

PROPERTY INSPECTION REPORT



Your Future address

Inspection prepared for: Your Name

Date of Inspection: 10/8/2019 Time: 3:15 PM

Age of Home: 1912 Size: 1800sf

Weather: Sunny

Order ID: 10341

The Inspection Boys

1-800-819-4403

Info@theinspectionboys.com

Thank you for the opportunity to conduct your residential home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property and to assist you in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

The Inspection Boys provides a visual mold inspection as part of the overall home inspection and will report any substance that appears to be mold from readily accessible areas. The only true way to determine if mold is present is to have a certified mold company/specialist inspect and test for mold. Any mention of mold in this report should be considered a recommendation to inspect and test for mold.

Numerous areas of the structure such as attics, basements, crawlspaces, walls, floors and other surfaces may have been inaccessible or obstructed during the inspection by furniture and/or stored items. The Inspection Boys makes every attempt to do the most thorough inspection while being non-intrusive, as mandated by State law.

This report is not a guarantee or warranty as to the absence of wood destroying organisms, nor is it a guarantee that the inspector found all areas where wood destroying organisms may exist in concealed or inaccessible areas. This report is not a structural integrity report and there is no warranty, expressed or implied, included in this report. It is recommended that any single family home, multi-family home, condo or town home that has a fireplace or wood burning stove get a level 2 fireplace inspection by a licensed fireplace contractor/inspector prior to use. Do not use your fireplace until you have had it fully inspected. The Inspection Boys is not licensed or certified to do a full level 2 fireplace inspection nor is it part of the general home inspection services we provide or mandated by New York SOP.

Property disclaimer: This home inspection does not determine the boundaries of the property or whether appropriate permits for additions or improvements have been obtained and closed out with the local Building Department. Also, this report does not address title or zoning issues, easements, covenants, deed restrictions and the like. These issues should be addressed by your title search company and/or your Attorney. This report does not determine the value of the property or the comparative value to similar homes in or around the area. A "competitive market analysis" (CMA) can be obtained from your Realtor.

Recommendation: After moving into the house, it is strongly recommend to have the locks changed or re-keyed if applicable. Over the years, previous owners may have distributed the keys to family and friends. A new set of locks would ensure privacy and security. If the house has remote garage door openers, we also recommend changing the access code(s) as well.

A home inspection and resulting report is a snapshot in time. It conveys the home's condition only for the date and time of the inspection. Numerous changes can and may have occurred in the home between the inspection date and when you move in. I am always here to assist you with any questions or problems that may arise.

If you're reading this report but did not hire me (The Inspection Boys) to perform the original inspection, please note that it is likely the conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of the home inspection is insignificant compared to the value of the home. Protect your family and your investment and please call me directly at 1-800-819-4403 to discuss the report your reading for this property so that we can arrange for a re-inspection.

Report Summary

On this page you will find in **red**, a brief summary of the items your inspector thinks are important. These are not the only defects noted. We strongly recommend you read entire report and decide what items are important to you.

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; **be sure to read your Inspection Report in its entirety.**

General Information

Page 6 Item: 5	Year Built	<ul style="list-style-type: none">• This home is older than 75 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.
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SITE

Page 9 Item: 5	Driveway Condition	<ul style="list-style-type: none">• The driveway was severely deteriorated and needed extensive work at the time of the inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair.
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Page 11 Item: 8	Tree Problems	<ul style="list-style-type: none"> • Vines growing on the exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Over time, vine tendrils may damage wall covering materials. <p>Watering this vegetation will introduce moisture to the soil which may eventually reach the foundation. Moisture in soil supporting the foundation can affect the ability of the foundation to support the weight of the structure above and can cause damage from soil heaving or settling, depending on soil composition and other conditions. The Inspector recommends removal of the vegetation from exterior walls.</p>
Page 13 Item: 12	Deck Structure	<ul style="list-style-type: none"> • This deck staircase had no handrail. Safe building practices dictate that stairs with 4 or more risers should have a handrail. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for handrail installation.
Page 16 Item: 18	Facia	<ul style="list-style-type: none"> • Home fascia in front of home was damaged and should be repaired. The Inspector recommends repair by a qualified contractor.
Page 16 Item: 19	Exterior Door	<ul style="list-style-type: none"> • A door to the exterior back deck was severely damaged and/or deteriorated. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified contractor to discuss options and costs for repair or replacement.
Page 17 Item: 20	Window Exterior Condition	<ul style="list-style-type: none"> • Crawl space window was missing window at time of inspection. The inspector recommends installation by licensed contractor.
Page 19 Item: 22	Service Mast	<ul style="list-style-type: none"> • The point at which the electrical mast penetrated the roof-covering material did not have proper flashing installed. The inspector recommends correction by a qualified roofing contractor.
Page 19 Item: 23	Service Drop	<ul style="list-style-type: none"> • Service drop conductors were improperly attached. The Inspector recommends correction by a qualified contractor.
Page 20 Item: 25	Exterior Faucets	<ul style="list-style-type: none"> • An exterior faucet at the rear of the house was inoperable. The Inspector recommends repair by a qualified plumbing contractor.

ROOF

Page 22 Item: 4	General Condition	<ul style="list-style-type: none"> • Moss was growing on the rear roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. Cut back trees overhanging house.
Page 23 Item: 6	Gutter	<ul style="list-style-type: none"> • Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.

CHIMNEY

Page 24 Item: 1	General Condition	<ul style="list-style-type: none"> • Chimney clean out was missing cover. The inspector recommends replacement by licensed contractor.
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ELECTRIC

Page 28 Item: 9	Overcurrent Protection	<ul style="list-style-type: none"> In the service panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.
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INTERIOR

Page 36 Item: 9	Window Condition	<ul style="list-style-type: none"> A window at the rear of the home had a cracked or broken pane. A window sill in the upstairs right bedroom exhibited severe damage or deterioration. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement. The window appeared to be left open in rain.
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BASEMENT

Page 42 Item: 3	Egress	<ul style="list-style-type: none"> The finished basement did not have means of egress compliant with generally-accepted modern safety standards. in homes with basements larger than 200 square feet or basements with sleeping rooms. <p>Although means of egress may not have been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Proper egress is a life-safety issue. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for compliance with generally-accepted modern safety standards.</p>
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KITCHEN

Page 50 Item: 6	Kitchen receptacles	<ul style="list-style-type: none"> At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical outlets in the kitchen. Notable exceptions will be listed in this report. Outlets had no Ground Fault Circuit Interrupter (GFCI) protection. <p>For safety reasons, consider having GFCI protection installed for outlets within 6 feet of a plumbing fixture.</p>
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BATHROOMS

Page 52 Item: 3	Shower	<ul style="list-style-type: none"> In this bathroom, the diverter valve was loose and not caulked. (the diverter is the valve which diverts water from the tub faucet to the shower head). The inspector recommends service by a qualified plumbing contractor.
Page 53 Item: 4	Tub	<ul style="list-style-type: none"> Sealant in the tub where the tile meets the tub was missing and may allow moisture intrusion of the wall/floor structure. The Inspector recommends that sealant be installed by a qualified contractor.
Page 54 Item: 5	Sink	<ul style="list-style-type: none"> The bathroom sink faucet was loose and should be mounted more securely.

LAUNDRY

Page 57 Item: 3	Dryer Venting	<ul style="list-style-type: none">• The dryer was vented using a flexible, ribbed plastic vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. The vent pipe was broken. The Inspector recommends replacing this plastic vent with a properly-installed, UL-approved dryer vent.
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GARAGE

Page 59 Item: 1	Garage Description	<ul style="list-style-type: none">• The garage had mutiple layers on roof. The shingles were old, appeared to be well past the mid point of their long-term service life and may need to be replaced soon. They appeared to be adequately protecting the roof at the time of the inspection.
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HEATING

Page 65 Item: 8	Thermostat	<ul style="list-style-type: none">• Thermostat wires to downstairs were not installed correctly and should be installed by licensed hvac contractor.
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WATER HEATER

Page 68 Item: 2	General Condition	<ul style="list-style-type: none">• Water to most faucets and showers was over 125 degrees. This can burn quickly. Recommend turning water heater down.
Page 68 Item: 3	Component Deficiencies	<ul style="list-style-type: none">• No discharge pipe was installed at the temperature/pressure relief (TPR) valve. The TPR valve is designed to open and release extremely hot water when water temperature or pressure inside the tank exceeds safe levels. With no discharge pipe installed, persons near the tank might be badly burned by hot water released by the TPR valve. The Inspector recommends that a properly-configured discharge pipe be installed by a qualified plumbing contractor.

General Information

1. Inspectors Present at Inspection

Matthew Rivera License #16000068490

2. Property Type

- Single Family

3. Stories

- Two

4. Square Footage

- 2000

5. Year Built

- 1912

• Because this home was built before 1978, there is a good chance it has lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint as a potential health hazard, but some states banned it even earlier.

Lead can be found in dust around the perimeter of the home exterior. It is a greater risk to young children than adults.

You may wish to have the home inspected, or assessed for risk.

• Because of the age of the home materials in the home may contain asbestos. . People who become ill from asbestos are usually those who are exposed to it on a regular basis, most often in a job where they work directly with the material or through substantial environmental contact. To cause health problems, asbestos must be in a form in which the fibers can be inhaled, such as when it is cut, torn, or sanded.

The only way to know for certain whether asbestos is in a particular product or material is to have testing performed. If asbestos is found, you will be required to disclose its presence if you offer the home for sale.

• This home is older than 75 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

6. Age based on

- Zillow

7. Weather

- Raining

8. Temperature

- 70 degrees Fahrenheit

9. Number of Bedrooms

- Three

10. Number of Bathrooms

- Two

11. Occupied

- Yes

12. Furnished

- Yes

13. Soil Condition

Wet

14. Utilities On During Inspection

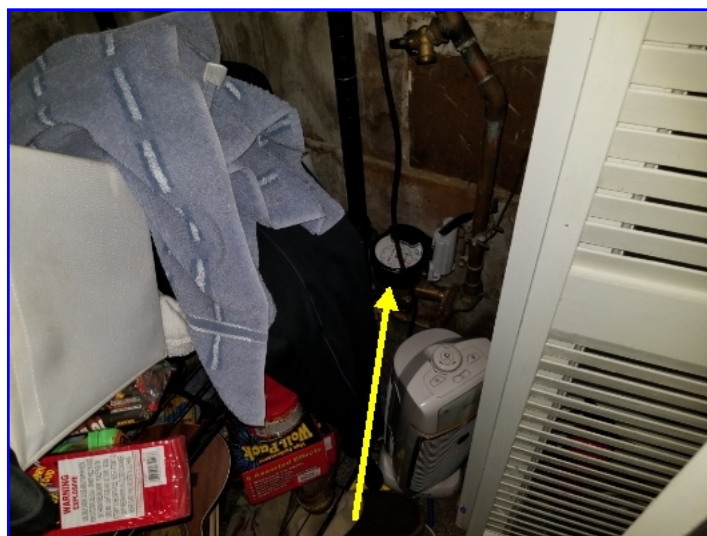
All utilities were on at the time of the inspection.

15. People Present

- Client
- Selling Agent
- Listing Agent

16. IMPORTANT HOUSE INFORMATION

- The main water shut off valve is located in the basement. Access to this valve is important.
- The main gas shut off valve was located at the basement of home.
- The cesspool appeared to be located in the right side of home. It is important to ask the sellers about location of cover. Also ask them if there was any maintenance done.



The main water shut off valve is located in the basement. Access to this valve is important.

SITE

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Exterior Views



Front of home



Main vent.



Exterior of home



Rear of house

2. Site Grade

- The building site was relatively level and flat.
- Back yard had holes dug by dogs. The holes were a tripping hazard. Recommend regrading back yard.

3. Vegetation

- Shrub and tree growth are not far enough away from the siding of house. Regular maintenance and pruning should be done to prevent contact in the future.



Shrub and tree growth are not far enough away from the siding of house. Regular maintenance and pruning should be done to prevent contact in the future.

4. Driveway Material

- The home had an asphalt driveway.



The home had an asphalt driveway.

5. Driveway Condition

Observations:

- The driveway was severely deteriorated and needed extensive work at the time of the inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair.



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6. Walkway Material

- Home walkways were constructed of stone.

7. Walkway Condition

- The stone walkways exhibited moderate deterioration.



The stone walkways exhibited moderate deterioration.

8. Tree Problems

- Large trees near the house have limbs that overhang the home. Falling limbs due to conditions such as wood decay, high winds or heavy snow loads may cause injury, death or damage. Significant weakening of large limbs by conditions such as core decay may not be visible by persons without special training. The Inspector recommends having these trees evaluated by a qualified arborist and that limbs that overhang the roof be cut back. Evaluating trees lies beyond the scope of the general Home Inspection.

- Vines growing on the exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Over time, vine tendrils may damage wall covering materials.

Watering this vegetation will introduce moisture to the soil which may eventually reach the foundation. Moisture in soil supporting the foundation can affect the ability of the foundation to support the weight of the structure above and can cause damage from soil heaving or settling, depending on soil composition and other conditions. The Inspector recommends removal of the vegetation from exterior walls.



Large trees near the house have limbs that overhang the home. Falling limbs due to conditions such as wood decay, high winds or heavy snow loads may cause injury, death or damage. Significant weakening of large limbs by conditions such as core decay may not be visible by persons without special training. The Inspector recommends having these trees evaluated by a qualified arborist and that limbs that overhang the roof be cut back. Evaluating trees lies beyond the scope of the general Home Inspection.



Vines growing on the exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Over time, vine tendrils may damage wall covering materials.

Watering this vegetation will introduce moisture to the soil which may eventually reach the foundation. Moisture in soil supporting the foundation can affect the ability of the foundation to support the weight of the structure above and can cause damage from soil heaving or settling, depending on soil composition and other conditions. The Inspector recommends removal of the vegetation from exterior walls.

9. Fence

- Fences were made of wood.
- The wood Fence in the back was older. The inspector recommends maintenance be performed.



The wood Fence in the back was older. The inspector recommends maintenance be performed.

10. Gate

Observations:

- The gates were made of wood.
- Gates had visible damage at the time of the inspection. Front driveway gates.

11. Deck Material

- The basic deck structure was built of wood.
- Deck framing was in contact with soil. This condition will result in damage from decay. The inspector recommends correction to extend the service life of this deck.
- Deck planking (the walking surface) had moderate wear or deterioration visible at the time of the inspection. Routine maintenance will improve its lifespan.



Deck planking (the walking surface) had moderate wear or deterioration visible at the time of the inspection. Routine maintenance will improve its lifespan.

12. Deck Structure

- The deck stair stringers were old, and badly damaged. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.
- This deck staircase had no handrail. Safe building practices dictate that stairs with 4 or more risers should have a handrail. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for handrail installation.



The deck stair stringers were old, and badly damaged. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.



This deck staircase had no handrail. Safe building practices dictate that stairs with 4 or more risers should have a handrail. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for handrail installation.

13. Porch material

- This porch was located in the front of the home.



This porch was located in the front of the home.

14. Porch condition

- The porch exhibited weathering commensurate with its age.



The porch exhibited weathering commensurate with its age.

15. Siding Type

- Cedar siding , Shakes noted.



Cedar siding , Shakes noted.

16. Siding defects

- Wood shingles covering exterior walls exhibited moderate deterioration commensurate with the age of the home. Some wood shingles covering exterior walls were split. Splitting is typically due to age and exposure to weather and an often-used rule of thumb calls for replacement when 30% or greater of shingles are split. The percentage of split shingles covering exterior walls appeared to be lower than 30% at the time of the inspection.
- The wood shingle exterior wall covering had some damaged shingles visible at the time of the inspection. The Inspector recommends replacement of damaged shingles to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor. Fill in all holes with appropriate materials.



The wood shingle exterior wall covering had some damaged shingles visible at the time of the inspection. The Inspector recommends replacement of damaged shingles to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor. Fill in all holes with appropriate materials.

17. Trim

Materials: Wood

Caulk was missing in some areas. For example, around windows and/or around doors. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. • Trim areas need minor prep, priming and painting • Dryer vent cover is damaged.



Dryer vent cover is damaged.

18. Fasia

Observations:

- At the time of the inspection, home fascia showed moderate weathering and deterioration commensurate with its age.
- Home fascia in front of home was damaged and should be repaired. The Inspector recommends repair by a qualified contractor.



Home fascia in front of home was damaged and should be repaired. The Inspector recommends repair by a qualified contractor.



Home fascia in front of home was damaged and should be repaired. The Inspector recommends repair by a qualified contractor.

19. Exterior Door

- The exterior doors had light damage or deterioration at the time of the inspection.
- A door to the exterior back deck was severely damaged and/or deteriorated. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified contractor to discuss options and costs for repair or replacement.



A door to the exterior back deck was severely damaged and/or deteriorated. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified contractor to discuss options and costs for repair or replacement.



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20. Window Exterior Condition

- A window well was not securely attached to the home structure.
- Sealant around windows was old, discolored, cracked, and needed maintenance to avoid potential moisture intrusion. The Inspector recommends maintenance be performed by a qualified contractor.
- Crawl space window was missing window at time of inspection. The inspector recommends installation by licensed contractor.



A window well was not securely attached to the home structure.



A window well was not securely attached to the home structure.



Crawl space window was missing window at time of inspection. The inspector recommends installation by licensed contractor.

21. Electric Meter Location

- The electric meter was located at the right side of the home.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.



The electric meter was located at the right side of the home.

22. Service Mast

- The point at which the electrical mast penetrated the roof-covering material did not have proper flashing installed. The inspector recommends correction by a qualified roofing contractor.



The point at which the electrical mast penetrated the roof-covering material did not have proper flashing installed. The inspector recommends correction by a qualified roofing contractor.

23. Service Drop

- The electrical service was overhead.
- The overhead service-drop conductors were routed near tree branches. Although this did not appear to be a problem at the time of the inspection, as tree branches grow they may begin to contact and abrade the service conductors during windy periods. You should monitor this area in the future and arrange to have tree branches cut back as necessary.
- Service drop conductors were improperly attached. The Inspector recommends correction by a qualified contractor.



The overhead service-drop conductors were routed near tree branches. Although this did not appear to be a problem at the time of the inspection, as tree branches grow they may begin to contact and abrade the service conductors during windy periods. You should monitor this area in the future and arrange to have tree branches cut back as necessary.

Service drop conductors were improperly attached. The Inspector recommends correction by a qualified contractor.

24. Exterior Electrical Receptacles

- Exterior electrical receptacles were Ground Fault Circuit Interrupter (GFCI)-protected, and enclosed in weather-resistant covers.



Exterior electrical receptacles were Ground Fault Circuit Interrupter (GFCI)-protected, and enclosed in weather-resistant covers.

25. Exterior Faucets

- An exterior faucet at the rear of the house was inoperable. The Inspector recommends repair by a qualified plumbing contractor.



An exterior faucet at the rear of the house was inoperable. The Inspector recommends repair by a qualified plumbing contractor.

26. Grounds notes

- Make sure all debris are removed from property before closing.
- Shed in back was not inspected.



Make sure all debris are removed from property before closing.



Shed in back was not inspected.

ROOF

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof.

1. Method of Inspection

- The Inspector inspected the roof and its components by walking the roof.

2. Number of Layers

The roof had one layer of asphalt shingles installed at the time of the inspection.



The roof had one layer of asphalt shingles installed at the time of the inspection.

3. Roof Age

Observations:

- The roof appeared to be 10-15 years old.

4. General Condition

• Moss was growing on the rear roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. Cut back trees overhanging house.



Moss was growing on the rear roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. Cut back trees overhanging house.

5. Drainage System Description

- The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.
- Gutters and downspouts were fabricated from aluminum.

6. Gutter

- Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.



Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.



Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.

7. Downspouts

- One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.



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CHIMNEY

1. General Condition

- The chimney exterior was brick.
- The chimney had bricks missing at the time of the inspection. This condition indicated a failure of the bond between mortar and brick and may cause other bricks to fall if not corrected. Falling bricks may cause injury or death. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair.
- The chimney exhibited moderate deterioration from weathering.
- Chimney clean out was missing cover. The inspector recommends replacement by licensed contractor.



The chimney exterior was brick.



The chimney had bricks missing at the time of the inspection. This condition indicated a failure of the bond between mortar and brick and may cause other bricks to fall if not corrected. Falling bricks may cause injury or death. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair.

FOUNDATION

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Configuration

- The foundation consisted of a combination of crawlspace and basement.
- The foundation was made of different materials. Half the crawlspace was cmu block and other sections of basement and crawl space were brick. A parge coat covered the foundation exterior surface. Parge coats are layers of mortar-like material applied with a trowel and designed to harden, cover and protect the exterior surface of the foundation wall.
- Most of foundation on exterior and interior was not visible.

2. CMU Foundation Walls

- All cracks in exterior block and parge coat should be filled and sealed.



All cracks in exterior block and parge coat should be filled and sealed.



All cracks in exterior block and parge coat should be filled and sealed.

ELECTRIC

1. Service Panel Description

- The electrical service conductors fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.

2. Service Panel Location

- The electrical service panel was located in the basement.

3. Service Panel Manufacturer

- The service panel brand was murray.



The service panel brand was murray.

4. Main Disconnect

- The electrical service disconnect was rated at 150 amps.



The electrical service disconnect was rated at 150 amps.

5. Labels

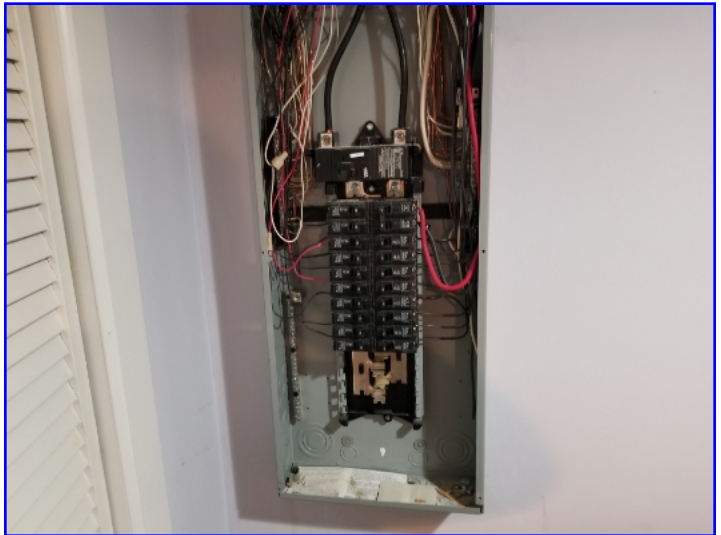
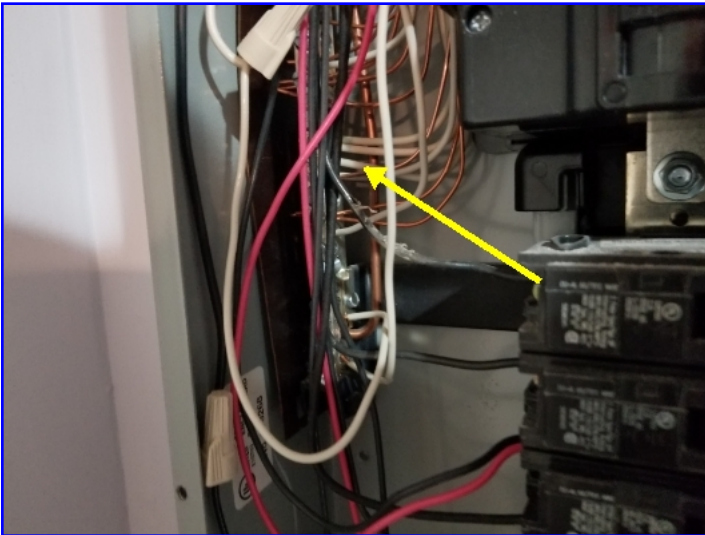
- The Circuit Directory label for the service panel is shown in the photo.



The Circuit Directory label for the service panel is shown in the photo.

6. Cabinet Condition

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the service panel. Notable exceptions will be listed in this report.
- Ground and neutral wires in the service panel terminated on the same bus bar. This conditions is improper and should be corrected by a qualified electrical contractor.



Ground and neutral wires in the service panel terminated on the same bus bar. This condition is improper and should be corrected by a qualified electrical contractor.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the service panel. Notable exceptions will be listed in this report.

7. Branch Wiring

Observations:

- The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

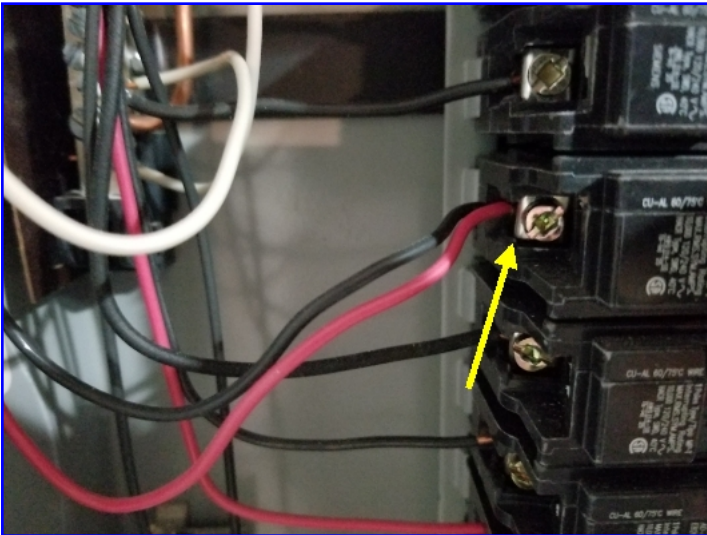
8. Service Entrance Cables

- The copper service entrance conductors were #1 rated at 150 amps.

9. Overcurrent Protection

- Overcurrent protection was located in the service panel.
- There were 0 in the off position.
- There was 12 spaces for added breakers.

• In the service panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.



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INTERIOR

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection 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, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you:

<http://www.cpsc.gov>.

1. Interior Views



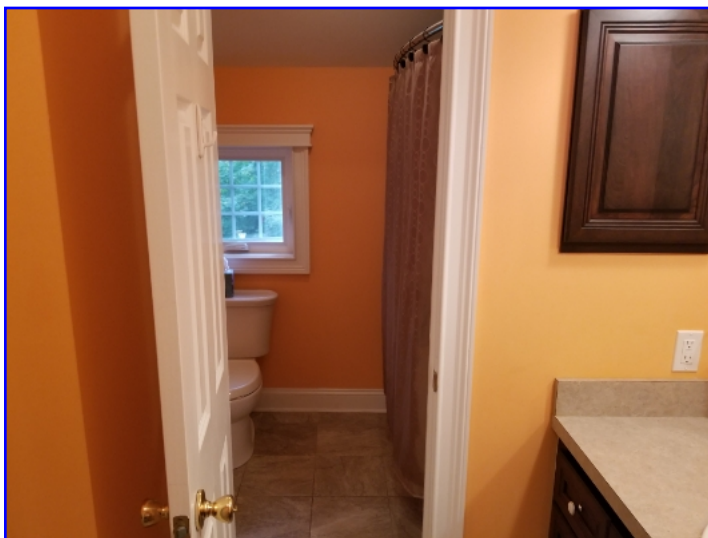
Bedroom 1



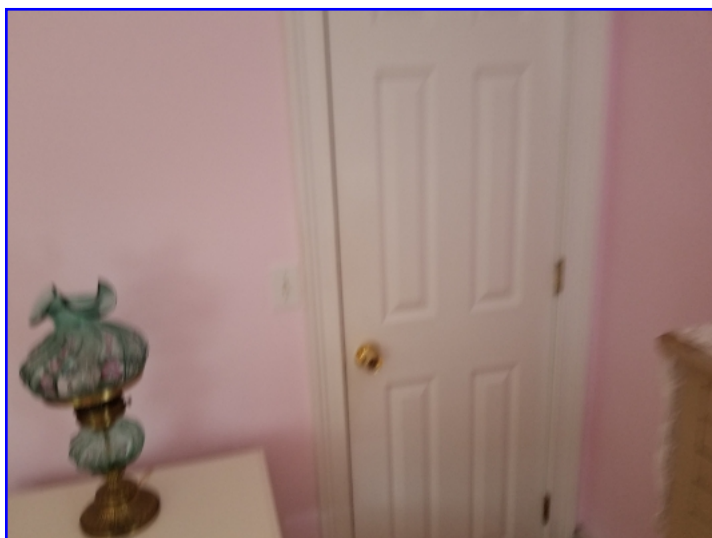
Bedroom 2



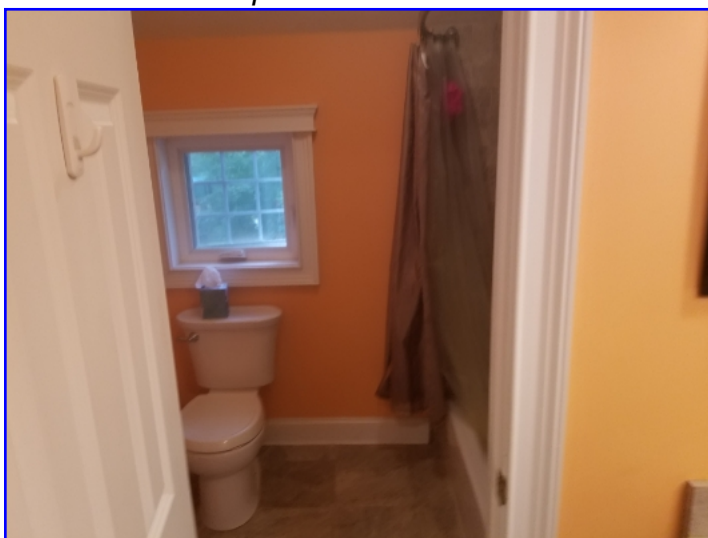
Bedroom 3



Upstairs bathroom



Master closet locked at time of inspection



Bathroom



Kitchen



Downstairs bathroom



Den



Living room



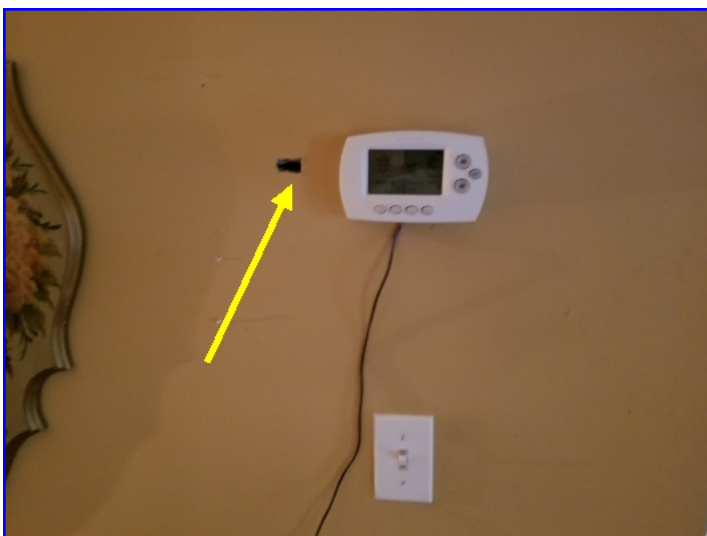
Basement

2. General Condition

- The home interior showed minor general wear and deterioration commensurate with its age.
- The home had an odor at the time of the inspection that appeared to be connected with animal excrement.

3. Walls

- Interior walls in the home exhibited general minor damage or deterioration at the time of the inspection.



Interior walls in the home exhibited general minor damage or deterioration at the time of the inspection.



Interior walls in the home exhibited general minor damage or deterioration at the time of the inspection.

4. Flooring

- At the time of the inspection, the Inspector observed few deficiencies in the condition of most floors in the home. Notable exceptions will be listed in this report.
- The wood flooring in the kitchen was cupped. Cupping occurs across the width of the individual pieces of flooring. The edges are high and the center is lower. It generally develops gradually. Cupping is typically caused by a moisture differential within individual pieces of flooring, usually excessive moisture on the underside of the flooring. More subtle cupping can be caused by lack of proper acclimation (this is generally permanent cupping). Potential sources of excessive moisture include:
 - building leaks;
 - poor drainage;
 - plumbing leaks or overflows;
 - leaks from dishwashers or refrigerator ice-making units;
 - wet or damp basements/crawlspaces;
 - concrete subfloors that have not cured;
 - plywood subfloors with excessive moisture;
 - poor or no ventilation; or
 - HVAC system not operating.

The source of moisture should be identified and corrected. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified flooring contractor to determine the best method and costs for repair.

- At the time of the inspection, wood floors in the home exhibited moderate surface wear along major paths of travel. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for re-finishing.



The wood flooring in the kitchen was cupped. Cupping occurs across the width of the individual pieces of flooring. The edges are high and the center is lower. It generally develops gradually.

Cupping is typically caused by a moisture differential within individual pieces of flooring, usually excessive moisture on the underside of the flooring. More subtle cupping can be caused by lack of proper acclimation (this is generally permanent cupping). Potential sources of excessive moisture include: - building leaks; - poor drainage; - plumbing leaks or overflows; - leaks from dishwashers or refrigerator ice-making units; - wet or damp basements/crawlspaces; - concrete subfloors that have not cured; - plywood subfloors with excessive moisture; - poor or no ventilation; or - HVAC system not operating. The source of moisture should be identified and corrected. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified flooring contractor to determine the best method and costs for repair.

5. Ceiling

- Stains on the ceiling in the basement visible at the time of the inspection appeared to be the result of moisture intrusion from plumbing fixtures or pipes located in or at the floor above. The moisture meter showed no elevated levels of moisture present in the affected areas at the time of the inspection, indicating that the source of moisture may have been corrected. You should ask the seller about this condition. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for re-painting the ceiling.



Stains on the ceiling in the basement visible at the time of the inspection appeared to be the result of moisture intrusion from plumbing fixtures or pipes located in or at the floor above. The moisture meter showed no elevated levels of moisture present in the affected areas at the time of the inspection, indicating that the source of moisture may have been corrected. You should ask the seller about this condition. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for re-painting the ceiling.

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6. Baseboard Heaters

:

- At the time of the inspection, the Inspector observed no deficiencies in the condition or response of baseboard heaters in the home.



At the time of the inspection, the Inspector observed no deficiencies in the condition or response of baseboard heaters in the home.

7. Interior Doors

- A door to the exterior in the rear of home had a deadbolt which required a key for operation from the inside. This condition is unsafe as it may slow or prevent exit during an emergency. Installation of these types of deadbolts is no longer allowed in new construction. The Inspector recommends that all deadbolts in the home that require a key for exit from the home interior be replaced with a deadbolt that operates from the inside with a lever. All work should be performed by a qualified contractor.



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8. Windows

- The home had a mixture of vinyl and wood windows.



The home had a mixture of vinyl and wood windows.

9. Window Condition

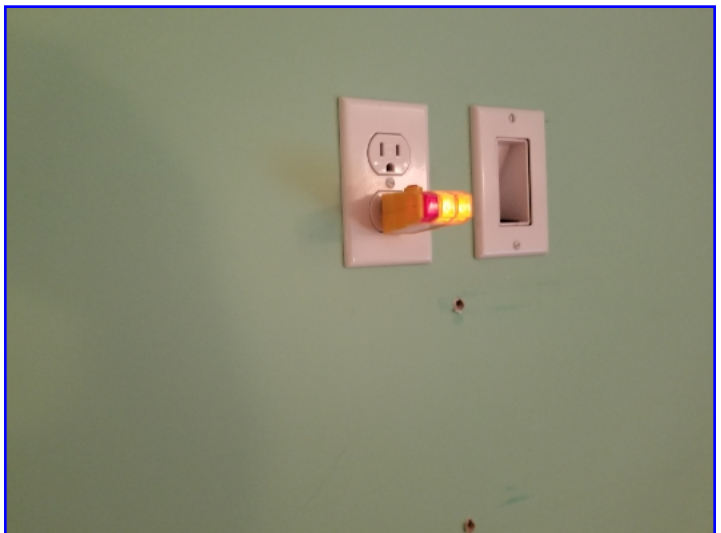
- A window at the rear of the home had a cracked or broken pane.
- A window sill in the upstairs right bedroom exhibited severe damage or deterioration. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement. The window appeared to be left open in rain.



A window at the rear of the home had a cracked or broken pane.

10. Electric Receptacles

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.
- One outlet in living room was two prong. It was not tested.



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One outlet in living room was two prong. It was not tested.

11. Type of fireplace

- The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.
- The home had a wood-burning fireplace in the den.

12. Fireplace Condition

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the wood-burning fireplace in the . It was not operated.

Inspection of wood-burning fireplaces typically includes visual examination of the following:

- Adequate hearth
- Firebox condition
- Operable damper
- Visible flue condition
- Ember barrier
- Exterior condition

Full inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).

Find a CSIA-certified inspector near you at <http://www.csia.org/search>



At the time of the inspection, the Inspector observed no deficiencies in the condition of the wood-burning fireplace in the . It was not operated. Inspection of wood-burning fireplaces typically includes visual examination of the following: - Adequate hearth - Firebox condition - Operable damper - Visible flue condition - Ember barrier - Exterior condition Full inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>

13. Smoke/CO Detectors

• Smoke/Carbons can fail between time you inspected and time they move in. Safety Recommendation: Upon Move In and On A Regular Basis The National Fire Protection Association states smoke alarms should be changed if more than 10 years old (check back of units) and in our opinion you should ensure all units are present then test all units a day before taking occupancy and then monthly at a minimum thereafter. Refer to <http://www.wikihow.com/Test-a-Smoke-Detector>.

SMOKE DETECTORS

Generally-accepted current safety standards recommend smoke detectors be installed in the following locations:

- In the immediate vicinity of the bedrooms
- In all bedrooms
- In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.
- In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.
- Any smoke detector located within 20 feet of a kitchen or bathroom containing a tub or shower must be a photoelectric type.

The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required. Here are some examples from Chapter 2 of NFPA 72:

- Smoke detectors in a bedroom with a ceiling sloped greater than one foot in eight feet horizontally should be located on the high side of the ceiling.
- Smoke detectors should not be located within three (3) feet of a door to a bathroom containing a tub or a shower or the supply registers of a forced air HVAC system.
- Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling.

All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

CARBON MONOXIDE (CO) ALARMS

Placement requirements vary by state!

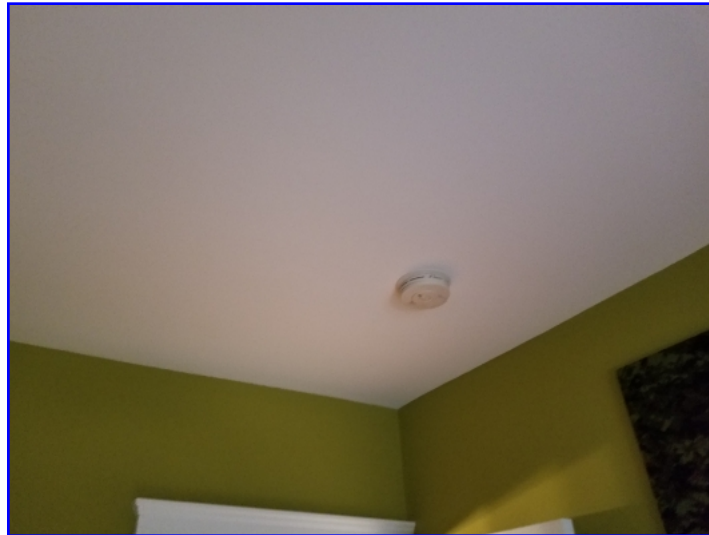
Since CO is colorless, tasteless and odorless (unlike smoke from a fire), detection and prevention of carbon monoxide poisoning in a home environment is impossible without a warning device. In North America, some state, provincial and municipal governments require installation of CO detectors in new units - among them, the U.S. states of Illinois, Massachusetts, Minnesota, New Jersey, and Vermont, the Canadian province of Ontario, and New York City.

According to the 2005 edition of the carbon monoxide guidelines, NFPA 720, published by the National Fire Protection Association, sections 5.1.1.1 and 5.1.1.2, all CO detectors 'shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms,' and each detector 'shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.'

In addition:

- CO alarms should not be installed directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up, creating false alarms.
- A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.

- Installation locations vary by manufacturer. Manufacturers' recommendations differ to a certain degree based on research conducted with each one's specific detector. Inspectors will typically have no way of knowing the Manufacturers' recommendations and should limit comments to the (educated) obvious.



Smoke/Carbons can fail between time you inspected and time they move in. Safety Recommendation: Upon Move In and On A Regular Basis The National Fire Protection Association states smoke alarms should be changed if more than 10 years old (check back of units) and in our opinion you should ensure all units are present then test all units a day before taking occupancy and then monthly at a minimum thereafter. Refer to <http://www.wikihow.com/Test-a-Smoke-Detector>.

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Manufacturers' recommendations differ to a certain degree based on research conducted with each one's specific detector. Inspectors will typically have no way of knowing the Manufacturers' recommendations and should limit comments to the (educated) obvious.

BASEMENT

1. Basement Configuration

- Foundation construction included a finished basement.

2. Basement General Condition

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the finished basement. Notable exceptions will be listed in this report. Most of the structure was not visible due to floor, wall and ceiling coverings. Inspection of unfinished basements typically includes examination of:
 - Visible structure
 - Floor coverings
 - Wall surfaces
 - Ceiling surfaces
 - Provisions for egress
 - General interior
- The inspector recommends installing dehumidifier in basement.

3. Egress

- The finished basement did not have means of egress compliant with generally-accepted modern safety standards.
in homes with basements larger than 200 square feet or basements with sleeping rooms. Although means of egress may not have been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Proper egress is a life-safety issue. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for compliance with generally-accepted modern safety standards.

4. Moisture Intrusion

- In the basement, moderate amounts of efflorescence was visible at some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in soil near the foundation. Excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. The source of moisture should be identified and the condition corrected.



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5. Insulation

- No insulation was installed in the unheated basement. This condition will draw heat from the living space and increase heating costs. The Inspector recommends installation of thermal insulation in the basement ceiling. All work should be performed by a qualified contractor.

6. Basement Electrical

- One or more electrical receptacle, switch, light fixture or junction box in the basement was missing a cover plate at the time of the inspection. This condition is a shock/electrocution. Approved cover plates should be installed by a qualified electrical contractor to prevent direct contact with energized electrical components.



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ATTIC

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector's opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Attic Access

- Some areas of the attic were not visible due to the occupant's belongings. The Inspector recommends inspection of these portions of the basement by a qualified inspector after access has been provided.
- The attic was accessed by a ceiling-installed pull-down ladder in the hallway.



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2. Attic Electrical

- Light switch broken cover.



Light switch broken cover.

CRAWLSPACE

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36" clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

1. Crawlspace Access

- The access hatch opening providing entry to this crawlspace was too small for safe entry. Generally-accepted modern safety standards mandate a crawlspace access size of 18 inches by 30 inches. The crawlspace was not inspected. The inspector disclaims responsibility for it's inspection. The Inspector recommends crawlspace conditions be inspected by a qualified inspector after safe access to the crawlspace has been provided.



The access hatch opening providing entry to this crawlspace was too small for safe entry. Generally-accepted modern safety standards mandate a crawlspace access size of 18 inches by 30 inches.

The crawlspace was not inspected. The inspector disclaims responsibility for it's inspection. The Inspector recommends crawlspace conditions be inspected by a qualified inspector after safe access to the crawlspace has been provided.

2. General Condition



3. Moisture; Walls & Floor

• In the crawlspace, moderate amounts of efflorescence was visible at some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in soil near the foundation. Excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. The source of moisture should be identified and the condition corrected by a qualified contractor.

4. Insulation

• Thermal insulation was installed upside down. Thermal insulation should always be installed with the backing toward the warm side. Installing insulation with the backing toward the cold side can cause problems from excessive condensation.



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KITCHEN

The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

1. General Condition

- At the time of the inspection, the kitchen exhibited general moderate damage and deterioration commensurate with the age of the home.



At the time of the inspection, the kitchen exhibited general moderate damage and deterioration commensurate with the age of the home.

2. Appliance Defects

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.

3. Sink

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.



Filter

4. Under sink Condition

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.



5. Range

- The range was electric. Inspection of electric ranges is limited to basic functions, such as testing of the range-top burners.



The range was electric. Inspection of electric ranges is limited to basic functions, such as testing of the range-top burners.

6. Kitchen receptacles

- At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical outlets in the kitchen. Notable exceptions will be listed in this report. Outlets had no Ground Fault Circuit Interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for outlets within 6 feet of a plumbing fixture.



At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical outlets in the kitchen. Notable exceptions will be listed in this report. Outlets had no Ground Fault Circuit Interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for outlets within 6 feet of a plumbing fixture.

7. Cabinets

- The kitchen cabinets exhibited minor deterioration commensurate with the age of the home.

BATHROOMS

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. Bathrooms

- The home had two bathrooms.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the bathrooms. Notable exceptions will be listed in this report.

2. Toilets

- The toilet in this bathroom was flushed and operated in a satisfactory manner.

3. Shower

• The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:

- Functional flow;
- Functional drainage
- Proper operation of shut-off and diverter valves, and faucet; and
- Moisture intrusion of walls and pan.

• The showerhead connection leaked when the shower was operated. The inspector recommends service by a qualified plumbing contractor.

• Hot and cold water connections were reversed at the shower in this bathroom. The inspector recommends correction by a qualified plumbing contractor.

• In this bathroom, the diverter valve was loose and not caulked. (the diverter is the valve which diverts water from the tub faucet to the shower head). The inspector recommends service by a qualified plumbing contractor.



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Hot and cold water connections were reversed at the shower in this bathroom. The inspector recommends correction by a qualified plumbing contractor.

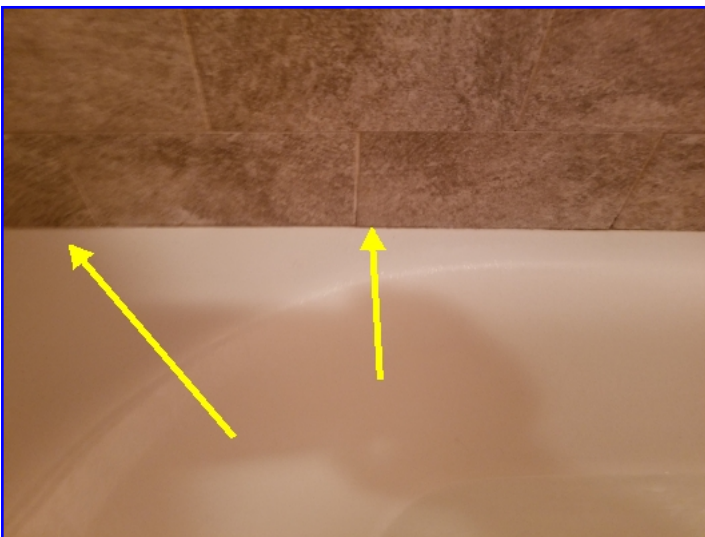
4. Tub

- At the time of the inspection, the Inspector observed no deficiencies in the condition of bathtub components.

Tub inspection includes testing for:

- Functional flow;
- Functional drainage; and
- Operational shut-off valves, faucet, and diverter valve

- Sealant in the tub where the tile meets the tub was missing and may allow moisture intrusion of the wall/floor structure. The Inspector recommends that sealant be installed by a qualified contractor.



Sealant in the tub where the tile meets the tub was missing and may allow moisture intrusion of the wall/floor structure. The Inspector recommends that sealant be installed by a qualified contractor.



Sealant in the tub where the tile meets the tub was missing and may allow moisture intrusion of the wall/floor structure. The Inspector recommends that sealant be installed by a qualified contractor.

5. Sink

- The sink in this bathroom had an inoperable stopper.
- The bathroom sink faucet was loose and should be mounted more securely.



The bathroom sink faucet was loose and should be mounted more securely.



The sink in this bathroom had an inoperable stopper.



Bathroom downstairs sink ok.

6. Under Sink

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the bathroom.



At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the bathroom.

7. Bathroom Electrical

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.



At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

8. Bathroom Ventilation

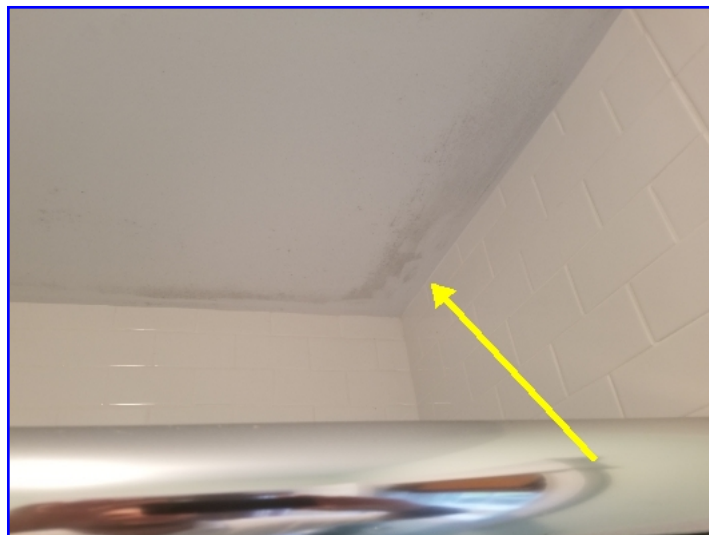
- Although both bathrooms had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as deterioration of materials and shower wall tile detachment. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. Consider installation of an exhaust fan in this bathroom to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.



Although both bathrooms had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as deterioration of materials and shower wall tile detachment. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. Consider installation of an exhaust fan in this bathroom to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.

9. Ceiling

- Bathroom downstairs had mold like bacteria on ceiling. This is most likely because there was no ventilation in shower area. The inspector recommends cleaning area and installing bathroom fan.



Bathroom downstairs had mold like bacteria on ceiling. This is most likely because there was no ventilation in shower area. The inspector recommends cleaning area and installing bathroom fan.

10. Cabinets1

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

LAUNDRY

1. Washer

Observations:

- Test washing machine at final walk through.

2. Dryer

Observations:

- The dryer was older and fueled by gas. It was functional at time of inspection. The inspector recommends checking at final walk through.



3. Dryer Venting

- The dryer vent had become disconnected and should be reconnected to properly route to dryer exhaust to the exterior. Failure to reconnect the vent may result in unsatisfactory condition from excessive humidity and lint accumulation in the home. Excessively high humidity can damage home materials or components and may encourage the growth of microbes such as mold.

- The dryer was vented using a flexible, ribbed plastic vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. The vent pipe was broken. The Inspector recommends replacing this plastic vent with a properly-installed, UL-approved dryer vent.



The dryer was vented using a flexible, ribbed plastic vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. The vent pipe was broken. The Inspector recommends replacing this plastic vent with a properly-installed, UL-approved dryer vent.

4. 120-Volt Receptacles

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the laundry room but they had no ground fault circuit interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture.

This can be achieved by:

1. Replacing the current standard receptacle with GFCI outlets
2. Replacing the receptacle nearest the overcurrent protection device (breaker or fuse) with a GFCI receptacle.
3. Replacing the breakers currently protecting the laundry room electrical circuits with GFCI breakers.

GARAGE

1. Garage Description

- The home had a 2-car detached garage.
 - The garage was old and exhibited moderate general deterioration commensurate with its age.
 - Due to the large amounts of stored items and cluttered conditions, some areas of the garage were not readily accessible for inspection. Do a careful check of any previously obstructed areas during your final walkthrough.
 - Gutters to garage were disconnected and not functioning. The inspector recommends having licensed contractor replace.
 - Windows to garage were old and some were broken.
- The garage had multiple layers on roof. The shingles were old, appeared to be well past the mid point of their long-term service life and may need to be replaced soon. They appeared to be adequately protecting the roof at the time of the inspection.



The home had a 2-car detached garage.



Gutters to garage were disconnected and not functioning. The inspector recommends having licensed contractor replace.



Due to the large amounts of stored items and cluttered conditions, some areas of the garage were not readily accessible for inspection. Do a careful check of any previously obstructed areas during your final walkthrough.



Windows to garage were old and some were broken.

2. Overhead Door

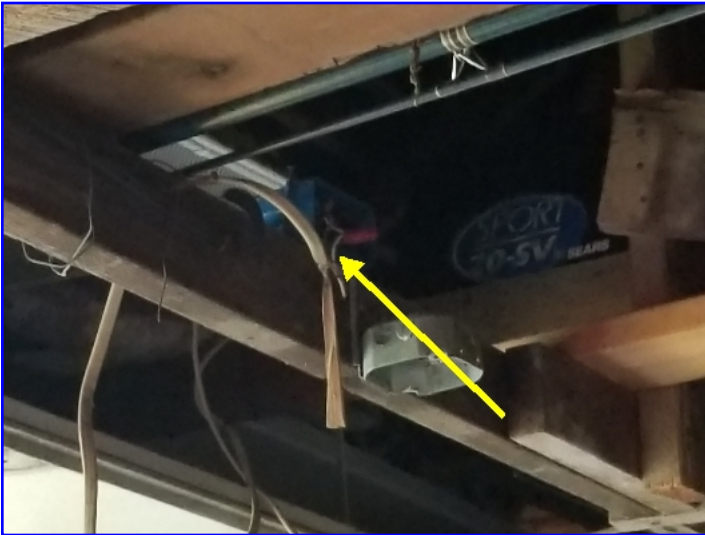
- At the time of the inspection, the the overhead garage door exhibited general minor deterioration commensurate with its age.

3. Garage Door Opener

- The overhead garage door had no automatic opener installed.

4. Garage Electrical

- At the time of the inspection, an electrical receptacle cover plate was missing in the garage. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends that a cover plate be installed.
- A light switch in the garage was missing a cover plate at the time of the inspection. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected by a qualified electrical contractor.
- Exposed wire splices visible in garage are a shock/electrocution hazard and should be enclosed within an approved junction box with a listed cover by a qualified electrical contractor.



Exposed wire splices visible in garage are a shock/electrocution hazard and should be enclosed within an approved junction box with a listed cover by a qualified electrical contractor.



Outlets in garage were working at time of inspection.

5. Garage Floor

- Moderate cracking was visible in the garage floor at the time of the inspection. This type of cracking is typically caused by soil movement. The Inspector recommends evaluation by a structural engineer to determine the degree to which this condition is likely to continue and to discuss options for correction or stabilization.

6. Garage Walls

- The garage walls had minor damage visible at the time of the inspection.



The garage walls had minor damage visible at the time of the inspection.

7. Garage Ceiling

- The garage ceilings had minor damage visible at the time of the inspection.

PLUMBING

Plumbing is an important concern in any structure. 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.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Plumbing that is not visible can not be verified. The inspector can not verify the type of sewage system the house has. Ask your real estate agent and home owner about past problems and locations.

Onsite wastewater treatment systems, commonly called "septic systems", are one of the more expensive systems in the home to install and replace. Their replacement can become more complicated (expensive) when the original access for installation becomes blocked by construction of the house. Their long-term expected lifespan can be affected by a number of variables, such as design (proper sizing, component quality, configuration, and compatability), use (the amount and content of what is put into it over the years), and maintenance, (frequency of pumping). The performance of the field will be affected by the manner in which field components are installed and the characteristics of the soil. And this is just for the most common type of underground system, which is difficult to properly inspect because most of the components are hidden underground.

1. Water Supply

- The home water was supplied from a public source.

2. Main Water Pipe/Shut off

- The Water Main was located in the Basement.



The Water Main was located in the Basement.

3. Water Supply Pipe Material

- The visible home water supply pipes were a combination of half-inch and three-quarter inch copper.
- The home water supply pipes were Cross-linked Polyethylene, commonly called PEX, which is a flexible, vinyl-like material approved for this use.

4. Water Supply Pipe Condition

- The Inspector recommends that uninsulated water supply pipes in the basement be insulated by a qualified contractor to save on water heating costs and to help prevent damage from freezing pipes.

5. Waste Pipe Material

- The visible drain, waste and vent (DWV) pipes were a combination of cast iron and approved PVC.



The visible drain, waste and vent (DWV) pipes were a combination of cast iron and approved PVC.

6. Functional Drainage

- All plumbing fixtures in the home exhibited functional drainage at the time of the inspection.

7. Cleanouts

- Main clean outs located in basement.



Main clean outs located in basement.

8. Sewage System Type

- The home had a private onsite wastewater sewage treatment (septic) system that typically consists of a tank, leach field, and related components. Inspection of this system lies beyond the scope of the General Home Inspection and the Inspector did not inspect it. These systems can be extremely expensive to replace, and the Inspector recommends that before the expiration of your Inspection Objection Deadline, you have the system inspected by a qualified contractor.

HEATING

Heat/AC: The heating, ventilation, 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 test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

Fuel tanks are only visually inspected. Rust on the exterior does not mean the tank is going to fail. Buyer is advised that these tanks are prone to corrosion, even from the inside, making leakage a possibility at any time. All fuel tanks underground and above ground should be inspected by licensed company prior to closing. The inspector cannot warrant oil tanks from leakage, even between date of inspection and date of close. The Inspector recommends that you have the tank located and inspected by a qualified contractor. Leaking oil tanks, especially those located underground, can be expensive to replace.

1. Type of heating

- The home had a gas fired boiler.

2. Age of heating system

- 2001

3. Fuel Type

Observations:

- Gas

4. Location

- The Heating System was located in the basement.

5. Data Tag

Observations:

- The boiler date of manufacture was 2001
- The boiler brand was Dunkirk.



The photo shows information marked on the heating system label or data plate such as the manufacturer, model and serial numbers.

6. Boiler Condition

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of the boiler. Notable exceptions will be listed in this report.

Inspection of the boiler typically includes examination of the following

- Cabinet interior and exterior,
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate **combustion air**
- Proper ignition
- Circulation pumps
- Pressure relief valve and overflow pipe
- Burn chamber conditions
- Proper exhaust flue conditions
- Fluid temperature and pressure
- General components condition
- Response to the thermostat(s).

- The boiler responded to the demand for heat.
- The boiler was dirty. The Inspector recommends having boiler cleaned by a qualified HVAC technician.

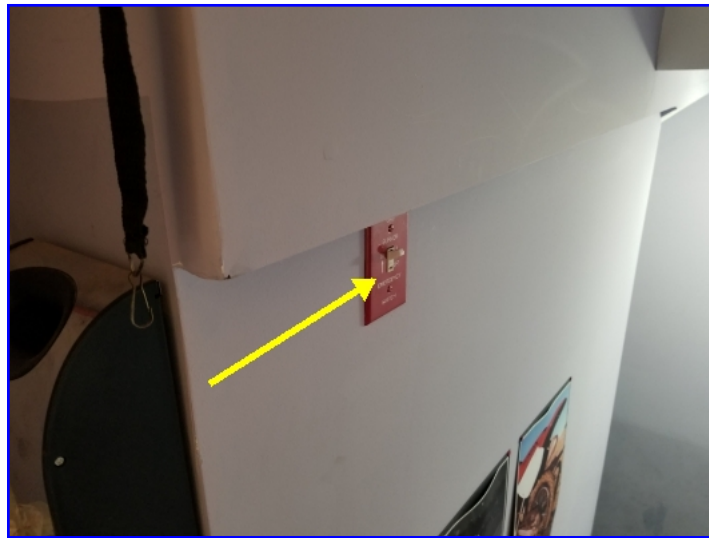


The boiler responded to the demand for heat.



The boiler was dirty. The Inspector recommends having boiler cleaned by a qualified HVAC technician.

7. Boiler Components



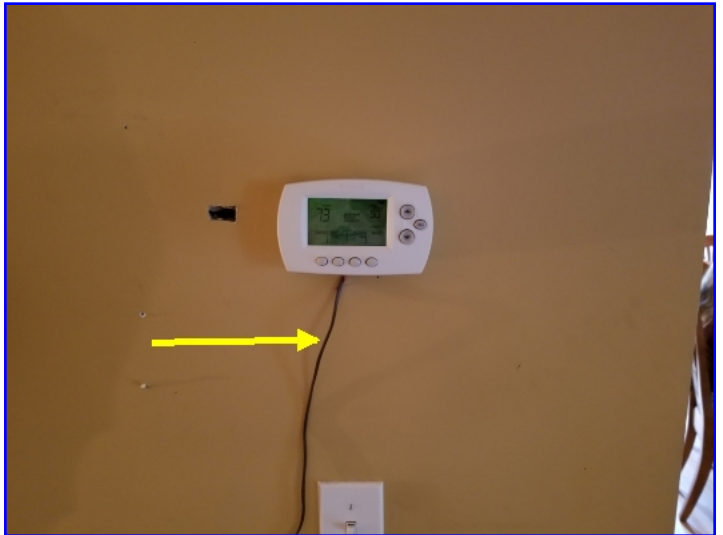
The photo shows the electrical shut-off for the boiler.

8. Thermostat

- The boiler had two thermostats. Two ones of heating.
- Thermostat wires to downstairs were not installed correctly and should be installed by licensed hvac contractor.



Upstairs thermostat.



Thermostat wires to downstairs were not installed correctly and should be installed by licensed hvac contractor.

9. Type of Distribution

- Pipes

GAS SYSTEM

1. Type of Gas

- The home was fueled by natural gas supplied by a public utility.



The home was fueled by natural gas supplied by a public utility.

2. Main Gas Shut-off

- The gas shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.

3. Gas Distribution Pipes

- The home gas distribution pipes were black steel.

WATER HEATER

1. Water Heater Information

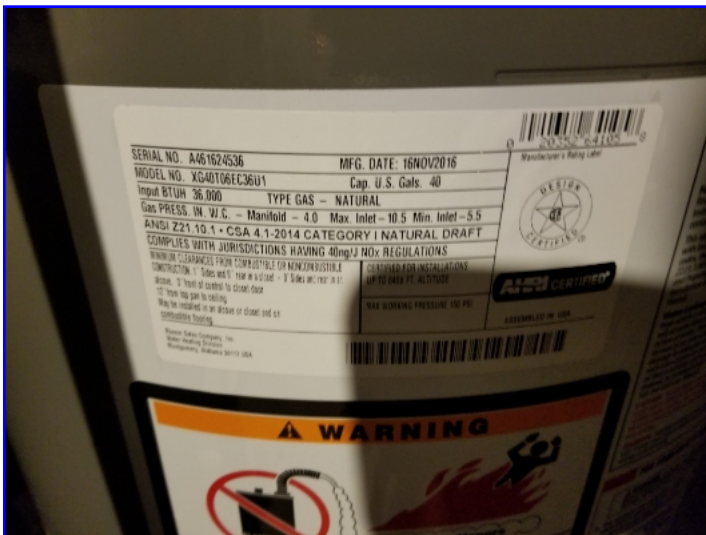
- The date of manufacture for this water heater appeared to be 2016.
- The water heater was manufactured by Rheem.
- The water heater was located in the basement.
- This water heater was gas-fired.

Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.

Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.

Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

- Water heater capacity was 40 gallons.



The photo shows the data plate of the water heater.



The water heater was manufactured by Rheem.

2. General Condition

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the water heater. Notable exceptions will be listed in this report.
- Water to most faucets and showers was over 125 degrees. This can burn quickly. Recommend turning water heater down.



Water to most faucets and showers was over 125 degrees. This can burn quickly. Recommend turning water heater down.

Temp. in Deg. F	Time for 1st deg. Burn.	Time for 2nd-3rd Deg Burn.
111 F =	270 min's.	300 min's.
113 F =	120 min's.	180 min's.
116 F =	20 min's.	45 min's.
118 F =	15 min's.	20 min's.
120 F =	8 min's.	10 min's.
124 F =	2 min's.	4.2 min's.
131 F =	17 Seconds	30 Seconds
140 F =	3 Seconds	5 Seconds
151 F =	Instant	2 Seconds

Water to most faucets and showers was over 125 degrees. This can burn quickly. Recommend turning water heater down.

3. Component Deficiencies

- No discharge pipe was installed at the temperature/pressure relief (TPR) valve. The **TPR valve** is designed to open and release extremely hot water when water temperature or pressure inside the tank exceeds safe levels. With no discharge pipe installed, persons near the tank might be badly burned by hot water released by the TPR valve. The Inspector recommends that a properly-configured discharge pipe be installed by a qualified plumbing contractor.



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4. Fuel Supply

- The photo shows the location of the shut-off valve for gas at the water heater.



The photo shows the location of the shut-off valve for gas at the water heater.

Glossary

Term	Definition
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves