

St Croix Home Inspections

Property Inspection Report



461 Ocean Blvd., Christiansted VI, 00820
Inspection prepared for: Mr. & Mrs. Smith
Inspection Date: 8/5/2009 Time: 10:00 AM
Age: 1994 Size: 1800 Sq Ft
Weather: Clear

Inspector: Dave Schnur

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Bedrooms		
Page 6 Item: 9	Smoke Detectors	• There were no smoke detectors present in the bedroom(s).
Bathroom		
Page 8 Item: 7	GFCI	• No GFCI protection present in bathrooms 2 and 3, suggest installing GFCI protected receptacles for safety.
Laundry		
Page 13 Item: 4	Dryer Vent	• The dryer vent terminates in enclosed closet.
Water Heater		
Page 17 Item: 10	Overflow Condition	• The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6 to 8" from the floor.
Electrical		
Page 19 Item: 1	Electrical Panel	• Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque-- especially if two different size conductors are used. Because the hot [black] and neutral [white]wires are both current carrying conductors, the chance is then greater for potential hot spots. If the double tap or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.
Roof		
Page 21 Item: 1	Roof Condition	• - Exposed plywood
Grounds		
Page 24 Item: 7	GFCI	• none visible

Inspection Details

1. Attendance

In Attendance: Buyer Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Good	Fair	Poor	N/A	None
				X

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

7. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

8. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum jalousie style with glass panels.

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Open beam ceiling construction noted. • Cathedral style (vaulted) ceilings noted.



Example of double straps on rafters

10. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The sliding patio door was functional during the inspection. A little heavy to slide, may need adjustment.

11. Screen Doors

Good	Fair	Poor	N/A	None

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1 • Bedroom #2

2. Bar

Good	Fair	Poor	N/A	None
				X

3. Cabinets

Good	Fair	Poor	N/A	None
				X

4. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

5. Closets

Good	Fair	Poor	N/A	None

Observations:

- The closet rod in master needs to be refastened to the wall.



Broken rod



6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				



Cable (low voltage) and 110v in same junction box

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Ceramic tile is noted.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

Observations:

- There were no smoke detectors present in the bedroom(s).

10. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
X				

11. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum jalousie style with glass panels.

12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Cathedral style (vaulted) ceilings noted.

13. Patio Doors

Good	Fair	Poor	N/A	None
				X

14. Screen Doors

Good	Fair	Poor	N/A	None
				X

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Guest bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are wood plank ceilings noted. • Cathedral style (vaulted) ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None

Observations:
 • Tile counters noted.
 • Cultured marble tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • No GFCI protection present in bathrooms 2 and 3, suggest installing GFCI protected receptacles for safety.



No GFCI in Master Bath

8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

10. Mirrors

Good	Fair	Poor	N/A	None
X				

11. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Flex drain observed, these are subject to frequent clogging.



Flex line on guest bath

12. Showers

Good	Fair	Poor	N/A	None
X				

13. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted.

14. Sinks

Good	Fair	Poor	N/A	None
X				



Faucet is loose

15. Toilets

Good	Fair	Poor	N/A	None
X				

16. Window Condition

Good	Fair	Poor	N/A	None
				X

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

2. Counters

Good	Fair	Poor	N/A	None
X				

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

4. Doors

Good	Fair	Poor	N/A	None
				X

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

7. Cook top condition

Good	Fair	Poor	N/A	None
				X

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven(s): Electric
- All heating elements operated when tested.

9. Sinks

Good	Fair	Poor	N/A	None
X				

10. Drinking Fountain

Good	Fair	Poor	N/A	None
X				

Observations:

- There was no drinking fountain present in this kitchen.

11. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:

- The spray wand was operated and was functional.

12. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed awning window noted.

13. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

14. Plumbing

Good	Fair	Poor	N/A	None
X				

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Cathedral style (vaulted) ceilings noted.

16. Security Bars

Good	Fair	Poor	N/A	None
				X

17. Patio Doors

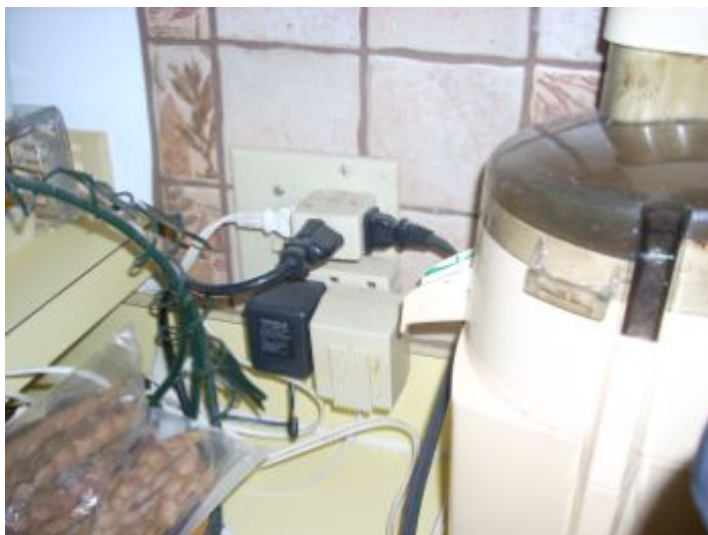
Good	Fair	Poor	N/A	None
				X

18. Screen Doors

Good	Fair	Poor	N/A	None
				X

19. Electrical

Good	Fair	Poor	N/A	None
X				



Outlet overloaded

20. GFCI

Good	Fair	Poor	N/A	None
X				

21. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Plaster walls noted.

Laundry

1. Locations

Locations: kitchen area

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Counters

Good	Fair	Poor	N/A	None
				X

4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- The dryer vent terminates in enclosed closet.



Dryer vents to enclosed closet

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
X				

7. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

8. Gas Valves

Good	Fair	Poor	N/A	None
				X

9. Wash Basin

Good	Fair	Poor	N/A	None
				X

10. Window Condition

Good	Fair	Poor	N/A	None
				X

11. Floor Condition

Good	Fair	Poor	N/A	None

Materials: Ceramic tile is noted.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Plaster walls noted.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Security Bars

Good	Fair	Poor	N/A	None
				X

16. Doors

Good	Fair	Poor	N/A	None
				X

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

2. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric
 Location: The compressor is located on the exterior east.
 Observations:
 • Appeared functional at the time of inspection.

3. Air Supply

Good	Fair	Poor	N/A	None
X				

4. Registers

Good	Fair	Poor	N/A	None
				X

5. Filters

Good	Fair	Poor	N/A	None
X				

6. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:
 • Remote control theromstat in each bedroom in working order.



Example of remote for mini-split A/C

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

2. Heater Enclosure

Good	Fair	Poor	N/A	None
			X	

3. Combustion

Good	Fair	Poor	N/A	None
			X	

4. Venting

Good	Fair	Poor	N/A	None
			X	

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: electric
 Location: The heater is located in the exterior closet.
 Observations:
 • Tank appears to be in satisfactory condition -- no concerns.

6. TPRV

Good	Fair	Poor	N/A	None
X				

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • 20 Gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
				X

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: PVC
 Observations:
 • No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Good	Fair	Poor	N/A	None
				X

Materials: none
 Observations:
 • The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6 to 8" from the floor.



No overflow tube

11. Strapping

Good	Fair	Poor	N/A	None
			X	

Garage

Electrical

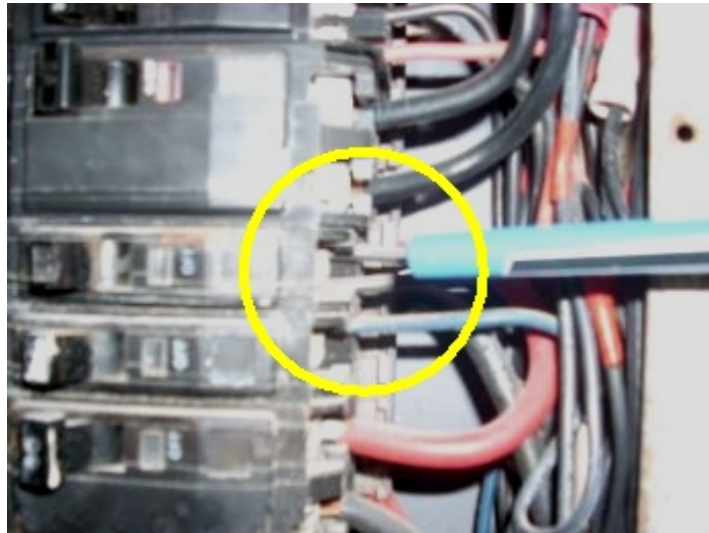
1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: West side of the house.

Observations:

• Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white] wires are both current carrying conductors, the chance is then greater for potential hot spots. If the double tap or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.



Breaker is double tapped

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

• 100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

• All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
			X	

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Walked Roof
 Materials: Corrugated metal roofing
 Observations:

- - Exposed plywood



Bare plywood on this surface

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Sky Lights

Good	Fair	Poor	N/A	None
				X

4. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				



Kitchen door striker is stuck

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.
- Some window screens missing and some damaged.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete/cinder block walls noted

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

6. Stucco

Good	Fair	Poor	N/A	None
X				

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Gravel driveway noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



Trees overhanging roof should be trimed back

4. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

5. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

6. Grounds Electrical

Good	Fair	Poor	N/A	None
X				



Missing cover on junction box

7. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:
• none visible



No GFCI, no cover

8. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: PVC piping noted.



Supply line for hot tub made with electrical (gray) PVC



Hose bib at front of house

9. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: North side of house on patio

10. Balcony

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

11. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

12. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: Corrugated metal roofing.

Observations:

- No major system safety or function concerns noted at time of inspection.

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
			X	

Materials: No Basement

2. Insulation

Good	Fair	Poor	N/A	None

3. Windows

Good	Fair	Poor	N/A	None

4. Plumbing Materials

Good	Fair	Poor	N/A	None

5. Basement Electric

Good	Fair	Poor	N/A	None

6. GFCI

Good	Fair	Poor	N/A	None

7. Access

Good	Fair	Poor	N/A	None

8. Stairs

Good	Fair	Poor	N/A	None

9. Railings

Good	Fair	Poor	N/A	None

10. Slab Floor

Good	Fair	Poor	N/A	None

11. Finished Floor

Good	Fair	Poor	N/A	None

12. Drainage

Good	Fair	Poor	N/A	None

13. Sump Pump

Good	Fair	Poor	N/A	None

14. Framing

Good	Fair	Poor	N/A	None

15. Subfloor

Good	Fair	Poor	N/A	None

16. Columns

Good	Fair	Poor	N/A	None

17. Piers

Good	Fair	Poor	N/A	None

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None