GARAGE

ROOF SUPPORT SYSTEM CONDITION:

TYPE OF ROOF STRUCTURE:

2 x 6 Rafters.

TYPE OF ROOF SHEATHING:

Plywood.

FLOOR:

SALT DAMAGE:

Salt damage (pitting) is noted in some areas.

VEHICLE DOORS, OPENERS & SERVICE DOORS:

VEHICLE DOOR TYPE & MATERIAL:

Roll-up, Metal insulated.

VEHICLE DOOR CONDITION:

No problems noted.

OPENER:

The opener was operational at the time of the inspection.

Note: The "down force" is not tested for operation, due to the potential for damaging the door.

OPENER'S ELECTRICAL:

Extension cords are used for the automatic openers, which is improper. Extension cords can overheat if used as a permanent power source, which creates a potential fire hazard. Hard-wired outlets should be installed near the openers - so that the manufacturer's cords can plug directly into the outlets.

INTERIOR SERVICE DOOR INSTALLATION:

The door to the house is not self-closing (not required). Self-closing mechanisms are recommended (this prevents car exhaust from entering the home).

ATTIC

ATTIC ACCESS:

INSPECTION CONDITIONS:

Note: Items below the attic insulation are not inspected unless there is a compelling reason to do so. In most cases, insulation is not disturbed during the inspection.

HATCH CONDITION:

There is an inadequate amount of insulation secured to the back side of the attic hatch (rigid foam insulation is preferred). This allows a large amount of heat loss to occur at this location.

ACCESSIBILITY:

The examination of the attic occurred from a ladder at the access hatch.

Note: Attic spaces are not traversed / walked - unless there is a compelling reason to do so (due to potential damage to

structure / concealed components and compaction of the insulation).

DESCRIPTION:

TYPE OF ROOF STRUCTURE:

2 x 6 Rafters.

TYPE OF SHEATHING:

Plywood.

INSULATION TYPE & R-VALUE:

Cellulose (R value = approximately 3.5 per inch of thickness).

VAPOR BARRIER:

A vapor barrier was not located below the insulation (common in old homes).

VENTILATION DESIGN:

Passive vents at the roof peak - with soffit vents.

INSULATION DEPTH:

INSULATION DEPTH:

8-10 inches of insulation exist in the attic space. More insulation is recommended (14" is ideal; an R-value of 49 is the requirement for new construction in Minnesota).

Less than 6 inches = Inadequate
6 - 8 inches = Minimal
9 - 12 inches = Good
14 - 20 inches = Excellent.

ROOF STRUCTURE CONDITION:

PLYWOOD / OSB SHEATHING:

Portions of the sheathing have delaminated / decayed.

Decay is most commonly caused by condensation accumulation inside the attic space - which is the result of heat loss into the attic space. This causes frost buildup on the structure during winter months.

In this case, the most obvious moisture source is the disconnected bathroom vent (see below).

Note: Some portions of the sheathing have been replaced - and this likely occurred during the last re-roofing. It is unknown if the existing delaminated portions were present when the last roof was installed.

The primary concern with delaminated sheathing is that the shingle fasteners are not as secure. This creates potential blow-off concerns during high wind storms.


portions of sheathing replaced


delaminated sheathing


delaminated sheathing

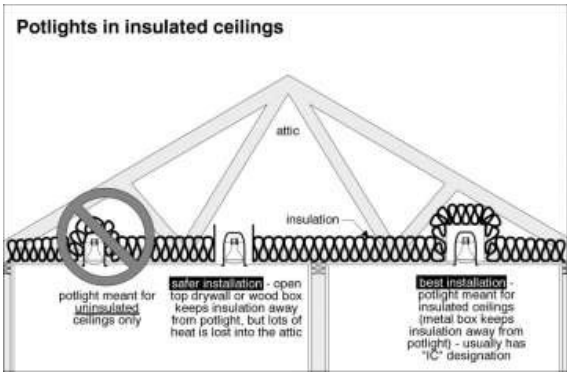
THERMAL BYPASSES:

BYPASS LOCATIONS (Not all bypasses are listed):

The bathroom vent has separated from the fan (above master bathroom) - and is venting into the attic space, rather than at the house exterior. This allows large amounts of warm, moisture-filled air to collect inside the attic space, which results in frost / condensation - and can also lead to mold growth. This will also cause ice buildup on the roof in winter months. Repair is needed.

Some outdated recessed lighting fixtures exist in the home (penetrate the attic level ceiling). Recessed fixtures that were manufactured prior to 1993 generally provide a major route for air exfiltration, which increases heating bills, and also increases the risk of condensation in the attic space.

Additionally, these fixtures are rarely rated for insulation contact, which can create potential overheating hazards. Therefore, upgrading the fixtures to modern, insulated canisters (or flush mounted fixtures) is recommended.



OTHER ROOF PENETRATIONS:

BATHROOM VENTS:

The bathroom vent is made from a single-ply material. Modern construction practices encourage the use of foil faced/insulated air ducts for bathroom vents because they reduce the amount of condensation that can form on the outside of the vent. In some cases, excessive amounts of condensation can lead to moisture stains on the bathroom ceiling.

BASEMENT / FOUNDATION / STRUCTURE

LIMITATIONS & INSPECTION CONDITIONS:

SINGLE FAMILY HOME:

Water seepage and moisture penetration is common in basements and is usually the result of inadequate water management above ground. Most cases can be corrected by improving grading and drainage. Please note: The review of the basement cannot always detect the past or future possibility of water in this area.

STRUCTURE DESCRIPTION & MATERIALS:

TYPE OF BEAMS:
Wood.

FLOOR SUPPORTS:
Wood Joists.

TYPE OF SUBFLOOR:
Plywood.

FOUNDATION TYPE:
Block and mortar.

RIM JOIST INSULATION TYPE:
Fiberglass.

EXPOSED FLOORBOARDS:

PLYWOOD:

Some stains exist on the floorboards that surround a toilet drainpipe (first floor half bath). This indicates that leakage has occurred at one time. In this case, it is unknown if active leakage is occurring.

I suggest that you continue to monitor this location.