

How's My House Home Inspections LLC

Property Inspection Report



319 XYZ street, Anytown New York, 11121
Inspection prepared for: John Sample
Agent: Real Estate - ABC Realty

Inspection Date: 1/12/2011 Time: 4 PM
Age: Approx 55 Size: Approx 1200 Sq Ft
Weather: Cloudy, 40 Degrees

Inspector: Jeffrey Cohen
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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.

Interior Areas		
Page 5 Item: 11	Ceiling Condition	<ul style="list-style-type: none"> • There were signs of paint and drywall cracking on the ceiling. The area was tested with a moisture meter at the time of the inspection and showed high moisture. This should be monitored for further damage or possibly water intrusion.
Bedrooms		
Page 8 Item: 13	Ceiling Condition	<ul style="list-style-type: none"> • Minor damage from what appears to be from excess moisture was found on the master bedroom ceiling. • There were signs of paint and drywall cracking on the ceiling. The area was tested with a moisture meter at the time of the inspection and showed high moisture. This should be monitored for further damage or possibly water intrusion.
Heat/AC		
Page 17 Item: 1	Heater Condition	<ul style="list-style-type: none"> • Fuel boiler: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger. It is recommend a complete inspection annually; consider having unit inspected by certified HVAC technician. Recommend having the unit serviced as soon as you move in.
Page 19 Item: 12	Oil Tank Condition	<ul style="list-style-type: none"> • Oil Tank is rusting and corroding. It is our opinion that it has reached the end of its useful life. Recommend that a qualified contractor be contacted for replacement options
Electrical		
Page 23 Item: 7	Open Grounds	<ul style="list-style-type: none"> • Some open grounds present in the house. Recommend contacting a qualified electrician for repair.
Roof		
Page 26 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Some shingles damaged. • Some shingles &/or tabs missing. • Some shingles curling. • Sagging / buckling on roof decking. • Exposed nails on roofing material. Recommend sealing all fastener heads. • Roof ventilation may be inadequate; this may contribute to premature roof failure, conducive conditions for mold growth in attic, and/or high heating / cooling bills. Consider further evaluation by qualified contractor. • Flashing appears inadequate; see photo.

Page 28 Item: 3	Chimney	<ul style="list-style-type: none"> flashing at the roof is poor and ineffective. This is leading to water / moisture intrusion in the boiler room, as evidenced of rust in the boiler. Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal. Recommend review by a qualified chimney professional for repair or replacement, as necessary, prior to close.
Exterior Areas		
Page 31 Item: 3	Siding Condition	<ul style="list-style-type: none"> A Small crack was seen on siding at the front of the house
Page 32 Item: 4	Eaves & Facia	<ul style="list-style-type: none"> Paint on some of the trim around the eaves is failing and should be scraped and painted Soffits at the home appeared to be in serviceable condition at the time of the inspection.
Foundation		
Page 33 Item: 3	Foundation Walls	<ul style="list-style-type: none"> Evidence of past water penetration observed.
Grounds		
Page 35 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> IMPROVE: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.
Page 35 Item: 2	Grading	<ul style="list-style-type: none"> Rear part of the property is along the water. There is debris there and the bulkhead is failing/ missing. Recommend that you have your lawyer determine if there will be any liability on your part.
Basement/Crawlspace		
Page 39 Item: 1	Walls	<ul style="list-style-type: none"> Evidence of past water penetration observed.
Page 41 Item: 6	GFCI	<ul style="list-style-type: none"> There is no GFCI protection for the basement outlets. Due to the nature of flooding in the basement I recommend that you have a qualified electrician install GFCI outlets.

Inspection Details

1. Attendance

In Attendance: Client present -

2. Home Type

Home Type: Single Family Home • Cape Cod Style

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • The utilities were on at the time of inspection.

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. Cabinets

Good	Fair	Poor	N/A	None
				X

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

3. Closets

Good	Fair	Poor	N/A	None
			X	

4. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- ****SMOKE DETECTORS** - Located in the upstairs hallway.
- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- **IMPROVE:** Recommend installing one in each bedroom to bring up to modern safety standards
- ****CARBON MONOXIDE DETECTORS**** - the unit in the house is a combination smoke alarm and carbon monoxide detector.
- ****CARBON MONOXIDE DETECTORS**** need to be replaced every five (5) years. It is a good idea to install a new one when you move in.

8. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

9. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

Observations:

- Did not operate the window air conditioning unit. Operation of this type of unit is beyond the scope of this inspection.

10. Window Condition

Good	Fair	Poor	N/A	None
X				

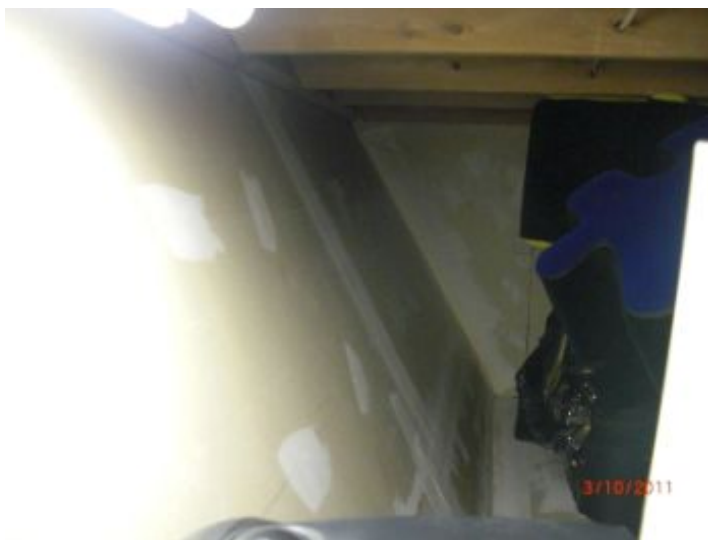
Materials: Vinyl framed double hung window noted. • Vinyl framed single hung window noted. • Vinyl framed awning window noted.

11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- There were signs of paint and drywall cracking on the ceiling. The area was tested with a moisture meter at the time of the inspection and showed high moisture. This should be monitored for further damage or possibly water intrusion.



no evidence of leaks in knee wall storage area

12. Patio Doors

Good	Fair	Poor	N/A	None
			X	

13. Screen Doors

Good	Fair	Poor	N/A	None
			X	

14. Wall Condition

Good	Fair	Poor	N/A	None

15. Fireplace

Good	Fair	Poor	N/A	None
			X	X

Materials: Decorative electric fireplace noted. This is not inspected.

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: Upstairs Master#1 • Upstairs #2

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

4. Closets

Good	Fair	Poor	N/A	None
X				

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- It is HIGHLY recommended to (have a qualified electrician) install an Arc Fault Circuit Interrupter breaker in place of the the one currently protecting the bedroom circuits, in the near future it will be a requirement and is a very safe and sound update.

7. Fireplace

Good	Fair	Poor	N/A	None
				X

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.
- After 5 years of operation, CARBON MONOXIDE detectors should be replaced, because they wear out.

10. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

Observations:

- Did not operate the window air conditioning unit. Operation of this type of unit is beyond the scope of this inspection.

12. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted. • Vinyl framed single hung window noted. • Vinyl framed awning window noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

Observations:

- Minor damage from what appears to be from excess moisture was found on the master bedroom ceiling.
- There were signs of paint and drywall cracking on the ceiling. The area was tested with a moisture meter at the time of the inspection and showed high moisture. This should be monitored for further damage or possibly water intrusion.

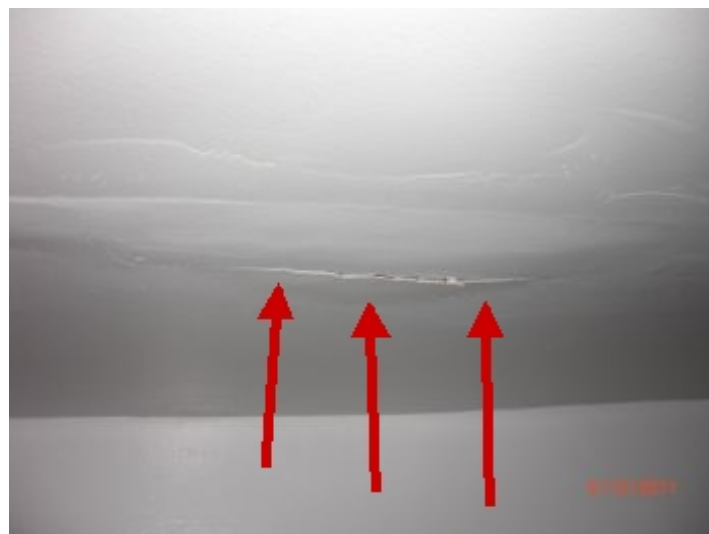


Moisture meter indicates that there is moisture present in this area

Evidence of a leak is beginning to appear in the master bedroom



Evidence of a leak is beginning to appear in the master bedroom



Evidence of a leak is beginning to appear in the master bedroom

14. Patio Doors

Good	Fair	Poor	N/A	None
			X	

15. 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: Main Floor Bathroom • Upstairs bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Most not accessible due to stored personal items.
- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic sink surface

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- GFCI protection is provided in all bathrooms.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The bath fan was operated and no issues were found.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

10. Heating

Good	Fair	Poor	N/A	None
X				

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Limited review due to personal property stored in undersink cabinet.

13. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- SHOWER BASE, doors and faucet are all functional. The water pressure when operated along the the sink and flushing of the toilet appeared to be of good pressure.

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Fiberglass surround noted.

15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Tub
- Inoperable at time of inspection due to objects inside of the tub.

16. Enclosure

Good	Fair	Poor	N/A	None
X				



17. Sinks

Good	Fair	Poor	N/A	None
X				



18. Toilets

Good	Fair	Poor	N/A	None
X				

19. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed awning window noted.

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				

Observations:

- Most not accessible due to stored personal items.
- No deficiencies observed.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- No discrepancies noted.
- Granite tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- operated

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

5. Garbage Disposal

Good	Fair	Poor	N/A	None
			X	

6. Microwave

Good	Fair	Poor	N/A	None
			X	

Observations:

- Was not tested at time of inspection

7. Cook top condition

Good	Fair	Poor	N/A	None
			X	

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

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

9. Sinks

Good	Fair	Poor	N/A	None
X				

10. Drinking Fountain

Good	Fair	Poor	N/A	None
			X	

11. Spray Wand

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

13. Soap Dispenser

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Trash Compactor

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

15. Vent Condition

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Exterior Vented

16. Window Condition

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed double hung window noted. • Vinyl framed casement window noted. • Vinyl framed awning window noted.

17. Floor Condition

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Carpet is noted. • Ceramic tile is noted. • Hardwood flooring is noted.

18. Plumbing

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• some not accessible

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are drywall ceilings noted.

Observations:

• Small cracking in the wall finish is noted. This is probably caused by the joint compound (spackle) drying too quickly during application.

20. Security Bars

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

21. Patio Doors

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

22. Screen Doors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

23. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets were not accessible due to furniture and or stored personal items in the wat.

24. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations. (outlet to left of sink in the kitchen)

25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Laundry

1. Locations

Locations: Hall closet by the kitchen

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:

- Could not fully inspect the dryer vent, it is obscured by items in the closet and the dryer

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	

Observations:

- Could not see due to storage and dryer.

9. Wash Basin

Good	Fair	Poor	N/A	None
				X

10. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed awning window noted.

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.

12. Plumbing

Good	Fair	Poor	N/A	None
X				



shut off for washer

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

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. Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Gas fired boiler baseboard heating with two zones.

Observations:

- According to the manufacture the boiler in the house was produced from 1977 to 1980. This would make this unit over 30years of age. There are much more efficient boilers available today and I would recommend you speak with a qualified HVAC professional about your options.

For more information you can go to: <http://www.weil-mclain.com/en/our-products/boilers/gas-boilers.aspx>

- **Fuel boiler: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger. It is recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.**

Recommend having the unit serviced as soon as you move in.



Weil - McLain boiler. Model pcg-4 series 6



Rust in boiler

2. Heater Base

Good	Fair	Poor	N/A	None
		X		

Observations:

- The heater base shows signs of water damage. Possible prior water intrusion as evidenced by rust in the boiler.

3. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- IMPROVE: The furnace is dirty and there are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.
- Due to presence of rust, scale, and some debris in this furnace, a professional cleaning and service review by a licensed HVAC contractor is highly advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchanger is not within the scope of this inspection and should be performed by a HVAC contractor prior to ensure the proper and safe operation of this system.
- Suggest having this unit professionally cleaned and tuned to ensure proper and safe operation.

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- Metal single wall chimney vent pipe noted.
- The metal chimney liner vent flue pipe was not inspected or visible from end to end. Recommend a certified chimney sweep inspect for your safety.

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present and functional.

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
			X	

7. AC Compress Condition

Good	Fair	Poor	N/A	None
			X	

8. Air Supply

Good	Fair	Poor	N/A	None
			X	

9. Registers

Good	Fair	Poor	N/A	None
			X	

10. Filters

Good	Fair	Poor	N/A	None
			X	

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type.
- Thermostats are not checked for calibration or timed functions.

12. Oil Tank Condition

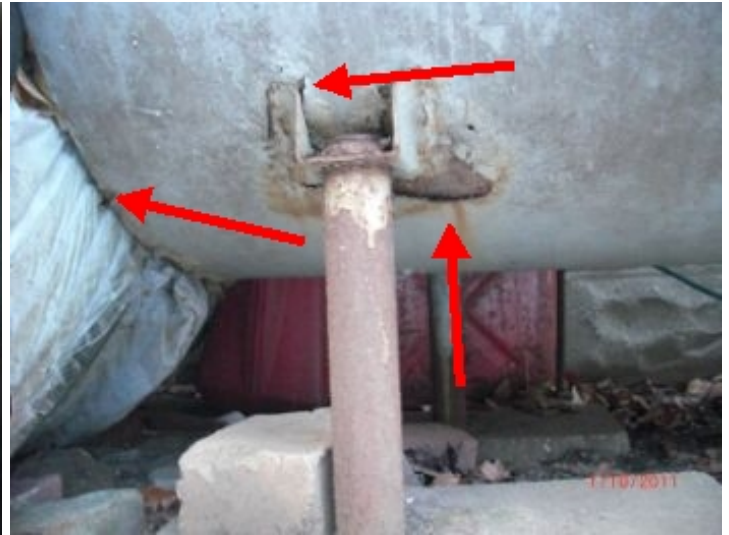
Good	Fair	Poor	N/A	None
		X		

Observations:

- Oil Tank is rusting and corroding. It is our opinion that it has reached the end of its useful life. Recommend that a qualified contractor be contacted for replacement options



Oil Tank is Rusting



Oil tank located on the side of the house

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater enclosure is functional.

3. Combustion

Good	Fair	Poor	N/A	None
			X	

Observations:

- The inspector could not fully inspect the combustion chamber due to the orientation of the water heater to an adjacent wall.

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: gas

Location: The heater is located in the exterior closet. Is is a Reliance 501 series, model 540 norto. For more information please go to http://www.reliancewaterheaters.com/customer_support/

Observations:

- Tank appears to be in satisfactory condition.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears to be in satisfactory condition.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 40 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
			X	

Observations:

- could not access

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

10. Overflow Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. Strapping

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Panel box is located in the living room by the stairs.

Observations:

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



Electrical meter missing locking tab



Electrical Electrical Panel



Electrical Electrical Panel



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an overhead service drop noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted. • A low voltage alarm system and a low voltage intercom system are installed. Due to the specialized nature of these systems, we suggest that you review these systems with the seller. As per our Inspection Agreement, these systems are beyond the scope of this report and were not inspected.

Observations:

- All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
			X	

7. Open Grounds

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some open grounds present in the house. Recommend contacting a qualified electrician for repair.



Open ground in main living room

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Inspected from ground level with binoculars. See Roofing Notes above, in blue. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection • Some areas of roof are obscured from view. • Inspected from ladder. • Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Materials: Asphalt shingles noted.

Observations:

- Clean roof areas: Significant amounts of organic debris evident.
- Some shingles damaged.
- Some shingles &/or tabs missing.
- Some shingles curling.
- Sagging / buckling on roof decking.
- Exposed nails on roofing material. Recommend sealing all fastener heads.
- Roof ventilation may be inadequate; this may contribute to premature roof failure, conducive conditions for mold growth in attic, and/or high heating / cooling bills. Consider further evaluation by qualified contractor.
- Flashing appears inadequate; see photo.



Algae staining is present on the rear part of the roof



missing shingles on front shed roof



Evidence of roof repair (shingle are nailed on lower section)



Shingles are peeling up. This was located on the front shed roof.



Roof granule is present in gutters



cracks in roof shingles



spacing between roofing shingles suggests roof is getting towards the end of its useful life



Multiple layers are present on the back part of the roof



Roof is wavy at the back of the house



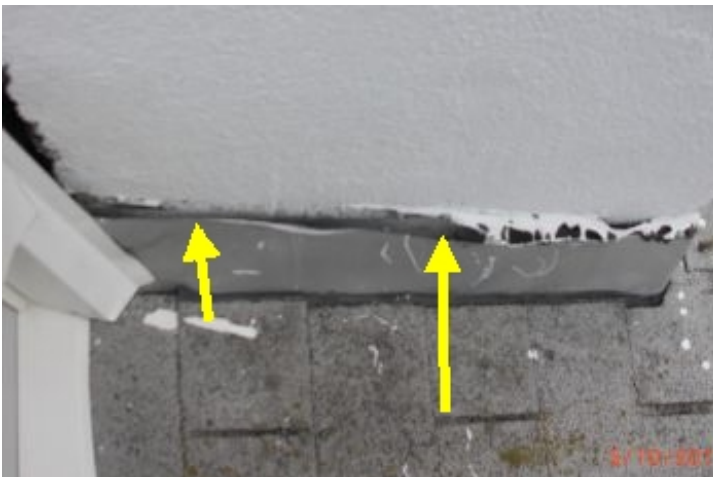
roof granules in gutter

2. Flashing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.
- Recommend review by a licensed roofer for repair or replacement as necessary.



Improper flashing between roof and chimney



Improper flashing at roof and chimney



Improper flashing at roof and chimney resulting in a gap between roof and chimney



gap between chimney and house

3. Chimney

Good	Fair	Poor	N/A	None
	X			

Observations:

- Chimney brick has been painted.
- Chimney Mortar shows sign of deterioration. Recommend having repaired as necessary.
- Brick and mortar deterioration observed; repair advised.
- flashing at the roof is poor and ineffective. This is leading to water / moisture intrusion in the boiler room, as evidenced of rust in the boiler.
- Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal.
- Recommend review by a qualified chimney professional for repair or replacement, as necessary, prior to close.



Minor cracking on the on the chimney



Evidence that chimney is leaning away from house.



Cracking and peeling paint present on chimney

4. Sky Lights

Good	Fair	Poor	N/A	None
			X	

5. Spark Arrestor

Good	Fair	Poor	N/A	None
			X	

6. Vent Caps

Good	Fair	Poor	N/A	None
			X	

7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

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



Gutter downspout terminates under the rear deck - suggest adding an extension to move waterflow away from foundation

Attic

1. Access

Good	Fair	Poor	N/A	None
				X

2. Structure

Good	Fair	Poor	N/A	None
				X

3. Ventilation

Good	Fair	Poor	N/A	None
				X

4. Vent Screens

Good	Fair	Poor	N/A	None
			X	

5. Duct Work

Good	Fair	Poor	N/A	None
			X	

6. Electrical

Good	Fair	Poor	N/A	None
			X	

7. Attic Plumbing

Good	Fair	Poor	N/A	None
			X	

8. Insulation Condition

Good	Fair	Poor	N/A	None
			X	

9. Chimney

Good	Fair	Poor	N/A	None
			X	

10. Exhaust Vent

Good	Fair	Poor	N/A	None
			X	

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.
- No major system safety or function concerns noted at time of inspection.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl siding, wood frame construction, concrete / block foundation

- vinyl siding noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Trim areas need minor prep, priming and painting
- Caulk and seal all gaps, cracks and openings.
- A Small crack was seen on siding at the front of the house



small crack in siding at front of house



trim is cracked and pulling away from house (front corner by driveway)



Trim is open to elements.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

Observations:

- Loose trim cladding observed, suggest securing as necessary.
- Monitor trim work (fascia, soffits etc.) Contact siding installer for any needed maintenance/ repairs/ . Try to locate the previous owners receipts with the name of the company that installed the siding.
- Paint on some of the trim around the eaves is failing and should be scraped and painted
- Soffits at the home appeared to be in serviceable condition at the time of the inspection.



Peeling paint, needs to be scraped and painted



cracked/ ripped trim at rear of house



Cracked/ ripped trim at the rear of house

5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- Peeling paint observed (on eaves), suggest scraping and painting as necessary.
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

6. Stucco

Good	Fair	Poor	N/A	None

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
	X		X	

Observations:

- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.
- Evidence of past water penetration observed.
- Evidence of repairs observed, unable to determine the effectiveness of these repairs.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
	X			

Observations:

- Moisture intrusion was observed numerous areas of the foundation. Moisture can create high humidity, mold & can damage stored items & finishing materials. Recommend a wet basement specialist review the foundation for correcting the water intrusion and advise as needed.

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- The home has a interior drainage system. It is advised to obtain documentation and warranty information from current owner.
- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.
- normal settlement
- Evidence of past water penetration observed.

4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

5. Ventilation

Good	Fair	Poor	N/A	None
			X	

6. Vent Screens

Good	Fair	Poor	N/A	None
			X	

7. Access Panel

Good	Fair	Poor	N/A	None
			X	

8. Post and Girders

Good	Fair	Poor	N/A	None
X				

Observations:

- Beam Material: Wood

9. Sub Flooring

Good	Fair	Poor	N/A	None
			X	

Observations:

- Not visible to inspect due to complete finished ceilings Vinyl siding material is attached to the ceiling joist of the basement. See Limitations.

10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- All wiring should be properly secured to the framing.

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Water shut off location shown to client in the event of an emergency. it is located in the rear left part of the basement.
- Not determined
- Cast iron and PVC waste and vent pipe noted.
- Appears Functional at time of inspection.
- See photo for main water shut off valve location.<FYI>Future reference in the event of an emergency.

13. Sump Pump

Good	Fair	Poor	N/A	None
X				

Observations:

- Pump was activated at the time of inspection, we suggest you verify operation prior to close.
- Sump pit cover was not on at time of inspection. I suggest installing cover for safety.
- Suggest cleaning pump and pit
- Plumbing on the front sump pump is loose/ missing. Correction by a qualified professional is advised.
- DEFERRED COST: Pumps have a 3-7 year life expectancy.

14. Ducting

Good	Fair	Poor	N/A	None
			X	

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Driveway in good shape for age and wear.
- There are minor predictable and common cracks in the concrete . Monitor these areas for further movement or expansion and repair/seal as needed to prolong life
- **IMPROVE:** Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.



Minor cracks in rear patio

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- There are separations in the seal between foundation and walkway; seal the walk way to foundation with appropriate caulking methods. (rear part of the driveway)
- **Rear part of the property is along the water. There is debris there and the bulkhead is failing/ missing. Recommend that you have your lawyer determine if there will be any liability on your part.**

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

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

4. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: Plastic

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations: Decking is made of a composite material

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- Decking is a composite material



Loose side board on deck

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

7. Grounds Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Wire for outdoor lights is loose under the deck and is not buried that far below ground. Recommend that you have a qualified electrician secure these wires and make sure that properly buried. Improperly buried wires can result in damage from a shovel or othe sharp object being driven into the ground.



loose wire for outdoor lighting under deck



loose un buried wire for outdoor lights

8. GFCI

Good	Fair	Poor	N/A	None
X				

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: north side

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Gas meter is located on the North side of house

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted. • Galvanized piping noted. • PVC piping noted.

Observations:

- Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

12. Pressure Regulator

Good	Fair	Poor	N/A	None
			X	

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
			X	

Location: North side of house by utility room • Rear of house.

Observations:

- Did not operate at this time due to the cold weather.



Hose bib - at rear of house

14. Balcony

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. Patio Enclosure

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Fence Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Plastic

18. Sprinklers

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
	X			

Materials: ****BASEMENT**** • Unfinished basement

Observations:

- Moisture intrusion was observed numerous areas of the foundation. Moisture can create high humidity, mold & can damage stored items & finishing materials. Recommend a wet basement specialist review the foundation for correcting the water intrusion and advise as needed.
- The home has a interior drainage system. It is advised to obtain documentation and warranty information from current owner.
- **Evidence of past water penetration observed.**

2. Insulation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Insulation was noted in the ceiling of the basement, however it could not be fully inspected because it was covered with vinyl siding.

3. Windows

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed awning window noted.

4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: ****WASTE**** • Appears Functional • ****SUPPLY**** • Appears Functional

Observations:

- Cast Iron
- Galvanized
- PVC



Main drain stack, located on the north rear side of the basement



water main



old flange for what appears to be a toilet in the basement



Gas shut off valve located in the basement



gas shut off valve

5. Basement Electric

Good	Fair	Poor	N/A	None
	X			

Observations:

- Open connections were visible in the basement during the inspection. The line did not appear to be live when tested but you should have a qualified electrician exam it.



Basement outlets should be GFCI



open junction



loose light fixture



Outlets in basement should be GFCI due to flooding

6. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is no GFCI protection for the basement outlets. Due to the nature of flooding in the basement I recommend that you have a qualified electrician install GFCI outlets.

7. Access

Good	Fair	Poor	N/A	None
X				

Materials: Access to basement is through the door in the laundry closet.

8. Stairs

Good	Fair	Poor	N/A	None
X				

9. Railings

Good	Fair	Poor	N/A	None
X				

10. Slab Floor

Good	Fair	Poor	N/A	None
	X			

Observations:

- Evidence of past water penetration observed.
- Evidence of repairs observed, unable to determine the effectiveness of these repairs.

11. Finished Floor

Good	Fair	Poor	N/A	None
			X	

12. Drainage

Good	Fair	Poor	N/A	None
	X			

Observations:

- Recommend further review of current perimeter foundation drainage system by a Qualified Foundation Drainage Contractor. Drain pit appears to be insufficient and may allow water to enter structure in the event of a heavy rainfall.



evidence of past flooding in basement

13. Sump Pump

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at time of inspection.



Sump pump over flow line



Basement sump pump - Rear location



pipes for sump pump

14. Framing

Good	Fair	Poor	N/A	None
X				

Observations:

- Appear Functional

15. Subfloor

Good	Fair	Poor	N/A	None
			X	

16. Columns

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

17. Piers

Good	Fair	Poor	N/A	None

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
			X	

Safety

1. Environmental

Materials: Safety, Comment - Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

The Environmental Protection Association (<http://www.epa.gov>)

The Consumer Products Safety Commission (<http://www.cpsc.gov>)

The Center for Disease Control (<http://www.cdc.gov>) • Safety, Comment - Copper water supply pipes in homes built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children will be living in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions such as these may be advised:

Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than six hours.

Install appropriate filters at points of use.

Use only cold water for cooking and drinking. Hot water dissolves lead more quickly than cold water.

Use bottled or distilled water.

Treat well water to make it less corrosive.

Have a qualified plumbing contractor replace supply pipes and/or plumbing components as necessary.

For more information visit:

<http://www.cpsc.gov/CPSCPUB/PUBS/5056.html>

<http://www.epa.gov/safewater/lead/index.html>