspection or property statement.



Comment 71:

Areas of leaking or corrosion were found. Repair or replace as needed.



Figure 71-1



Figure 71-2

(Visible Plumbing continued)



Figure 71-3



Comment 72:

Plumbing vent pipes terminate in the utility area. This can lead to moisture and sewer gas exhausting into the building.



Figure 72-1

# Water Heater



Comment 73:

A gas hot water heater was in use .



Figure 73-1



Figure 73-2

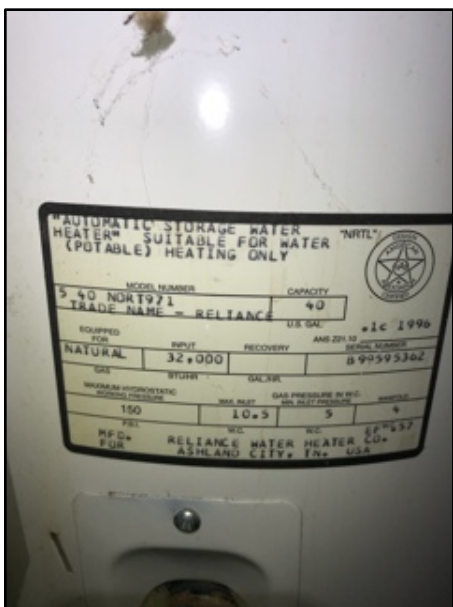


Figure 73-3



Figure 73-4

(Water Heater continued)



Comment 74:

A gas shut off was noted at the unit .

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Comment 75:

Drain tube was not within 6" of the floor.

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Comment 76:

Unit appeared older. Average lifespan of water heaters is approximately 10 years. Unit may require replacement at any time. Recommend budgeting for replacement in the near future.

## Well Yield Requirements

## Laundry Area

## Fireplace/Stove

## Wood Destroying Insects And Vermin

## Septic/Sewer

# Pool

# Report Summary

## Exteriors

- 1) Open areas or damage was found. Repair or replace as needed.
- 2) AREA OF POSSIBLE MAJOR CONCERN - Moisture damage, wood rot, observed. Recommend review for repair by a contractor specific to this area pf expertise.



Figure 19-1



Figure 19-2



Figure 19-3

(Report Summary continued)

### Common Areas

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3) Evidence of settling or structural movement was observed.



Figure 35-1



Figure 35-2

4) AREAS OF POSSIBLE MAJOR CONCERN WERE FOUND.



Figure 42-1



Figure 42-2

(Report Summary continued)



Figure 42-3



Figure 42-4



Figure 42-5



Figure 42-6

(Report Summary continued)



Figure 42-7



Figure 42-8



Figure 42-9



Figure 42-10

(Report Summary continued)



Figure 42-11

5) Possible asbestos found in the flooring of the home. Component may contain asbestos. Asbestos exposure has been linked to health problems and may merit further investigation. Positive confirmation can only be done by a licensed asbestos professional. Consultation with an asbestos professional may be desired prior to commitment.



Figure 43-1

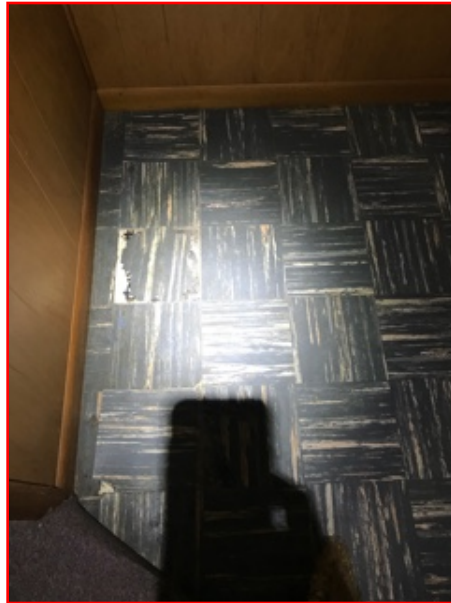


Figure 43-2

(Report Summary continued)



Figure 43-3

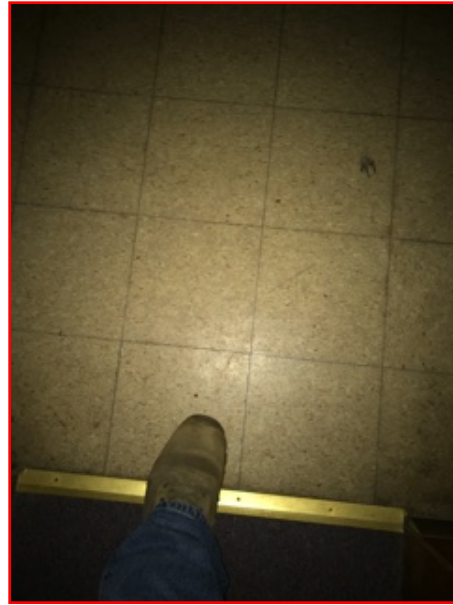


Figure 43-4

6) Some outlets appeared damaged or broken.



Figure 44-1



Figure 44-2

7) Outlets tested as having open neutrals, grounds or other faults.

(Report Summary continued)



Figure 45-1

8) A suspicious discoloration or possible microbial growth was noted. Discoloration may indicate a larger issue adversely affecting the structure. Recommend a qualified specialist be contacted to evaluate the area and recommend corrective course. Additional areas of the house may require assessment at the discretion of the specialist.



Figure 46-1



Figure 46-2

(Report Summary continued)



Figure 46-3



Figure 46-4



Figure 46-5



Figure 46-6

(Report Summary continued)

### Structure

---

9) Areas of major concern were found in the structure. Those concerns are noted under the section where the evidence of the issues were most observable however be aware that major concerns are seldom limited to only one aspect of the structure and that the actual repair required may be far ranging and extensive to correct and may cross into other areas of the structure or its systems. Several conditions, issues, and potential issues were able to be noted in this report however, there appeared to be more to this home that needs to be addressed before commitment than can be found from our basic, visual inspection. It is strongly recommended to bring in qualified specialists and engineers to fully examine every aspect of the home before commitment

10) MULTIPLE AREAS OF POSSIBLE MAJOR CONCERN WERE NOTED.

### Attic

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11) There was no access found to attic area/s and the areas were not inspected at this time. Area/s may hold defects or other issues that were not revealed at the time of the inspection. It is recommended that access be made to the area and that it be inspected prior to commitment.

### Visible Electric

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12) Rust was noted. Corrosion was found on the breakers. Breakers may not be functioning as designed due to rust.



Figure 68-1

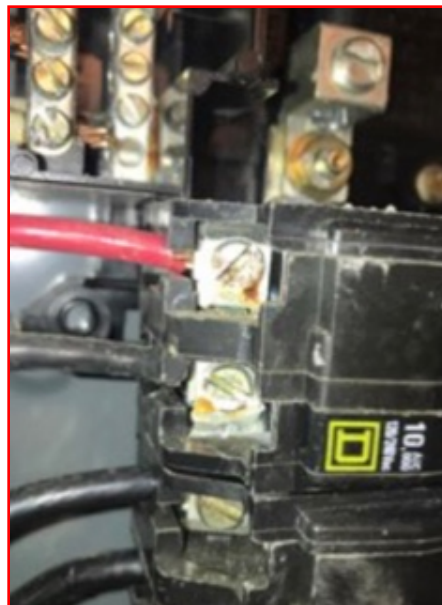


Figure 68-2

(Report Summary continued)

### Visible Plumbing

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13) Plumbing vent pipes terminate in the utility area. This can lead to moisture and sewer gas exhausting into the building.



Figure 72-1