

RECOMMENDED REPAIRS VAN VALKENBURG HOME INSPECTIONS

The following is a list of recommended repairs or concerns based on the inspection conducted by Virginia Van Valkenburg of Van Valkenburg Home Inspections. Items listed here are either improperly installed, not functioning as intended, unsafe or otherwise defective.

It is not the responsibility of the inspector to require repairs. This list is provided for the convenience of the parties involved in the real estate transaction to assist you in the negotiation process. This listing is only a portion of the full report. DO NOT take any action until you have read, understand and have considered the contents and meaning of the full report. Do not hesitate to obtain a second opinion regarding any of the items listed here or noted in the body of the report.

Repairs should be made by a qualified contractor. I encourage you to get and keep copies of the repair receipts for work that is performed.

SITE

Deck or Balcony:

Comments:

Install a protective guard rail on the third floor roof area.

ROOF and GUTTERS

GUTTER SYSTEM

done

Splash blocks or Extension Pipes

Install a gutter extension or drain tile under this downspout on the front of the house to direct water away from the foundation. There is seepage thru the floor and wall connection in this area and better drainage may reduce this seepage.

FOUNDATION

Foundation

*additional
preventative steps
taken to
redirect water
flow*

Evidence of Water Entry in the Basement Noted:

There is evidence of water entry into the basement. Water has entered the basement on the north wall, in the furnace room, in the northeast back room and on the front wall of the garage. At the time of the inspection there was water present. I recommend that the source of water be found and stopped. The concrete floor is missing under the back stairwell into the basement and the dirt is wet. I recommend sealing this area with concrete.

Sump Pump Noted:

The sump pump on the front wall of the garage is not working properly. The sump pump will not shut off. This could burn out the motor or cause a fire. The inspector unplugged it to protect the house from accidental fire, but now the house is temporarily unprotected from water entry. Repair the sump pump as needed.

HEATING, VENTILATION & AIR CONDITIONING

Heating:

Flue Condition:

The plastic flue for the furnace in the basement discharges too low to the ground and should be raised to 12" off of the ground. The flue discharges over a window well which may fill with snow and the flue pipe needs to be installed 6" above snow level.

Secondary Air Adequacy:

done

There is not enough free air available for the furnaces in the third floor closet. Without enough secondary air, the furnace can make carbon monoxide which can spill into the house. I recommend adding vents through the wall or a louvered door or open ended duct pipes to bring air from another location.

done

Filter Condition:

There is no filter installed in the basement furnace. This harms the system. Install a properly fitting filter.

done

Ducts Condition:

Repair the air ducts. A duct is disconnected in the garage ceiling.

Thermostat Condition:

The thermostat is missing on the third floor.

Comments:

Since the thermostat for the furnace on the third floor was missing, this unit could not be tested. When the thermostat is replaced, the furnace and air conditioner need to be reviewed by a licensed HVAC professional for any needed repairs. There is no air flow to the ceiling registers in both east bedrooms on the second floor, these may be supplied by the unit on the third floor. Air flow to all registers will need to be reviewed when the thermostat is installed and any corrections made for adequate supply to each register.

done

ELECTRICAL SYSTEMS

Power Distribution

Defective outlets

Replace the receptacle above the middle mirror in the master bathroom with a GFCI receptacle.

Exterior Lighting:

Repair the exterior lighting, the light for the third floor roof area did not respond to switching.

Comments:

Replace all exterior receptacles with GFCI receptacles and secure the receptacle to the wall of the back first floor bay on the outside wall of the guest bedroom.

done

PLUMBING SYSTEM

Plumbing:

Repairs

There is water running down the stone wall between the basement and the garage, this may be under the bar sink in the kitchen. The metal air return pan may need to be removed to determine the source of this water. There is a wet spot on the ceiling of the kitchen near the light fixture next to the peninsula.

done

Water Heater

Safety Overflow Pipe:

The Pex overflow valve needs to be replaced with galvanized or copper pipe that extends to within 6" from the basement floor.

KITCHEN

Kitchen

Dishwasher:

Repair the dishwasher. The dishwasher is not secured to the cabinet or countertop.

done

BATHROOM

Bathroom:

Bathroom Repairs

Repair the toilets in the third floor hall bathroom and the first floor shared bathroom, they are loose on the floor, allowing them to wobble and possibly leak. Change the wax seals and re-secure it to the floor. Secure the faucet to the vanity sink top in the second floor east middle bathroom. The tub stopper in the whirlpool tub in the master bathroom needs to be repaired to open and close properly. The handle on the whirlpool tub faucet needs to be repaired, it turns without a definite on and off position.

done

INTERIOR

Interior

Window Condition

Verify that the glass in the double hung windows over the whirlpool tub in the master bathroom is tempered.

Interior Repairs

The door from the front hall to the basement open over the stairs and the door needs to open into the hall, for safety.

FIREPLACE AND CHIMNEY

Fireplace:

Firebox Condition:

There are moisture stains in the firebox. I recommend contacting a certified chimney sweep to determine the source of the moisture and provide an estimate to correct.

Level 3 Properties: 1230 W. 61st Terrace

Flue Condition from Firebox:

The National Fire Protection Act 211 recommends that any time a house is sold there should be a Level 2 inspection of the interior of the flue. This involves using a chimney camera to view the complete interior of the flue. Excessive creosote build up in the flue. I recommend having it professionally cleaned and inspected for damage. Creosote is a fire hazard and blocks my view of the flue.

Fireplace Repairs:

There is exposed wood in the smoke chamber of the master bedroom fireplace and the wood needs to be removed. The third floor fireplace is decorative only. There is no flue and the hearth is too shallow for the firebox opening.

GARAGE

Garage

done { Automatic Overhead Door Opener:
The east overhead door opener is not working.