

FINEGAN INSPECTION SERVICES, INC.
27 LAURELWOOD DRIVE
MILFORD, OHIO 45150
683-0733-PHONE



NEW HOME INSPECTION REPORT

CLIENT:

RESIDENCE LOCATION:



GENERAL INFORMATION:

As in all inspections, this report is based on visual observations of the residence. The inspection was made without removing any existing covering surfaces or materials. If an area of the residence is inaccessible, it will be noted in the report. There is no warranty implied as to the value, life expectancy, fitness for particular function, usefulness, or merchantability, and therefore, **FINEGAN INSPECTION SERVICES, INC.** assumes no liability in those areas. All above conditions and those of the attached Inspection Agreement apply to this inspection unless in writing so noted by either party within 24 hours of receipt of this report via fax or mail.

All observations are noted as the inspector **faces the front of the house** for purposes of mutual orientation.

This is a **punch list report** so as to review the items in the house that are in need of repair or to be finished by the builder as a part of the final walk through process. The inspection was made on _____ p.m.

The information is made available to _____ only and is held in confidence. The information in this report is **not prioritized** but a set of repairs and modifications necessary so as to comply with C.A.B.O. and N.E.C. codes and Industry Standards Manual of the Home Builders Association of Greater Cincinnati. The information should be reviewed by the interested persons as a

basis for repairing and adjusting components of the home. Those items that are not recognized as “workmanlike” will be so noted.

The term **workmanlike** refers to common and acceptable methods of construction technique and/or protocol in a particular area. This list does not take the place of any other repair list provided by the owner or any other person, but rather is intended as a guide to accomplish the finish of the house as per normal workmanlike construction techniques.

Any or all agreements made between the owners and the builder that were supplemental to the contract and that may affect the construction technique are not addressed in this report.

Special Note: Any items that should be repaired by the builder will be marked ** prior to the comment. Other items are suggestions to the homeowner or discussion of items relative to the construction of the home.

NOTE: There were items on the interior and exterior of the home that need adjustment or repairs to the finishes details. The following items are so noted. The homeowner may have an additional list of items. This report does not take the place of the homeowners list. It is intended as a supplement to any such list:

Roof

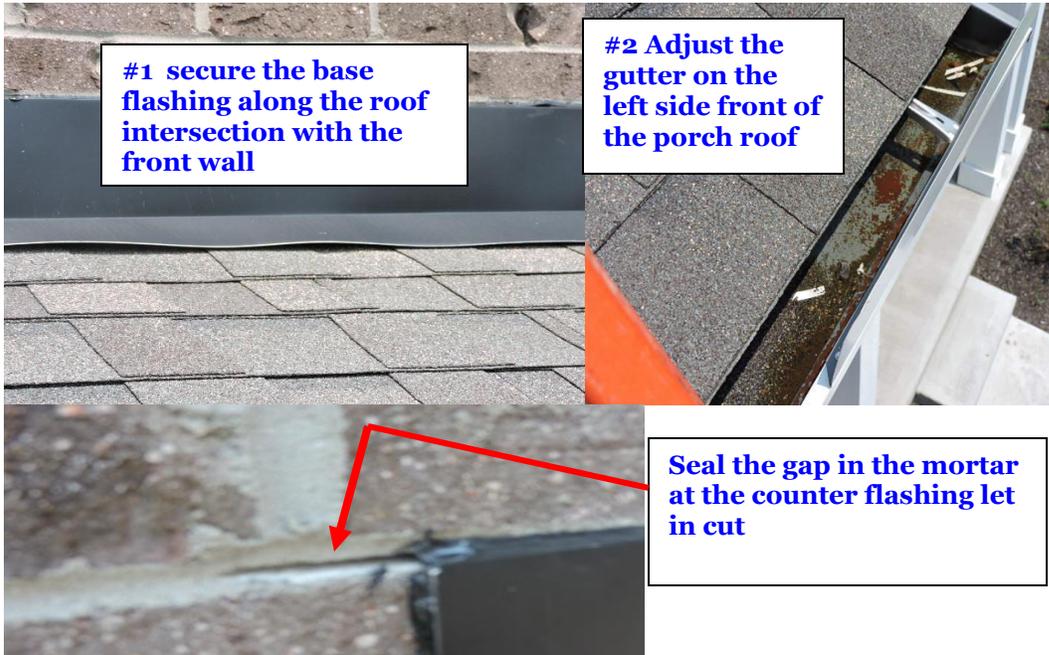


The shingle surfaces were inspected from the roof surface levels and from eave line levels. There were no items that need shingle modifications at this time. A few other roof related items were noted:

****1).** There is a lifted base flashing on the front porch roof, left surface of the gable area. The metal is not sealed at the shingle surfaces.

****2).** There is a gutter at the left side of the front porch that needs adjustment so that it properly drains. Right now water is pooling in the right 1/2 of the gutter.

****3).** There needs to be mortar seal at the cut lines in the bed mortar where the counter flashings were installed



**** 4).** The **downspouts** were secured properly and properly sized for the size of the roof surface that they drain. The termination points of all downspouts should all be established so that the surface water drains away from the foundation. In the left and right and front of the house those downspouts need to be better terminated than they are at present time.



5). It is recommended that the downspout for the front second story roof be extended slightly down the porch roof by a few inches so that it does not terminate on the flashing of the porch roof surface.





Exterior Walls & Exterior Trim

There were **brick, & vinyl siding surfaces** on the exterior wall façade of this home. The installation of the siding and brick were in good general condition with only a few punch-out modifications recommended. The following items were noted on the exterior building envelope of this home:

****6).** There were **weep holes** noted at the base of the brick around the entire brick façade. The weep holes were inspected in 4 locations during the inspection and all weep holes were clear of debris and/or blockage. Additional weep hole covers may be installed where some of the existing have fallen out. These will keep out insects in the future.



7). The application of a **parge coating** to the surface of the exposed foundation on the left, right and rear of the home was recommended. There is a direct coat system that can be applied to the concrete surfaces in all these locations. It is A good sealant which makes the foundation much more attractive.

*****8).** The vent openings on the rear house wall all need modifications.

a). The vent cover that is closest to the concrete patio is not intended for brick installation. It is intended for vinyl siding installation.



b). The second story vent has some type of blockage in the vent cover.

c). The air intake vent cover near the familyroom is missing one of the deflector covers.

****9).** On several front wall windows that are gaps above the window frame between the frame and the bottom of the steel lintel. Have these gaps sealed with a backer rod and quality caulking.



****10).** The fireplace cantilever is noted with a cover on the bottom facing surface. The cover material does not seal all the way to the wall line and this gap is recommended to be sealed with a pressure-treated board so that cold air or field mice cannot find access.



****11).** Secure and seal the faucet on the rear wall of the house.



****12).** Better secure the right side rake trim to the wall on the front second story gable.

****13).** Caulking at the front door threshold is needed.



SITE CONDITIONS



14). When the **final grade** is accomplished, the finish **soil grade** of all planting beds should always be kept lower than 3” from the bottom of the brick and the vinyl surfaces in the future. All mulch and planting beds should be kept lower than that level in all locations so as to allow proper “fall” of the soil grade away from the foundation and to prevent any termite or carpenter ant access. At this time the soil grade was finished.

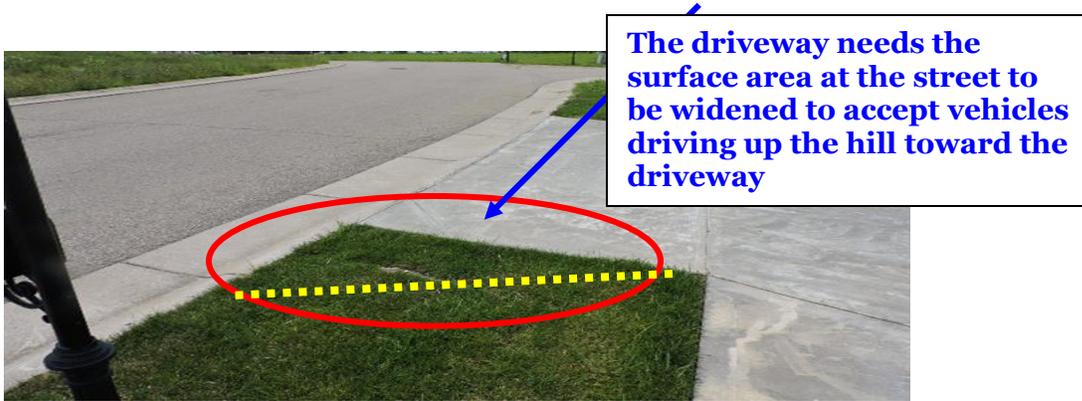
*****a).** There is one area in the front of the house. There is erosion in the yard between the sod areas. This needs new sod or to have seed planted in the fall to grow grass between the sod sections.



15). The **ground rod electrode** wire was observed at the right wall of this home. The meter is located on the right side of the home. In the future, if any excavation occurs in this area near the electric meter at this area in front of the basement walk-out stairwell, be careful not to cut the ground because accidental cutting of the ground wire is dangerous.



*****16).** Have the driveway apron modified so that a car can easily turn into the driveway without driving on the grass. The apron needs to be extended on the right side of this driveway apron.



17). The concrete **driveway surface** is in good condition. Use a water sealant on the surfaces in the future is suggested. The application of Weather X or Enviro Seal is recommended because these are durable products. The best application is with a thick roller and a rolling pan. Be careful with application. Some types of sealants if they are not applied properly can turn color and make the concrete discolored. Obtain as much information on the product application as possible.

***18). The garage is in good condition. The left most opener,(single door) needs an adjustment of the down force sensitivity so that it will reverse if it were to touch a car bumper



GARAGE

19). There was a 3-car attached garage on this home. The garage was noted to have all surfaces that are in contact with the interior walls of the home, drywall covered. The drywall was noted without problems with materials or workmanship.

a). The **garage slab** was inspected. There were no significant issues noted with the surface at the time of the inspection.

b). The **garage steps** up and into the home were noted. The rise differential and the tread width and depth appeared to be in conformance with the normal building code requirements.

c). The front windows were functional and the attic above is insulated.

d). The **firedoor hinges need to be lubricated/adjusted to stop the noise made when the door is opened and closed.

INTERIOR



20). In the **kitchen** the **dishwasher** was tested and run through a cycle. There was no water leakage observed. The unit is properly **secured to the counter top**.

a). The **disposal** was properly operational.

b). There are no **ovens but the microwave** in the home functioned properly as did the recycling fan in the microwave.

c). The **counter tops** are observed without problems.

d). The wall cabinets and **base cabinets** were inspected and noted to be in good condition. They were secured in a workmanlike fashion.



21). The **laundry** was inspected on the second floor. The floor, walls and other interior surfaces were in good condition. The water supply connections were not tested at the wall box. In the future, be sure that the water supply hoses that supply the washing machine are composed of the flex-steel type. These will have a far lower potential to burst. Be sure to clean the lint from the dryer vent every year to avoid blockage or fire. Have an overflow pan installed under the washer and drain it safely away.

****a).** The **laundry sink** needs to be secured to the countertop so that it is secure. Caulking the sink “lip” at the countertop is also recommended.

Install an overflow pan here



Secure with clips under the countertop and caulk the lip here

22). The **smoke detectors** were all functional. It is suggested that you buy a few Night Hawk **carbon monoxide** detectors and place them in the house as per recommendations by the manufacturer.

23). The cleaning of the **faucet** and the **aerators** is needed in the house now and again in the next 6 months into the future. This is because the screens and restrictors in the faucets often become clogged with dirt and debris that was inside the cpvc lines when they were installed.

24). The **bathrooms** were all tested and inspected. The tile installation on the floors, walls and in the shower was good condition. The tub, sinks and commode were all in good operating condition.

The application of a **grout seal is recommended** on the floor and shower walls. A penetrating sealant is recommended. The following items need correction inside the bathrooms;

***a). The drain stopper in the 1/2 bathroom needs adjustment so that it will shut off and hold water.

***b). The drain stopper in the hall bathroom sink also needs a stopper adjustment.



***25). The rear breakfast room door needs adjustment and track cleaning to make it function with less force.



a). The **fireplace** was tested and it was functional without gas or monoxide leaks detected during operation

26). The **windows** in the house were noted to be a vinyl single-hung and slide-by types. The operation of every single unit was not accomplished. A representative sample of every room was accomplished. The windows were noted without modifications needed at this time. In the future, lubricate the tracks with silicone spray.

27). The HVAC **supply vents** and the return vents in the HVAC system could not be completely inspected due to the finished nature of the home. There were no observed areas that were observed with construction debris in the boot areas.

28). If the basement is ever finished, the “balancing” of the HVAC system will be necessary. By balancing we mean that the vent grilles will need to be shut down by 1/2 in the upper level during the winter. This will force more warm air into the basement area. In the summer, the basement vents will be shut down by 1/2 or more and the first floor vents will be opened wide.

ATTIC



29). The **insulation** in the **main attic** was in good condition. The proper R value appears to be accomplished in the entire attic system. There were no observed problems with the insulation system over the ceiling.



30). The **venting** of the upper attic appears to be sufficient at the apex of the attic space and at the soffit areas. The air passages at the attic areas near the truss bearing points were clear of insulation and blockage. The air passages had baffles installed at the soffit area of the attic.

The **roof structure** was composed of standard trusses. The truss system showed no areas where any departures from standard installation and construction technique were observed. There were no broken or damaged framing components observed at the time of the inspection. The truss system is an engineered product. There were no engineering drawings observed to arrive at this conclusion. The trusses were only visually inspected. No load calculations were accomplished as a part of a punch out inspection.

MECHANICAL



31). The **air conditioning** was tested at the time of the inspection. It is operating at a normal 15 to 20-degree differential between the air temperature into the evaporator coil and the air temperature after it passes through the evaporator coil. This measurement indicates a proper refrigerant level and a

proper air flow through the air conditioning system. This unit was measured at 17 degrees after 2 hours of function.

32). The single **furnace system** was noted to be a “90 +” type. The efficiency of these furnaces is very good. The important items to remember concerning the operation of these units is to be sure that the condensate drains properly into the floor drain. Because these units produce a great deal of condensate during operation, and because the condensate is VERY caustic, the proper drainage of this water out of the furnace compartment and through the drain tube and into the floor drain is imperative.

Remember that there are 5 things to check if the furnace/air conditioner does not work:

- 1). The fuse in the circuit board in the blower chamber.
- 2). The door to open the blower chamber must be secure and snapped into place. It has a “dead man” switch that will prevent the unit from operation if the door is not secure.
- 3). There is an ON/OFF switch next to most units. Check to see if the switch has accidentally been turned off.
- 4). Check that the breaker in the electrical panel is on. There will be one labeled as “FURNACE” on the directory sheet that is glued to the inside of the door that accesses the breakers.
- 5). Check the thermostat to be sure that all settings are correct and the unit is in the proper mode of operation.
 - a). A **humidifier** on the furnace system is always advised. The water panel should be replaced every year.

33). The **electrical panel** is noted to be in good condition. It is located in the right wall of the basement. There is proper wiring of the box and room for future expansion in terms of space and available amperes.

Note that there are **breakers** in this panel that are marked as **AFCI**. This stands for **Arch Fault Circuit Interruption**. These have a **white re-set button** on the breaker. Notice that they are connected to the bedrooms in the home. The reason for the installation of these types of breakers on circuits that are to the bedrooms is because that is where we are most vulnerable.

The **AFCI breaker** is intended to prevent a circuit to which it is connected from overheating if a wire in that circuit is not secure where it connects to a switch or an outlet or a fixture. These new breakers are required by the National Electrical Code. If they should trip to OFF, have an electrician called in immediately and leave the breaker in its OFF position. When these breakers trip to off there may be an “arching” at the connection point of the electrical wire to the outlet, fixtures or switches that are on that specific circuit.



BASEMENT

34). There was no evidence of any moisture in the basement at this time. The basement was dry and the entire interior was noted without evidence of water leakage.

35). The **foundation** was a cast-in-place type. The foundation showed no evidence of structural problems with its construction or the materials.

36). The **concrete slab** had typical cracks in the surface. There were no areas where the concrete slab showed evidence of problems

37). The **floor joists** that were observable were noted to be installed without evidence of structural problems. There are two items that are recommended to be modified;

****a).** At the header floor joist that is next to the fireplace, additional nails into the two joists are recommended so that each bears the load equally. Right now there are only a few nails in these double joists.

****b).** At the header and common joists that are above the furnace, a L bracket or a full joist hanger is recommended where there are only face nails at this time.



The rest of the joists were noted without knots in areas that might impact the structural strength of the individual joists. The spans and dimension of the lumber used to construct the floor system are consistent with other new construction.

38). The **sub floor** was composed of OSB. The sub floor was observed from the underside. The condition was noted to be in good condition. Support for the sub floor was consistent with standard residential construction techniques. No building plans were used to arrive at this conclusion, only past experience with new construction methodology.

39). The **basement stair system** was inspected and found to be functional. The treads and rise distances were good. The stringers and the treads were consistent with other residential construction techniques observed by this firm.

40). The **window systems** in the basement were noted to be typical window types. There were no cracked or damaged window panes and the sashes were square and the units were functional.

41). The **steel I beams and posts** were inspected. There was no evidence of problems observed. The exact location of the post placement and the beam size was not a calculation that is accomplished as a part of a visual based punch out inspection. The builder and the engineer that designed this home are responsible for those areas.

42). **The water line into the home** is in good condition on the front wall

****43).** The **sump pump** needs to have the mud cleaned out of the bottom of the crock and a battery backup is advised. The sump pump is on a GFCI receptacle.



Thank you for using ***Finegan Inspection Services, Inc.*** Please call if there is anything we can assist you with in the future.

FINEGAN INSPECTION SERVICES INC.



by Terrence P. Finegan

American Society of Home Inspectors certification #033511

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