

# Aardvark Building Inspection Report

The video included with this written  
report should be consulted for a  
complete evaluation of the home.

**1232 Main St.**

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**Inspection Date:**  
1/1/04

**Prepared For:**  
Mr Smith

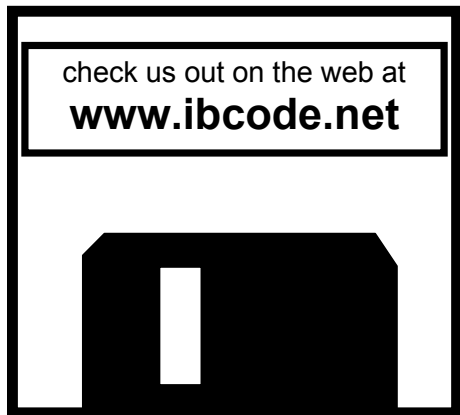
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**Report Number:**  
04-000

**Inspector:**  
Ken Moyer



# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is an average quality 25 year old (approximate age) home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

- ⊠ denotes a major improvement recommendation that is uncommon for a home of this age or location.
- ⊠ denotes a observation or recommendation that is considered an immediate safety concern.
- ☑ denotes improvements that should be anticipated over the short term.
- ◇ denotes an area where further investigation and/or monitoring is needed. Repairs may be necessary. During the inspection, there was insufficient information. Improvements cannot be determined until further investigation or observations are made.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

**NOTE:** For the purpose of this report, it is assumed that the house faces north.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS

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The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was in various locations 60 degrees F. Occasional rain has been experienced in the days leading up to the inspection.

# Structural Components

## DESCRIPTION OF STRUCTURAL COMPONENTS

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<b>Foundation:</b>	•Concrete Block •Slab on Grade
<b>Floor Structure:</b>	
<b>Wall Structure:</b>	•Wood Frame/Brick Veneer
<b>Ceiling Structure:</b>	•Truss
<b>Roof Structure:</b>	•Trusses
<b>Roof Sheathing:</b>	OSB
<b>Attic Access Location:</b>	•Garage •Attic Method Of Inspection: Entered

## STRUCTURAL COMPONENT OBSERVATIONS

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The house has all brick constructed exterior walls. The construction of the home is considered to be good quality. The materials and workmanship, where visible, are above average.

No major defects were observed in the accessible structural components of the house.

### RECOMMENDATIONS / OBSERVATIONS

- ◇ Typical minor cracks were observed in the exterior walls in many locations. Improvement is not a priority.
- ◇ Evidence of prior roof leakage was observed on the underside of the roof sheathing around the plumbing pipe near the access hole.

## LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing System

## DESCRIPTION OF ROOFING SYSTEM

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<b>Roof Covering:</b>	•Composition Shingle
<b>Chimneys:</b>	•Masonry
<b>Gutters and Downspouts:</b>	
<b>Method of Inspection:</b>	•Viewed With Binoculars

## ROOFING OBSERVATIONS

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The roofing is considered to be in fair condition. With proper maintenance, this roof covering should last more than five years. In all, the roof coverings show evidence of normal wear and tear for a home of this age and location.

### RECOMMENDATIONS / OBSERVATIONS

◇ The masonry chimney should be cleaned.

### DISCRETIONARY IMPROVEMENTS

The installation of rain caps and vermin screens on chimneys is a logical improvement.

## LIMITATIONS OF ROOFING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of.
- Evidence of prior leakage may be disguised by interior finishes.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior Components

## DESCRIPTION OF EXTERIOR

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<b>Lot Grading:</b>	•Graded Away From House
<b>Driveways:</b>	•Concrete
<b>Walkways / Patios:</b>	•Concrete
<b>Fencing:</b>	•Wood
<b>Porches, Decks, and Steps:</b>	•Brick
<b>Soffit and Fascia:</b>	•Wood
<b>Wall Cladding:</b>	•Vinyl Siding
<b>Window Frames:</b>	•Vinyl
<b>Entry Doors:</b>	•Wood •Metal
<b>Overhead Garage Door(s):</b>	•Steel •Automatic Opener Installed

## EXTERIOR OBSERVATIONS

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The exterior siding that has been installed on the house is relatively low maintenance.

The exterior of the home shows signs of normal wear and tear for a home of this age and construction.

### RECOMMENDATIONS / OBSERVATIONS

- ◇ The driveway shows evidence of minor cracking.
- ☒ The walkway at the front of the property presents a trip hazard. This condition should be altered for improved safety.
- ◇ The fencing is in only fair condition. Minor repairs are needed.
- ☑ Sections of the soffit/fascia at the rear wall were observed to be loose.
- ☑ Opening and connection points in the siding in many locations should be caulked as necessary.
- ☑ The proximity of the tree at the rear wall could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. It would be wise to consider removal of the tree.
- ◇ The window Master bedroom has lost it's seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- ☑ The garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately. Information on garage door openers is available from the Consumer Product Safety Commission at 1-800-638-2772.
- ◇ The garage floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab.

### DISCRETIONARY IMPROVEMENTS

Cleaning of the siding may be worthwhile.

## LIMITATIONS OF EXTERIOR INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

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<b>Size of Electrical Service:</b>	•200 Amps, 120/240 Volt Main Service
<b>Service Entrance Wires:</b>	•Overhead
<b>Main Disconnect:</b>	•Breakers
<b>Service Ground:</b>	•Copper •Ground Rod Connection
<b>Main Distribution Panel:</b>	•Breakers
<b>Branch/Auxiliary Panel(s):</b>	•None visible
<b>Distribution Wiring:</b>	•Copper
<b>Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Kitchen

## ELECTRICAL OBSERVATIONS

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All 3-prong outlets that were tested were appropriately grounded.

### RECOMMENDATIONS / OBSERVATIONS

- Tree limbs should be cut back from the electrical service entrance wires.
- Improper electrical connections near attic HVAC unit should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.
- The connection to the ground stake for the electrical panel is buried. It's connection could not be confirmed. Recommend replacing aluminum clamps that are buried with copper ones. Aluminum will corrode when in contact with the soil.
- Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.
- The installation of a ground fault circuit interrupter (GFCI) is recommended in the kitchen. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

### DISCRETIONARY IMPROVEMENTS

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

## LIMITATIONS OF ELECTRICAL INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

Please also refer to the pre-inspection leakage contract for a detailed explanation of the scope of this inspection.

# Cooling / Heat Pump System

## DESCRIPTION OF COOLING / HEAT PUMP SYSTEM

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**Energy Source:**

•Electricity •240 Volt Power Supply

**System Type:**

 •Air Source Heat Pump System - **Manufacturer:** Ream **Location:** Attic **BTU**
**Rating:** 24,000

**Other Components:**

## SYSTEM OBSERVATIONS

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The heat pump serves to air-condition the home and provide heat during cooler weather conditions.

The compressor employed in the system is estimated to be 8-10 years old. As the system is older, it will inevitably require improvements in the future.

### RECOMMENDATIONS / OBSERVATIONS

- Vegetation in the vicinity of the outdoor unit of the air conditioning system should be cut back.
- The temperature drop measured across the evaporator coil of the heat pump system is lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.
- The heat pump system requires servicing.

## LIMITATIONS OF COOLING / HEAT PUMP SYSTEM INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.
- The heat pump was operated in the cooling mode only.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•8 inches Fiberglass
<b>Exterior Wall Insulation:</b>	•Unknown
<b>Roof / Attic Ventilation:</b>	•Soffit Vents •Ridge Vents

## INSULATION / VENTILATION OBSERVATIONS

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Insulation levels are typical for a home of this age and construction.

## RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Ideally, the attic access hatch should be better insulated.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing System

## DESCRIPTION OF PLUMBING SYSTEM

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Plastic •Service Pipe Size: 3/4 inch
<b>Main Valve Location:</b>	•Exterior
<b>Supply Piping:</b>	•Plastic
<b>Waste Disposal System:</b>	•Public Sewer System
<b>Drain / Waste / Vent Piping:</b>	•Plastic
<b>Cleanout Location:</b>	•Not Found
<b>Water Heater:</b>	<b>Manufacturer:</b> GE •Approximately 40 gallon capacity •Approximate age: 8-10 years •Electric •Location: Garage
<b>Other Components:</b>	

## PLUMBING OBSERVATIONS

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The water pressure supplied to the fixtures is considered above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

The plumbing system requires some typical minor improvements.

### RECOMMENDATIONS / OBSERVATIONS

- ◇ Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.

## LIMITATIONS OF PLUMBING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior Components

## DESCRIPTION OF INTERIOR

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<b>Wall Finishes:</b>	•Drywall/Plaster
<b>Ceiling Finishes:</b>	•Drywall/Plaster
<b>Floor Surfaces:</b>	•Carpet •Tile
<b>Doors:</b>	•Hollow Core
<b>Window Styles and Glazing:</b>	•Double/Single Hung
<b>Fireplace(s):</b>	•Masonry Firebox
<b>Kitchen Appliances Tested:</b>	•Electric Range
<b>Laundry Appliances Tested:</b>	•Not Inspected
<b>Other Components Tested:</b>	•Smoke Detectors

## INTERIOR OBSERVATIONS

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On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas.

### RECOMMENDATIONS / OBSERVATIONS

- ◇ Minor cracks in the interior finish were noted in various locations.
- ◇ The ceiling in kitchen shows evidence of staining. This condition is suspected to be the result of leakage from the bathtub enclosure.
- ☑ Doors in many locations should be trimmed or adjusted as necessary to work properly.
- ◇ The kitchen sink shows evidence of heavy wear and/or chipping. It may be desirable to replace it.
- ◇ The kitchen cabinets show evidence of minor wear.
- ◇ The kitchen countertop shows evidence of minor wear.
- ☑ The kitchen exhaust hood requires cleaning.
- ◇ The cabinets Hall Bath shows evidence of minor wear.
- ◇ There is evidence of a prior leak below the basin Hall Bath. This area should be monitored.
- ☑ Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced. Water leaking through non-sealed areas can cause structural damage. Damage caused by water seepage cannot be determined by this visual inspection.
- ☑ The installation of smoke detectors outside sleeping areas is recommended.

### Environmental Issues

## LIMITATIONS OF INTERIOR INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- Extensive furniture and storage throughout restricted the inspection of the interior.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.