Building Inspection Report

Building Address:
Any Street

Inspection Date:
Saturday, November 29, 2014

Prepared For:
Anybody

Prepared By:
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Report Number:
112920141

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NJ Home Inspector License # 24GI00088000

Other Licenses Not pertinent to the inspection:
NJ Building Inspector License # 009705
NJ Professional Engineer License # 24GE04412400
NJ Sub Code Official License # 009705
NJ Construction Official License # 009705
NJ Radon Measurement # MET12482
NJ Termite/WDI Pesticide 7B # 51017B
NJ Oil Tank and Subsurface Evaluation # 456225

Report Overview

THE HOUSE IN PERSPECTIVE

This is a (approximately) 114+ year old house with a basement, several crawl spaces and detached garage. Several additions have been made to the original home over time. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Action:

P=Provide: Add or implement. A subset of Repair. Was probably required by construction codes when the home was built. May be required in order to receive a Certificate of Occupancy.
R=Repair or Replace: A system or component which is missing or which needs corrective action to assure proper and reliable function.
F=Further Evaluation Required: A system or component which requires expert analysis by a specialist.
I=Improve: Recommended but not a priority. Probably required by modern construction codes but may not have been required when the home was built.
M=Monitor: Suggests monitoring in order to determine if repairs are necessary.

Urgency:

I=Priority: Should be addressed immediately, preferably prior to settlement.
U=Unpredictable: Uncertain operability or condition.
R=Recommend: Suggested but not a priority; should be addressed but not required immediately.
D=Discretionary: Not immediately required; may be considered optional.

In the form:

Action-Urgency
(Photos below)

Repair Costs

Low =	Less than $100
Medium	Between $100 and $500

High = Between $500 and $2500
Extreme = More than $2500

These cost estimates are “ball-park” estimates based upon the experience of the inspector. The buyer is encouraged to obtain actual quotations from at least two contractors to verify these cost estimates.

Although the inspector holds additional licenses the home inspection and report is a home inspection only according to NJAC 13:40-15.16.

All repairs should be performed by qualified professionals only. Adjacent/related parts of the repairable component should be inspected by the qualified professional when the repairs are made.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice and/or NJ Standards of Practice NJAC 13:40-15.16 are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Note that the inspector cannot see through walls. Latent defects or issues that are not apparent at the time of the inspection cannot necessarily be discovered during the inspection and explained in this report. Also please note that this report is based upon the condition of the property at the time of the inspection. Carpeting, furniture, appliances and furnishings may be moved/altered after the inspection that can reveal defects that were not accessible during the inspection. Also there may be areas/rooms that were not accessible during the inspection. The areas that were not accessible during the inspection should be made accessible and inspected prior to closing.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Also, all notations to code-based dimensions, quantities, etc. are based on NJ UCC (Uniform Construction Code) requirements. However, current NJ UCC code requirements may not have been active when the building was constructed. **The inspection is not a code or engineering inspection**. The report will attempt to document general issues that may be related to Certificate of Occupancy requirements which may vary according to local Ordinances. However since these requirements may vary by town and local Ordinances according to their implementation of the New Jersey Housing Maintenance Code(s) such as those of NJAC 5:10 and NJAC 5:28.

You are advised to seek two or more professional opinions and repair estimates on all issues/defects described in this report with a category of Repair/Replace/Further Evaluation Required or provide prior to the sale/closing of the property. It is recommended that the professional(s) making the repairs inspect the property component that they are addressing fully in order to discover and repair defects that may not have been accessible during the inspection. It is recommended that all such repairs be performed and documented prior to the sale/closing of the property.

The inspection assumes that renovations, installations, improvements, repairs were performed via the proper UCC permit process.

Please also refer to the pre-inspection contract (http://southjerseyhomeinspection.com/SJHI%20Contract%20rev%20bill.pdf) for a detailed explanation of the scope of this inspection.

WEATHER CONDITIONS
Weather conditions of 31 degrees F. and dry at the time of the inspection.

RECENT WEATHER CONDITIONS

Dry weather has been experienced in the days leading up to the inspection.

PLEASE TELL OTHERS ABOUT YOUR INSPECTION EXPERIENCE WITH US AT:

Angie's List: www.angieslist.com (Company ID: 7512088)

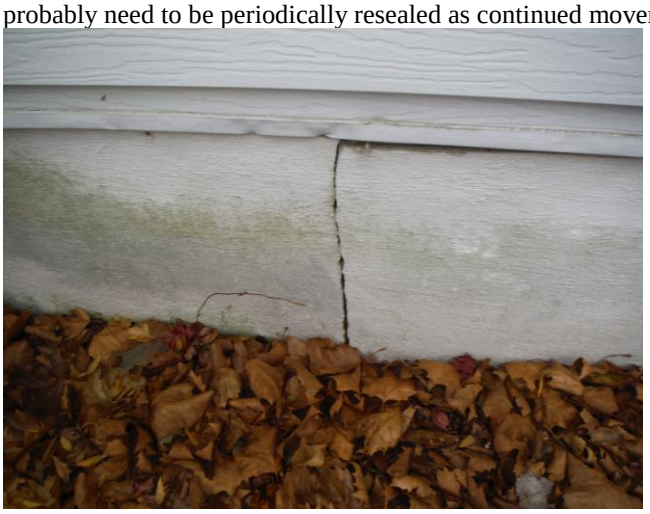
STRUCTURE

STRUCTURE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

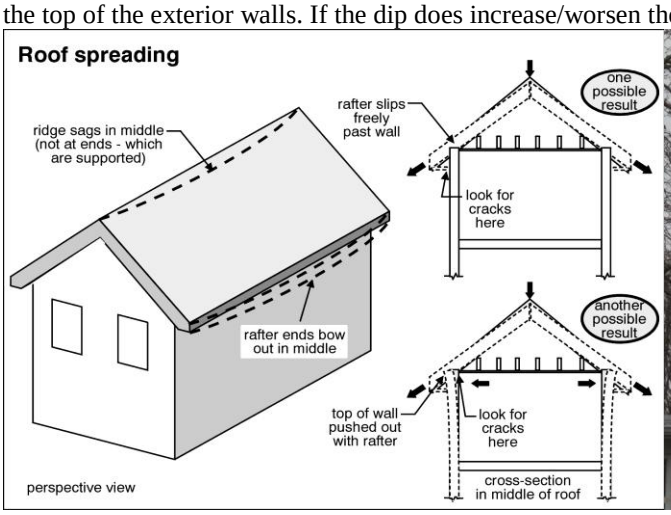
1) Repair-Recommend. Cost=Low.

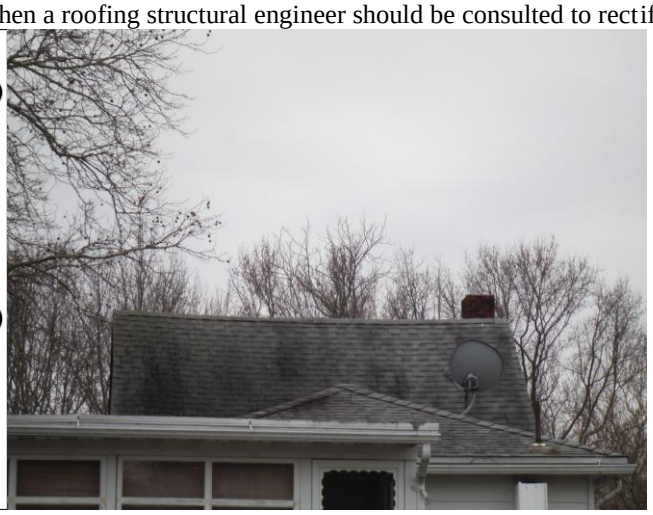
At least one addition was added to the house. There is evidence of differential settlement between the original house and the front/right addition as evidenced by the vertical separation/crack on the right side. It does not appear to structurally significant in terms of collapse/failure. However the homeowner should be aware that the differential settlement may continue which can cause additional cracks to appear as well as utility pipe damage and improperly opening doors/windows, etc. It is recommended to seal the crack to at least keep damaging moisture out of the crawl space areas. The crack will probably need to be periodically resealed as continued movement can be expected.



2) Monitor-Recommend.

There is evidence of roof spreading whereby the ridge is dipping in the middle. It may be indicative of rafters slipping past the top of the exterior walls. If the dip does increase/worsen then a roofing structural engineer should be consulted to rectify.



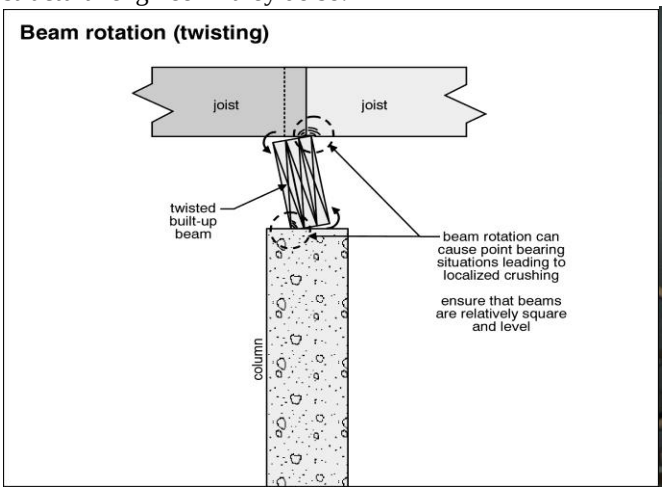


3) Repair-Recommend. Cost=Medium.

An opening was made in the rear/left of the basement for the installation of rear basement stairs. The opening is apparently not sound as the wall is not continuously supported as there are openings visible above the ground. A foundation specialist should be hired to repair the structural integrity of the wall.

4) Monitor-Recommend.

Several joists in the basement are suffering from twisting. This may explain the unevenness of some floors above. Although the twisting is not likely to worsen if it does it can lead to lost joist end bearing which could result in localized floor collapse. The joists and their end bearing should be monitored for further movement and addressed as necessary by a licensed structural engineer if they do so.



5) Repair-Recommend. Cost=Medium.

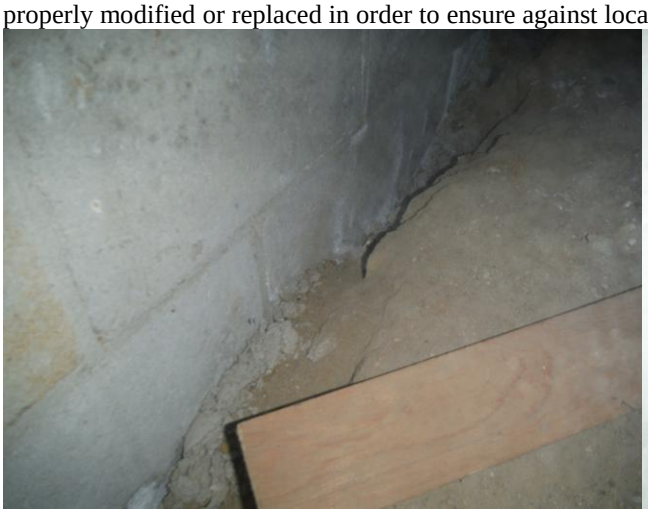
An opening was made in the front/left of the basement for the installation of ducts work. The opening is apparently not sound as the wall is not continuously supported as there are openings visible above the ground. A foundation specialist should be hired to repair the structural integrity of the wall.

6) Repair-Recommend. Cost=Medium/Unknown.

There is evidence of termite activity and damage in the right/rear crawl space. The damaged wood should be replaced or reinforced to prevent localized wall/floor collapse/sag due to lost structural **c**apacity. Additional and/or latent/hidden termite damage can be expected. A treatment is recommended.

7) Further Investigation Required-Recommend.

The left block foundation walls were apparently rebuilt as the interior perimeter of the wall appears to have been dug out/lowered. The construction permits should be obtained from the local construction office in order to ensure the walls were properly modified or replaced in order to ensure against localized foundation collapse/deterioration.



8) Repair-Recommend. Cost=Medium/Unknown.

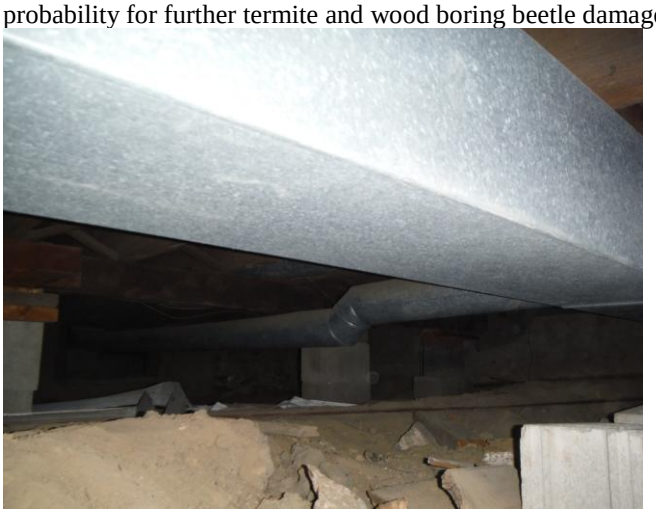
There is evidence of significant termite activity and damage in the main crawl space (e.g. along left wall). The damaged wood should be replaced or reinforced to prevent localized wall/floor collapse/sag due to lost structural **c**apacity. Additional and/or latent/hidden termite damage can be expected. A treatment is recommended.


9) Provide-Recommend. Cost=Medium.

There is evidence of wood boring beetle damage in the crawl space (main, along left wall). There can be expected additional hidden/latent damage as well. The crawl spaces should be treated for wood boring beetles.

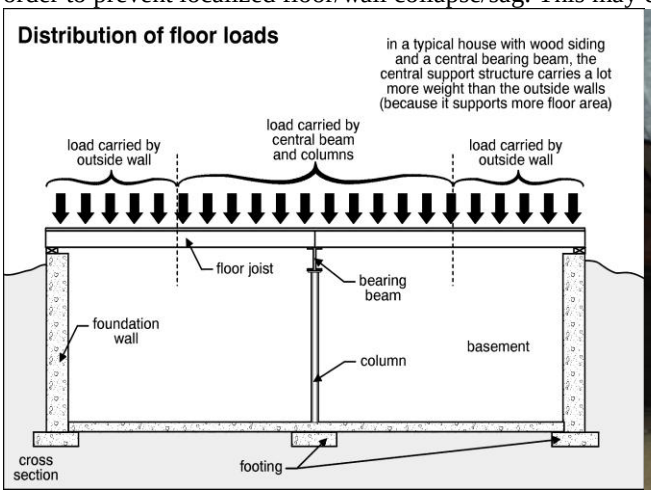

10) Further Investigation Required-Recommend.

The right/front crawl spaces and a large portion of the center crawl space could not be inspected due to height limitations. It is recommended that the area be inspected prior to closing to verify the structural integrity in this area. These areas have good probability for further termite and wood boring beetle damage.



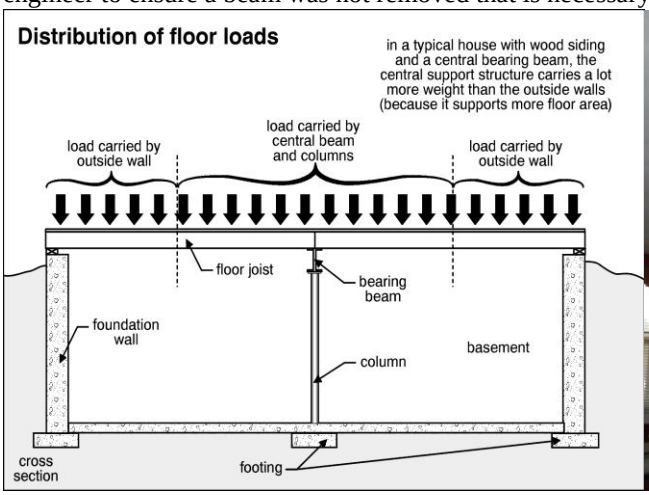
11) Further Investigation Required-Recommend.

The bearing beam in the main crawl space may have been moved/modified as it appears the piers, etc are not original construction. The construction permits should be acquired that confirm this was a design modification that is acceptable in order to prevent localized floor/wall collapse/sag. This may explain some of the floor unevenness above.



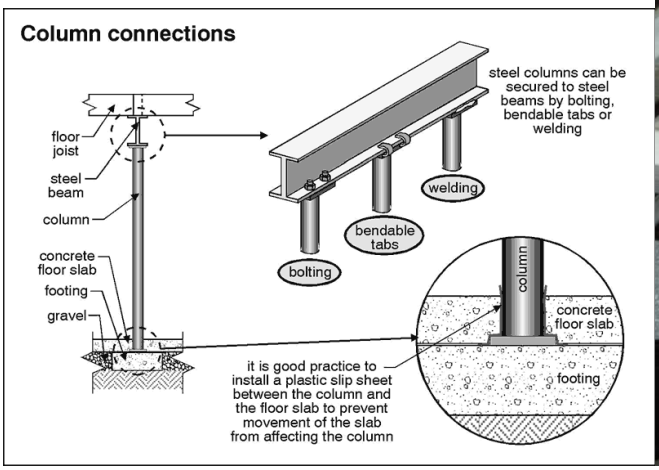
12) Monitor-Recommend.

A bearing beam may have been removed/modified in the top kitchen area. A beam would have been expected running front to back in this area. Although the ceiling does appear level the homeowner should be aware that beam may have been removed and ceiling/roof irregularities may present themselves. The homeowner should consider consulting a structural engineer to ensure a beam was not removed that is necessary for structural integrity in this area.



13) Monitor-Recommend.

In the basement temporary support columns have been added. These supports cannot be expected to last indefinitely as they have wood-soil contact and are not properly fastened at their bases or top plates. It is uncertain as to what anomaly will occur when these supports fail. They are probably used to mitigate sagging floors.



14) Repair-Recommend. Cost=Medium/Unknown.

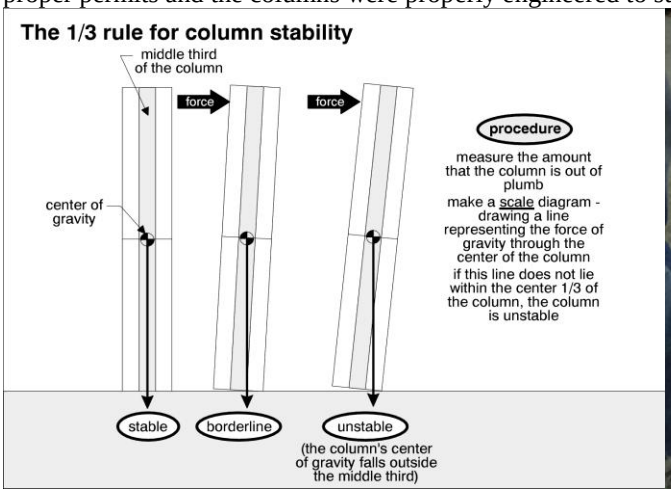
There is evidence of significant termite activity and damage in the shed. The damaged wood should be replaced or reinforced to prevent localized wall/floor collapse/sag due to lost structural **c**apacity. Additional and/or latent/hidden termite damage can be expected. A treatment is recommended.

15) Provide-Recommend.

The top/rear (porch) appears to be an addition to the original structure. A copy of the completed permits should be obtained from the local construction office prior to settlement to ensure the addition was engineered and built properly to ensure its structural integrity. There are several anomalies present with this structure that may indicate this was an addition that may not be structurally sound. Obtaining the construction permits should ensure it is structurally sound and safe.

16) Further Investigation Required-Recommend.

The columns that support the rear porch appear to be undersized. It should be verified that this porch was installed by the proper permits and the columns were properly engineered to support possible loads (e.g. snow) in order to prevent collapse.



17) Monitor-Recommend.

At least one addition was added to the house. There is evidence of uneven floors that may be related to settlement or unanticipated loads. The homeowner should be aware that the differential settlement may continue which can cause additional cracks to appear as well as utility pipe damage and improperly opening doors/windows, etc. as well as uneven floors.

Foundation Type	Floor Construction	Exterior Wall Construction
☒Poured Concrete	☒Joists	☐Masonry
☒Masonry Block, garage	☐Trusses	☒Wood Frame
☐Masonry Brick	☐Concrete	☐Wood Frame, Brick Veneer
☒Stone	☐Not Visible	☐Log
	☐Engineered I Joists	☐Post and Beam
	Configuration	
	☒Basement	**Roof and Ceiling Frame**
	☒Crawl Space	☒Rafters/Roof Joists
	☐Slab-on-Grade	☒Trusses, garage
		☐Not Visible

Restricted/Limited Access Areas	Inspected From Access Hatch Only	Entered but Access was limited	No Access	Finished/Concealed/Clutter/ Insulation Covering Walls/ Insulation Covering rim Joists
Crawl Space	☒	☒	☒	☒
Basement	☐	☐	☐	☒ clutter against walls
Knee Walls	☐	☐	☐	☐
Attic	☐	☐	☐	☐
Garage	☐	☐	☐	☒

Other Limitations:

Front/right crawl space not inspected. Front crawl space inspected from access hatch only. No access under front porch
Roof sheathing covered by insulation

LIMITATIONS OF STRUCTURE INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, lengths/distances, adequacy, or integrity are not part of a home inspection.

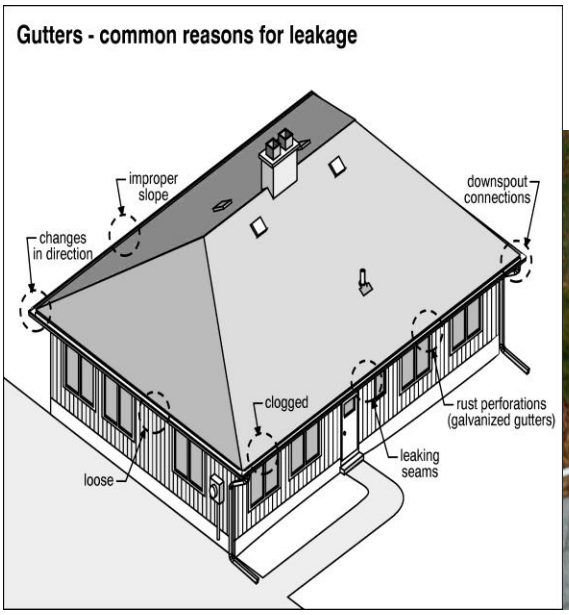
Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

18) Repair-Recommend. Cost=Low.

The gutters should be cleaned of debris, etc. in order to allow proper roof water runoff away from the foundation to prevent damaging moisture penetration to the interior.

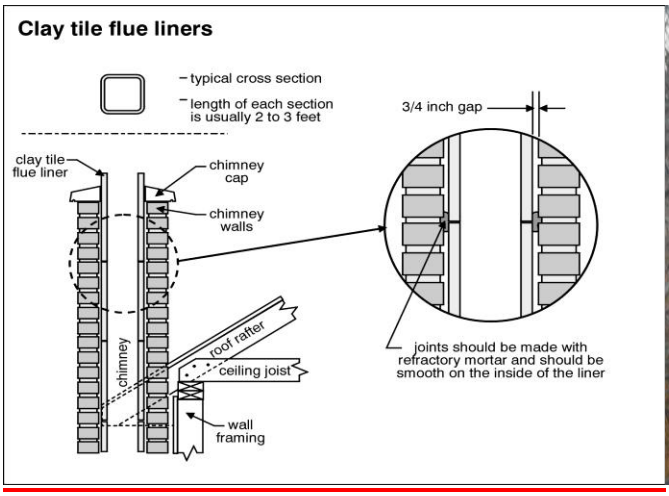


19) Repair-Recommend. Cost=Low.

The right plumbing stack is loose as its fastening bracket has come detached. To prevent damage to it the fastener should be re-installed.

20) Provide-Priority. Cost=High.

There does not appear to be a chimney liner installed. One needs to be installed to prevent chimney deterioration which will lead to expensive chimney repairs/replacement and may yield health safety issues from combustion by-products leaking into the home.

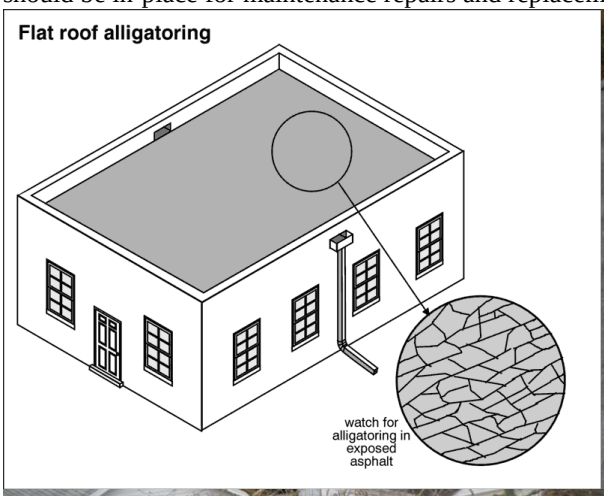


21) Monitor-Recommend.

There is evidence of deterioration on the asphalt shingles. This indicates the roof may be aging. The current age is unknown. The age is more difficult to determine with dimensional shingles such as these. The homeowner should be aware that the roof will eventually need to be replaced. The remaining lifespan is uncertain. The homeowner may be able to yield some short-term additional life if maintenance repairs are made as needed. No current interior leaks were noted during the inspection. Budgeting should be in-place for roof maintenance and/or replacement.

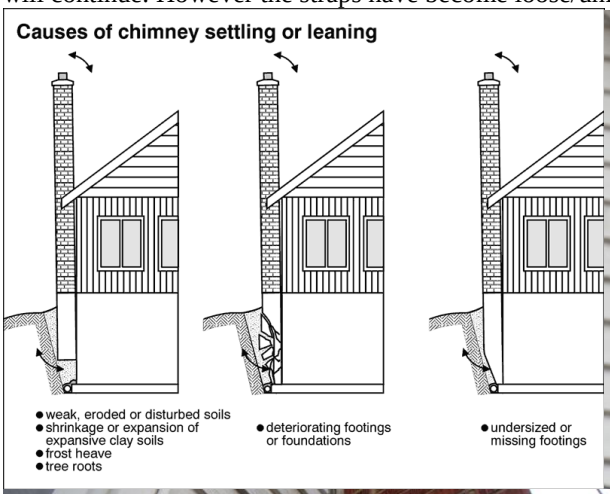
22) Monitor-Recommend.

The upper (rear) porch flat roof covering should be closely monitored. It does not need to be repaired/replaced at this time but the home buyer should be aware that roofs with coverings such as this do not last indefinitely and do require periodic maintenance (painting, etc.) and inspections to proactively prevent leaks, etc. There is evidence "alligatoring". Budgeting should be in-place for maintenance repairs and replacement costs. No active roof looks were found during the inspection.



23) Repair-Recommend. Cost=Low.

The left chimney has a slight lean away from the exterior wall as cracking is evident along the intersection. Straps have been installed in the past in order to help impede the rate of lean. It is uncertain as to the exact cause of the lean or if the lean rate will continue. However the straps have become loose/unfastened and should be reattached to help prevent further movement.



24) Monitor-Recommend.

There is evidence of a roof leak in the lower right porch. It appeared to be dry during the inspection. No evidence of current roof leaks was found in the attic. The area should be monitored for continued leakage and addressed if it does return. The home owner should consider removal of any fungi/mildew/mold on the sheathing. The leak may have been from kitchen/bathroom issues above.

	Asphalt/ Fiberglass	EPDM	Slate	Concrete/ Clay	Asbestos Cement	Metal	Corrugated Plastic	Built Up	Roll Roofing/ Mineral Surface	Modified Bitumen	PVC/EPDM
Main Slope	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Second	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Third	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Main Flat	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐
Second	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Dormer(s)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Bay(s)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Porch(es)	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Garage	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
CHIMNEY(S):	☐ **Metal**	☐ **Wood Over Metal**	☐ **Stucco Over Metal**	☐ **Masonry Over Metal**	☐ **Cement Asbestos**	☒ **Masonry**	☐ **Mutual**	☐ **Partially Removed**	☐ **Abandoned**	☐ None	
ROOF INSPECTION BY:	☐ **Binoculars**	☐ **Ladder at Edge**	☒ **Walking On**	☐ **Drone**							
INSPECTION LIMITED BY:	☐ **Snow/Ice/Wet**	☒ **Height**	☐ **No Access**	☐ **Fragile**	☒ **Slope**	☐ **Solar Panels**	☐ **Gravel**	☐ **Trees**	☐ **Another Building**		

LIMITATIONS OF ROOFING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

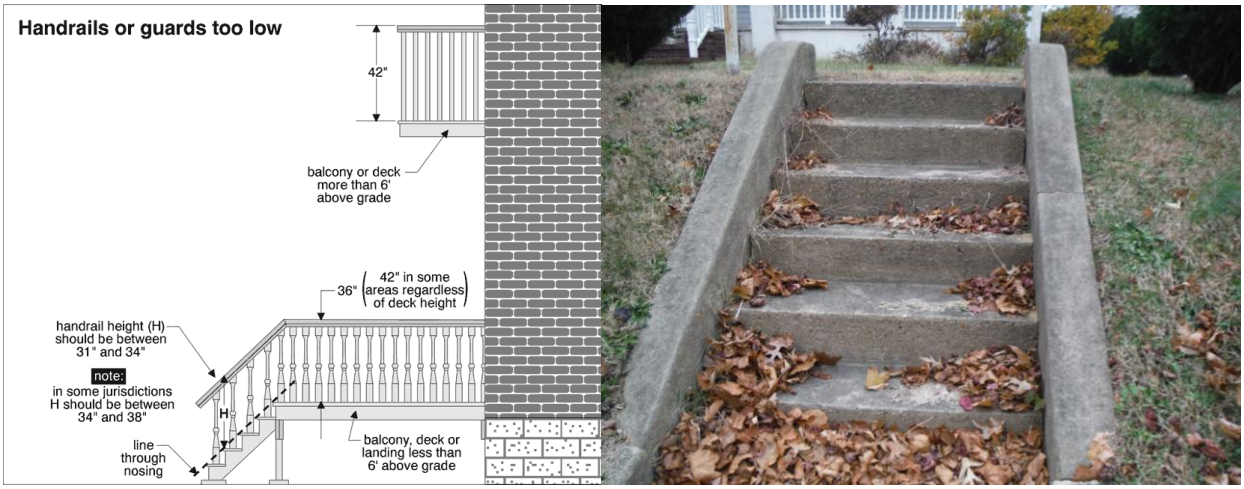
EXTERIOR

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

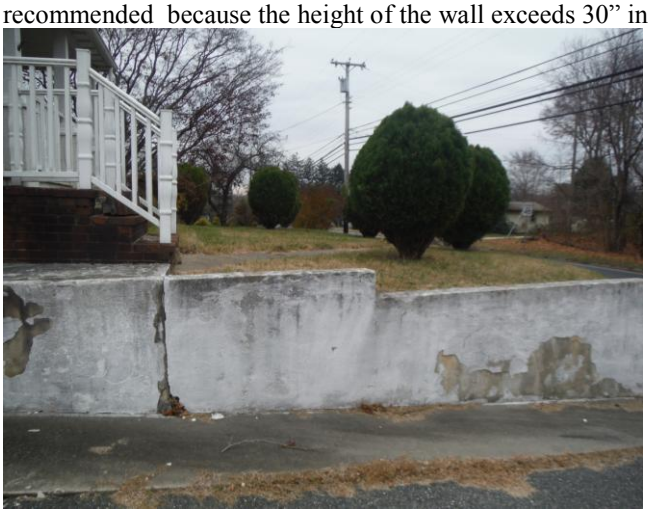
25) Provide-Recommend. Cost=Medium.

Handrails should be added to the front steps. Modern building science recommendations require that a 4" ball should not be allowed to fall off/through the guard rail. All areas above a 30" elevation should have proper guard rails installed for safety.



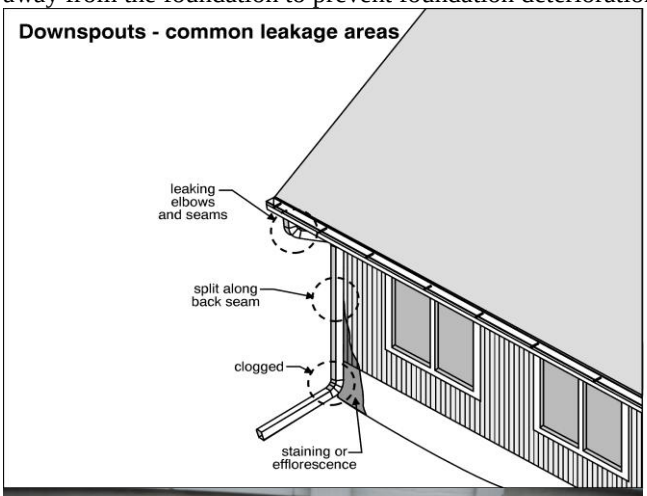
26) Provide-Recommend. Cost=Low/Medium.

A guard rail and infill should be provided around the front retaining wall top for safety (to prevent falls, etc.). It is recommended because the height of the wall exceeds 30" in height.



27) Repair-Recommend. Cost=Low.

Several downspouts and/or elbows are missing/disconnected. They should be replaced and installed so as to divert water away from the foundation to prevent foundation deterioration.



28) Improve-Recommend. Cost=Medium.

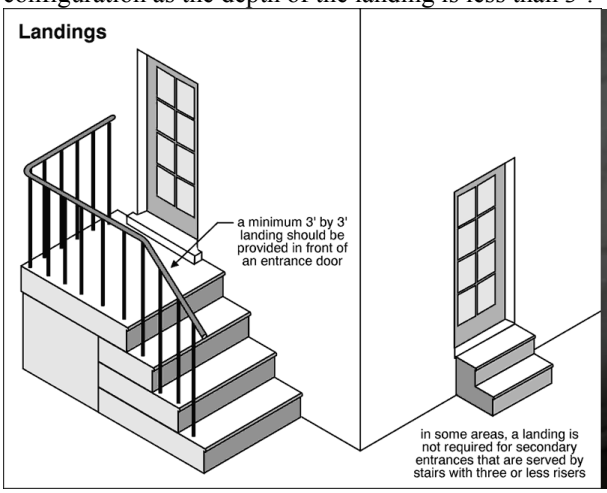
Tread backers (vertical infill between the treads) should be added to those treads that are at/above 30” from the ground elevation to the rear exterior stairs. A 4” ball should not be allowed to pass off/through the stairs at a height of 30” or above. This is a child safety issue.

29) Provide-Recommend. Cost=Low.

It appears the columns that support the rear porch are suffering from moisture damage at their bases. This can lead to lost structural support. A rot-preventative treatment should be applied to halt further deterioration.

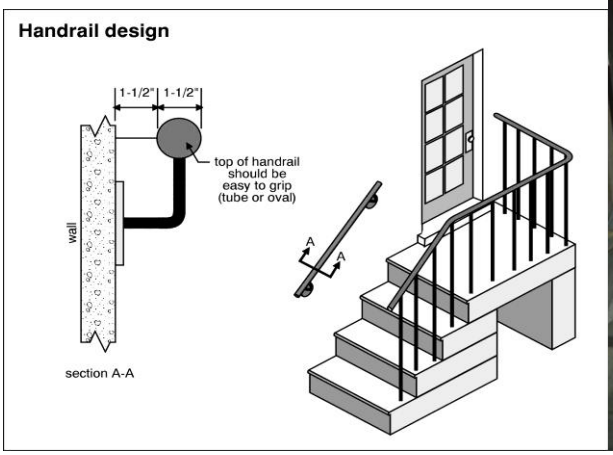
30) Replace-Recommend. Cost=High

The rear exterior steps/landing may not be constructed according to modern building science recommendations. The steps should have a 3’ X 3’ landing for safety due to its height (greater than 30”). It may be a safety hazard in its current configuration as the depth of the landing is less than 3’.



31) Provide-Recommend. Cost=Low/Medium.

There rear stairs should have a proper (rounded profile) hand rail installed for safety (protection from falling).



32) Repair-Recommend. Cost=Low.

The rear/left wall siding on the exterior is loose/has open gaps. It should be properly repaired to prevent the allowance of damaging moisture entry to the wall envelope.

33) Repair-Recommend. Cost=Low.

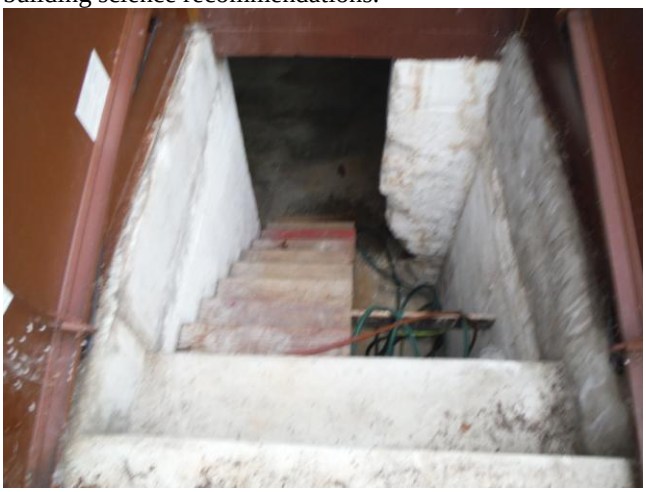
The front entry steps/walk has several potential tripping hazards. To prevent tripping hazards the steps/walks should be repaired.

34) Repair-Recommend. Cost=Low.

The garage door lock mechanism is broken. The lock mechanism may need parts or may need to be replaced/repaired to ensure operability and safety.

35) Provide-Recommend. Cost=Medium.

The basement stairs should be enclosed with a hand/guard rail so that a 4" ball cannot pass off/through the stairs at an elevation of 30" or more from the floor. This is a child safety issue (i.e. falling off/through) and is required in modern building science recommendations.



36) Repair-Recommend. Cost=Uncertain

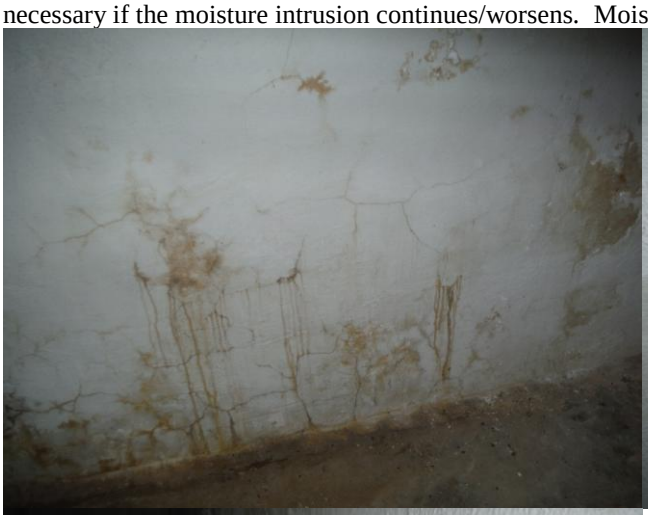
The wood trim on the window/door exteriors are suffering from water damage. The homeowner should consider replacing all such deteriorated wood trim with maintenance free materials. Otherwise periodic maintenance/repairs of such trim can be expected. Water entry and wall damage/mold are a concern with such instances as this.

37) Repair-Recommend. Cost=Uncertain.

Several windows (upper right) are improperly flashed/capped or damaged and may be allowing damaging moisture intrusion into the wall envelopes. A flashing/window expert should be hired to ensure all windows are properly sealed from damaging weather and water intrusion.

38) Monitor-Recommend.

There is staining, rust, efflorescence, peeling paint, etc. on the basement interior walls. This is due to moisture penetration. There may be mildew/mold present which may present a health hazard to some individuals. An interior drain system may be necessary if the moisture intrusion continues/worsens. Moisture penetration to the basement can cause extensive damage.



39) Provide-Recommend. Cost=Low.

Infill should be provided to rear porch stairs (top) for safety (to prevent falls, etc.). It is required because the stairs exceed 30" in height.

40) Repair-Recommend. Cost=Low.

The rear porch guardrails are loose/unsecure/unfastened. The guard rails should be properly fastened to prevent falling injuries. Rails should be able to properly support 200 lbs of horizontal force for safety.

41) Provide-Recommend. Cost=Low/Medium

Each exterior door should have an adjacent/overhead exterior light to for convenience and safety. Consider adding one to the rear upper door for safety and convenience.

42) Repair-Recommend. Cost=Low.

The top rear door handle is missing/broken. It should be repaired/replaced in order to return for operability, security and convenience.

43) Repair-Recommend. Cost=Low.

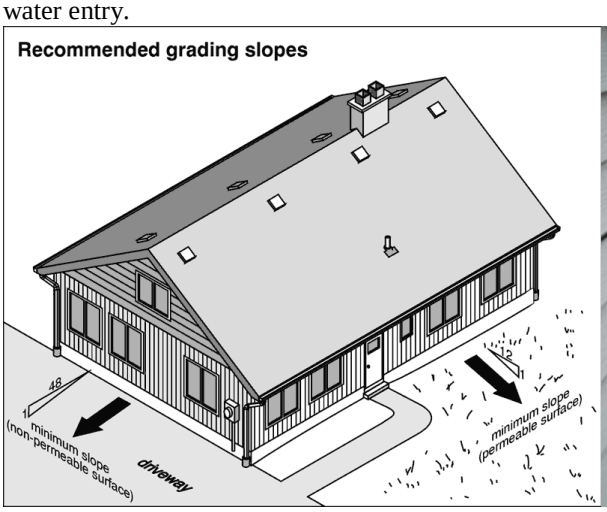
The rear basement steps are loose and should be re-fastened for safety.

44) Remove-Recommend. Cost=Low.

The exterior vegetation (e.g. right) should be removed from the siding as they hold damaging moisture against the siding and are pathways for wood destroying insects (e.g. carpenter ants).

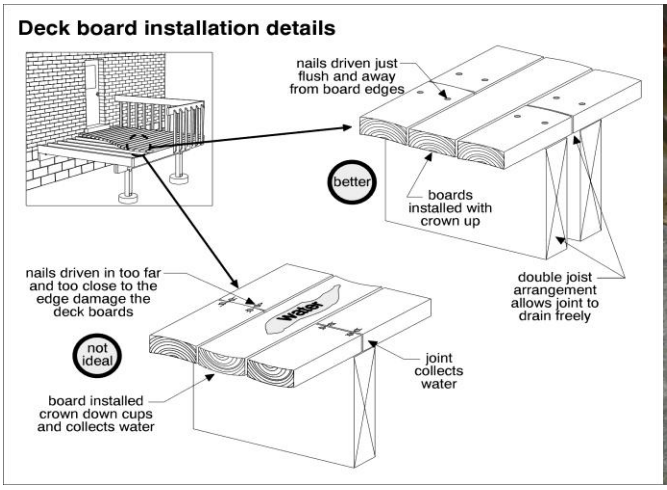
45) Improve-Recommend. Cost=Medium/High.

The left impervious grade should be improved so that it slopes down/away from the foundation to prevent water infiltration to the basement/crawl space which can cause mold issues, wood rot and structural issues. It should drop 1" over the first 4 feet from the foundation. There is evidence of settlement of the slabs which can be expected to worsen over time. There is also evidence of water penetration to the basement/crawl space (water stains, etc.) which can lead to foundation damage and mold issues. As a minimum the intersections between the non-permeable surfaces and the walls should be sealed to prevent water entry.



46) Replace-Recommend. Cost=Medium.

The right deck boards are deteriorating due to age and weathering. The homeowner should budget for deck replacement in the near future.



47) Monitor-Recommend.

There is evidence of efflorescence on the crawl space walls. This indicates moisture penetration through the walls. This can lead to mildew/mold and structural anomalies. The homeowner should undertake all recommendations to keep moisture out of the crawl space.

48) Repair-Discretionary. Cost=Medium.

The front porch floor is settling. The homeowner should consider repairing it as it may represent a tripping hazard in its current state. There is no access below this porch to determine a cause for the settlement.

GUTTERS AND DOWNSPOUTS:	WALL SURFACES:	RETAINING WALLS:
☐Integral/Built-In, or	☐Brick	☐Wood
☒Aluminum, or	☐Stone	☒Concrete
☐Galvanized Steel, or	☐Block	☐Stone
☐Plastic	☐Stucco/EIFS (Synthetic Stucco)	☐Masonry
	☒Wood Siding	
	☒Metal Siding	
☐Discharge Below Grade	☐Vinyl Siding	
☒Discharge Above Grade	☐Clay Shingles	**FLASHING:**
	☐Asphalt Shingles	☐Roll Roofing
LOT TOPOGRAPHY:	☐Asbestos Cement Shingles	☒Metal
☒Flat ☐Front ☒Rear	☐HardBoard/Inner-Seal	☐Other
☐Toward House ☐Front ☐Rear	☐Cement Fiber	**Other Limitations:**
☒Away From House ☐Front ☒Rear	☐Insulbrick Paper	
	☐Artificial Stone	
LIMITATIONS:		

	Inspected and Not Working	Not Inspected	No Access/Concealed/None
Steps/Decks/Porches	☐	☐	☐
Below Steps/Decks/Porches	☐	☐	☐
Garage	☐	☐	☐
Sheds	☐	☒	☐

LIMITATIONS OF EXTERIOR INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Stucco and/or EIFS cannot be inspected for moisture intrusion where not readily accessible. Stucco/EIFS are commonly problematic with allowing moisture penetration to wall sheathing which can be very expensive to repair/replace.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

ELECTRICAL

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

49) Provide-Recommend. Cost=Low.

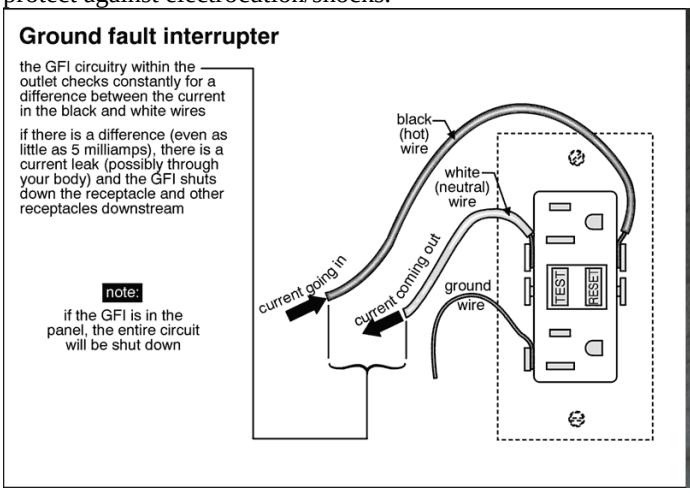
The exposed NM (non-metallic) wires on the right/rear exterior wall should be protected by a conduit for electrical/fire safety so that they are not damaged by UV degradation, sheathing punctures, etc.

50) Provide-Recommend. Cost=Low/Medium.

An outlet should be added to the front exterior for convenience. Modern building science recommends exterior outlets on the front and rear exterior of the house. Otherwise extension cords are used which are fire/safety issues.

51) Replace-Recommend. Cost=Low.

The outlets in the garage should be replaced with GFCI outlets for electrical safety. All exterior, unfinished basement, crawl space outlets and outlets within 6' of a sink should be GFCI outlets or should be protected by upstream GFCI outlets to protect against electrocution/shocks.

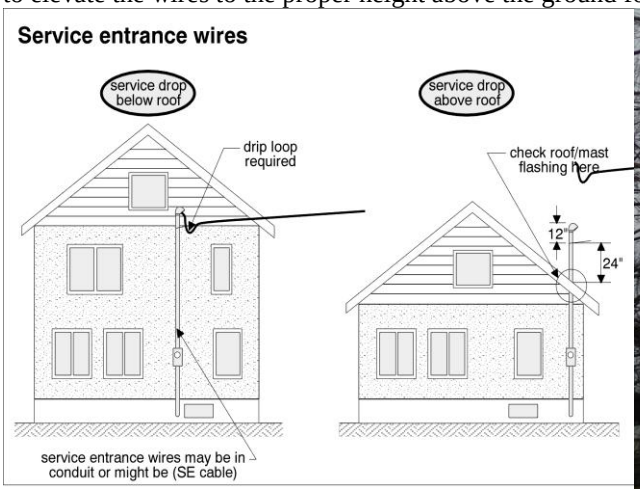


52) Provide-Recommend. Cost=Low.

The panel in the garage is not properly installed. The cover is not installed completely. For electrical and fire safety the panel cover needs to be properly installed by having screws fastened in ALL screw holes. There are insufficient screws currently installed.

53) Repair-Recommend. Cost=Medium.

The wire from the garage to the shed does not have the required clearance above ground. A mast should be installed in order to elevate the wires to the proper height above the ground for electrical and fire safety.



54) Repair-Recommend. Cost=Uncertain.

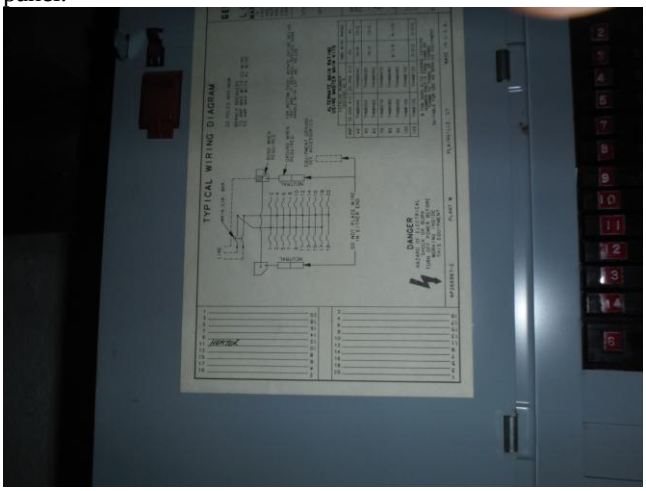
The junction box in the basement ceiling an opening that reveals the electrical wires. The opening should be sealed/covered for electrical/fire safety.

55) Provide-Recommend. Cost=Low.

A bonding jumper should be added to the water heater hot and cold water pipes in order to ensure a continuous path to ground in the event that the water pipes become energized. This is an electrical safety issue as the house does/may use water pipe grounding.

56) Provide-Recommend. Cost=Low.

The panel in the garage is not properly marked. For convenience and servicing EVERY breaker should be identified in the panel.

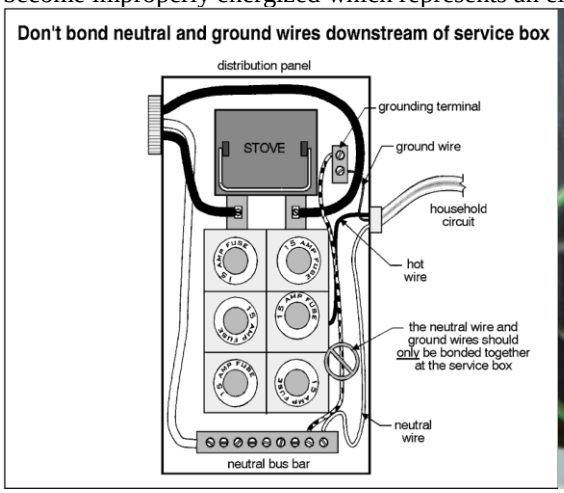


57) Replace-Recommend. Cost=Low.

The outlet on the rear exterior should be replaced with a GFCI outlet for safety (protection from shock/electrocution). All exterior, garage, unfinished basement outlets or those next to a sink/water source should be GFCI protected unless they are dedicated with no exposed outlets.

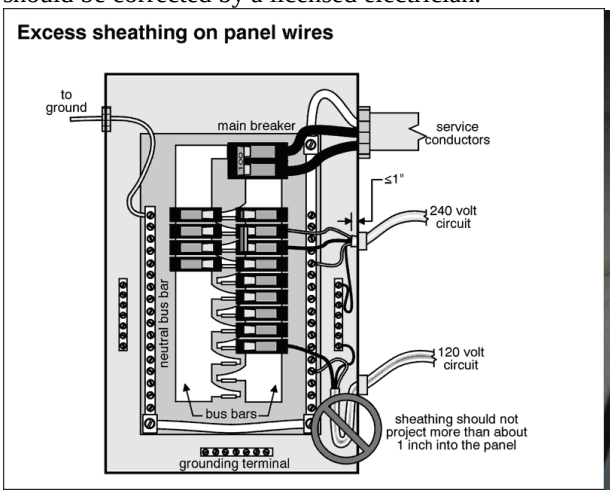
58) Repair-Recommend. Cost=Low/Medium.

In the subpanel that is located on the garage the ground and neutral wires are bonded. The ground and neutral wires should be separated in a downstream subpanel as they should only be bonded in the main panel. Otherwise the ground wires will become improperly energized which represents an electrical and fire safety issue.



59) Repair-Recommend. Cost=Low.

In the garage sub panel there are several distribution circuits that have excess sheathing remaining. This is considered an electrical deficiency because it can over-crowd the panel and may represent a fire pathway as the sheathing is combustible. This suggests that electrical work performed on the house was done by a non-licensed, non-professional. These deficiencies should be corrected by a licensed electrician.

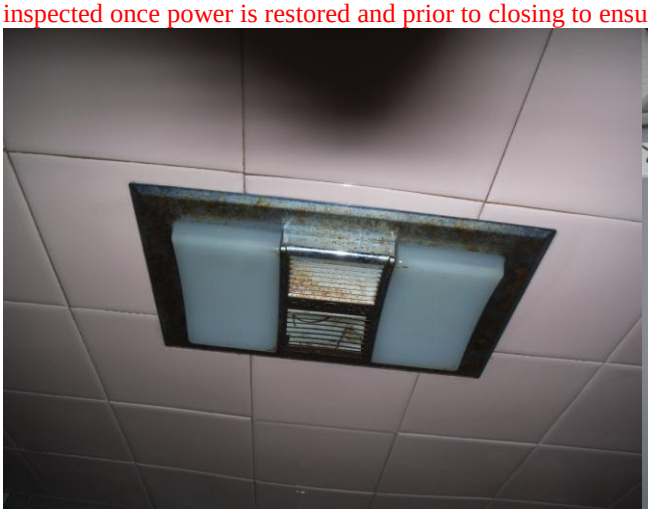


60) Further Investigation Required-Recommend.

The conduit below the sub panel in the garage is questionable. It is composed of PVC which may not be suitable for such an application. It is recommended a licensed electrician ensure this is a safe and functional installation to prevent electrical/fire safety issues. In general, the wiring must not take up more than 40% of the cross-sectional area of the raceway. Space is needed to allow the air to cool and to prevent excessive heat build-up.

61) Further Investigation Required-Priority.

The electricity to the top unit was off at the meter panel. The electric service downstream of the meter panel should be inspected once power is restored and prior to closing to ensure against electrical fire/safety issues.

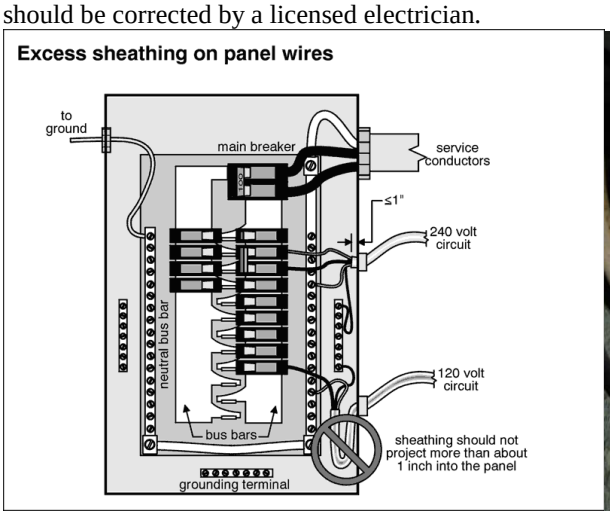


62) Replace-Recommend. Cost=Low.

The outlet in the top bathroom should be replaced with a GFCI outlet for safety (protection from shock/electrocution). All exterior, garage, unfinished basement outlets or those next to a sink/water source should be GFCI protected unless they are dedicated with no exposed outlets.

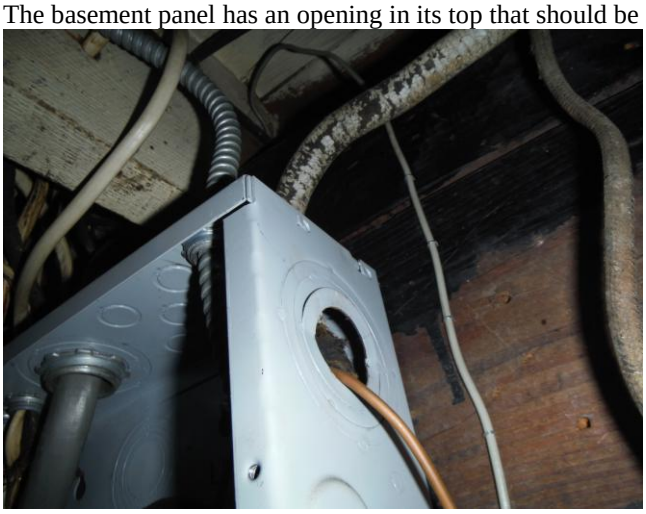
63) Repair-Recommend. Cost=Low.

In the basement left wall panel there are several distribution circuits that have excess sheathing remaining. This is considered an electrical deficiency because it can over-crowd the panel and may represent a fire pathway as the sheathing is combustible. This suggests that electrical work performed on the house was done by a non-licensed, non-professional. These deficiencies should be corrected by a licensed electrician.



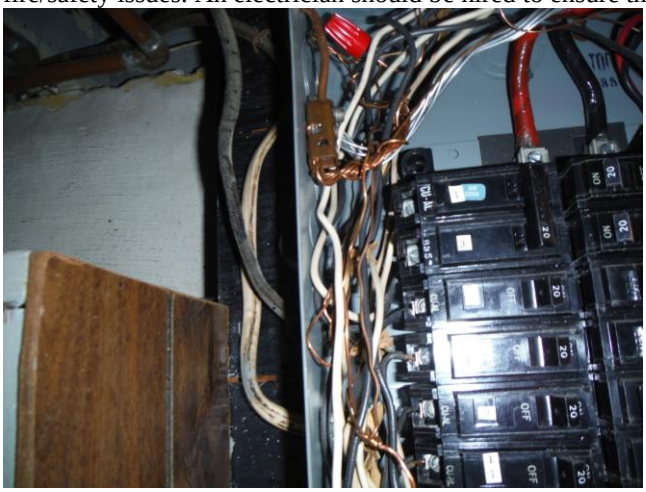
64) Repair-Recommend. Cost=Low.

The basement panel has an opening in its top that should be sealed for electrical safety.



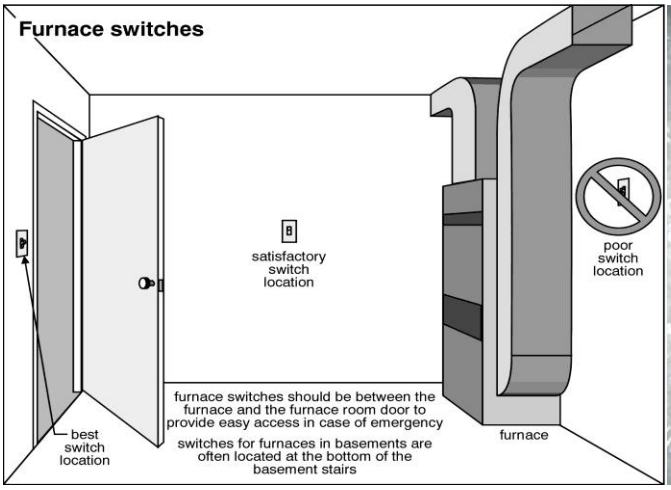
65) Repair-Recommend. Cost=Medium.

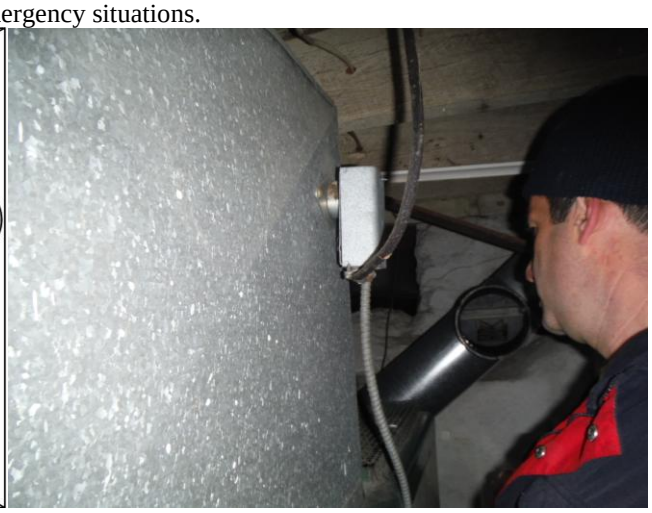
There are multiple wires installed in the panel in the basement that are poorly installed (jumbled) and may represent fire/safety issues. An electrician should be hired to ensure the panel is properly wired.



66) Provide-Recommend. Cost=Medium.

There is apparently no furnace emergency shut-off switch installed. It is required to shut off the furnace in the advent of a furnace failure. One should be added for maintenance and emergency situations.



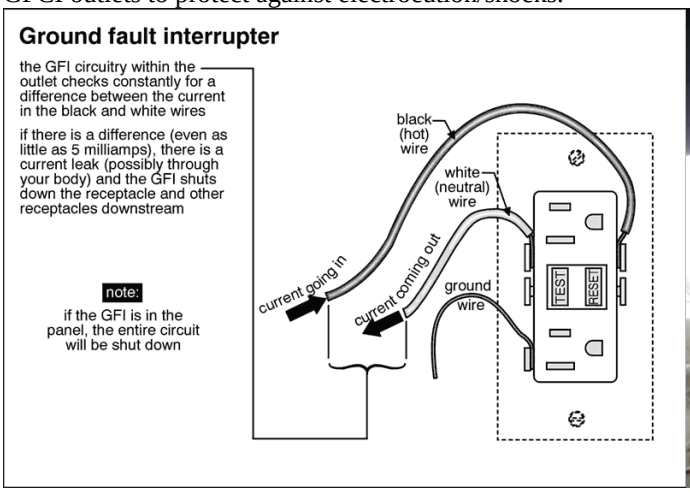


67) Repair-Recommend. Cost=Uncertain.

The junction box in the basement front wall an opening that reveals the electrical wires. The opening should be sealed/covered for electrical/fire safety.

68) Replace-Recommend. Cost=Low.

The outlets in the unfinished basement should be replaced with GFCI outlets for electrical safety. All exterior, unfinished basement, crawl space outlets and outlets within 6' of a sink should be GFCI outlets or should be protected by upstream GFCI outlets to protect against electrocution/shocks.



69) Monitor-Recommend.

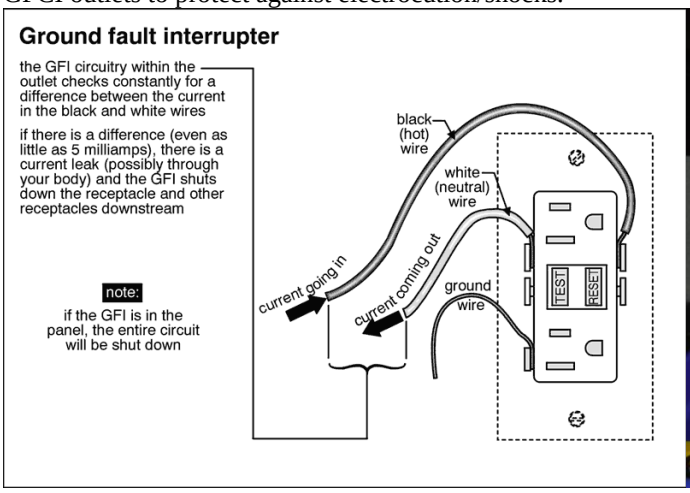
The home was built with ungrounded outlets. Using “cheater plugs” that adapt these two prong outlets to modern 3 prong receptacles is not recommended for electrical/fire safety. The homeowners should be aware that properly converting these to grounded outlets can be prohibitively expensive.

70) Repair-Recommend. Cost=Uncertain.

The junction box at the base of the attic stairs has an opening that reveals the electrical wires. The opening should be sealed/covered for electrical/fire safety.

71) Replace-Recommend. Cost=Low.

The outlets next to the lower kitchen sink should be replaced with GFCI outlets for electrical safety. All exterior, unfinished basement, crawl space outlets and outlets within 6' of a sink should be GFCI outlets or should be protected by upstream GFCI outlets to protect against electrocution/shocks.



72) Replace-Recommend. Cost=Low.

The outlets next to the top kitchen sink should be replaced with GFCI outlets for electrical safety. All exterior, unfinished basement, crawl space outlets and outlets within 6' of a sink should be GFCI outlets or should be protected by upstream GFCI outlets to protect against electrocution/shocks.

73) Replace-Recommend. Cost=Low.

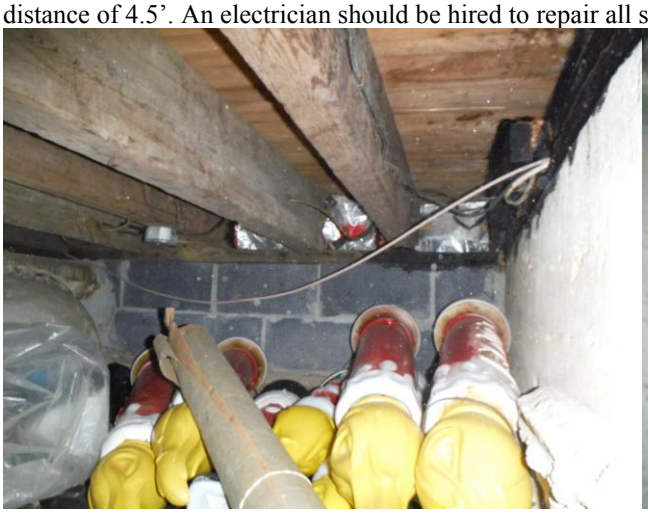
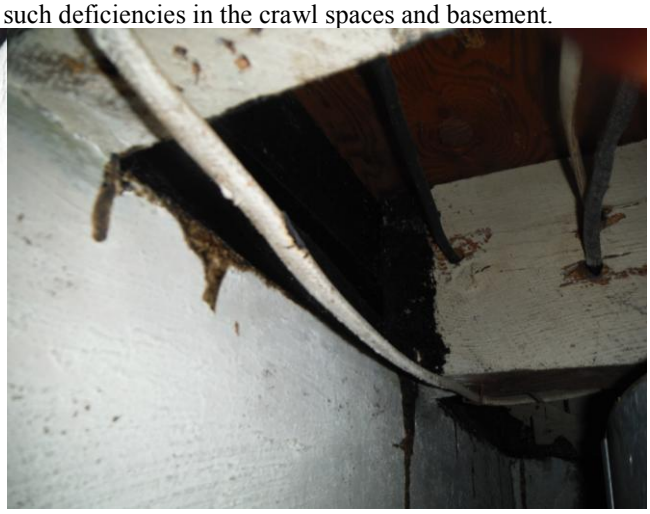
The outlet in the bathroom should be replaced with a GFCI outlet for safety (protection from shock/electrocution). All exterior, garage, unfinished basement outlets or those next to a sink/water source should be GFCI outlets.

74) Replace-Recommend. Cost=Low.

The outlet in the hall bathroom should be replaced with a GFCI outlet for safety (protection from shock/electrocution). All exterior, garage, unfinished basement outlets or those next to a sink/water source should be GFCI protected.

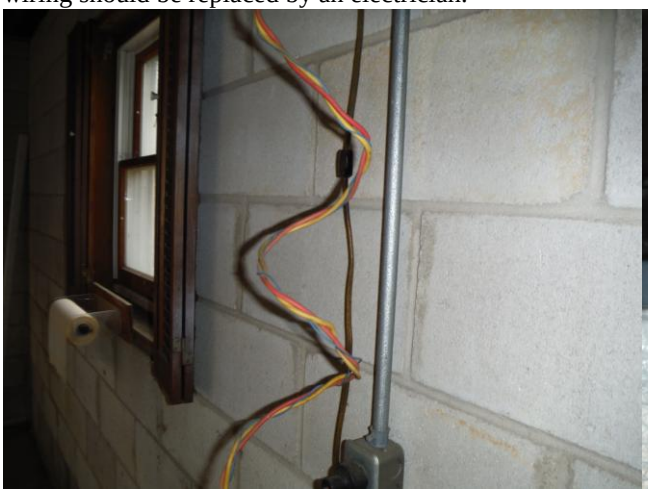
75) Repair-Recommend. Cost=Low/Medium.

There are multiple loose/unfastened wires in the crawl spaces (e.g. right/rear) and basement that need to be properly fastened and protected as they represent an electrical/fire hazard in its current state. All wires should be fastened with a minimum distance of 4.5'. An electrician should be hired to repair all such deficiencies in the crawl spaces and basement.

76) Replace-Recommend. Cost=Medium.

Unsheathed extension cord is used as permanent wiring from the garage to the rear shed. Extension cord is not suitable for use as permanent wiring as it can be damage from staples/fasteners and does not necessarily have the required ampacity of permanent NM wires. Therefore it is a fire/electrical safety issue. All such instances of extension cord installed as permanent wiring should be replaced by an electrician.




UTILITY:	MAIN DISCONNECT/SERVICE BOX:	SYSTEM GROUNDING:
☒Service Drop, or	☐Fuses, or	☐Water Pipe
☐Service Lateral	☒Breaker	☒Ground Rod
SERVICE ENTRANCE CABLE:	☐No Main Disconnect<6 Throws	☐Ufer/Other
☐Copper, or		☒Not Visible
☒Aluminum	**DISTRIBUTION PANEL:**	
☒SE Cable, or	☐Fuses	**DISTRIBUTION WIRE:**
☐Conduit, or	☐Bulldog/Pushmatic	☒AC/Metallic sheathed/BX
☐Not Visible	☒Breaker	☒Copper NM
☒Service Cap, or		☐Aluminum NM
☐Gooseneck	**SUB PANELS:**	☐Copper Clad Aluminum
	☐Fuses	☐Solder-dipped Copper
SERVICE SIZE:	☒Breakers	☐Knob-And-Tube abandoned
☐60 Amps	**Location: basement, garage**	**OUTLETS:**
☒100 Amps, 2		☐Grounded
☐150 Amps		☐Not Grounded
☐200 Amps		☐Upgraded
☐400 Amps	**Volts:** ☒120/240 ☐120 ☐3-phase	☒Mixed
Location of Main Disconnect: Basement		
LIMITATIONS:		

	Not Inspected	Not Accessible	Not Visible
Electric to top floor	☒, off	☐	☐
Fuse Blocks	☐	☐	☐
Main Service /Combination Panel Cover	☐	☐	☐

LIMITATIONS OF ELECTRICAL INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

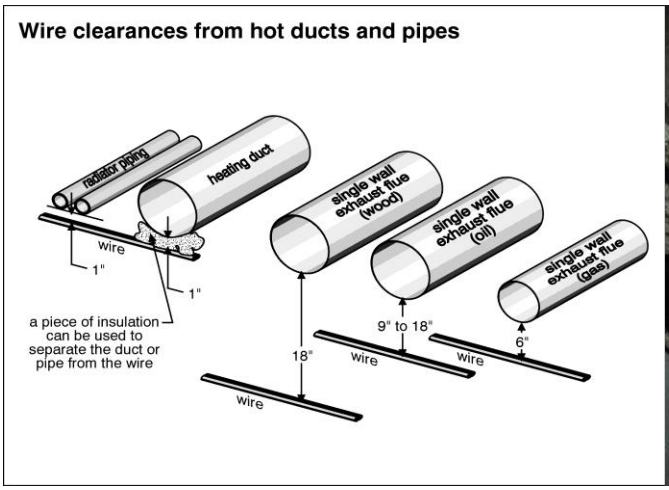
HEATING

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

77) Repair-Recommend. Cost=Low.

The NM wires in the basement are in contact with the supply ducts. They should be separated in order to prevent fires and damage to the plastic sheathing which can results in electrical issues and fires.



78) Further Investigation Required-Priority. Cost=Uncertain.

The oil furnace is the past its expected lifespan. It should be verified the heat exchanger is not cracked which can be a health/safety issue. There is evidence of rust/spillage which may indicate a flow/back-draft issue which should be further investigated by the HVAC technician. If the heat exchanger is rusted through then there will be carbon monoxide being emitted into the home which is a life safety issue. Also homeowner's insurance may be an obstacle with a furnace of this age.

FUEL:	CHIMNEY LINER:	EFFICENCY:
☐Gas Forced Air, or	☒None	☒Conventional
☒Oil Forced Air, or	☐Clay	☐High
☐Electricity, or	☐Cement	
☐Wood, or	☐Metal	
☐Combination	☐Not Applicable, furnace	
☐Oil-To-Gas Conversion	☐Not Visible	**CAPACITY:**
☐Electricity Radiant Heat		Input (K BTU/Hr):
☐Hot Water Radiant heat	**Make 1:**	Output (K BTU/Hr):
☐Gas Boiler	**Model 1:**	
☐Oil Boiler	**Make 2:**	**Make 3:**
	Model 2:	**Model 3:**

LIMITATIONS:	Inspected and Not Working	Not Inspected	No Access/Concealed/Not Visible/Off
Data Plate		☐	☐
System Off	☐	☐	☐
Heat Pump	☐	☐	☐
Heat Exchangers	☐	☒	☐
Oil Tank	☐	☒	☐
Chimney Clean-Out	☐	☒	☐
Chimney Liner	☐	☒	☐
Safety Devices	☐	☒	☐
Circulating Pump	☐	☐	☐
Radiator/Zone Valves	☐	☐	☐
Humidifier	☐	☒	☐
Electronic Air Filter	☐	☐	☐
Solar Heating	☐	☐	☐

Other Limitations:

LIMITATIONS OF HEATING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

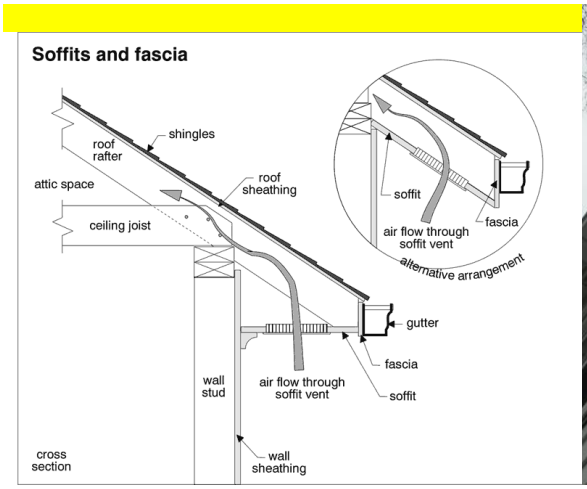
INSULATION/VENTILATION

INSULATION/VENTILATION OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

79) Repair-Recommend. Cost=Medium.

It appears that the soffit vents paths are blocked by insulation in the main attic. They should be cleared of insulation and/or have baffles added so that proper attic air flow is allowed for ventilation in order to prevent wood rot, mold and ice damming issues.

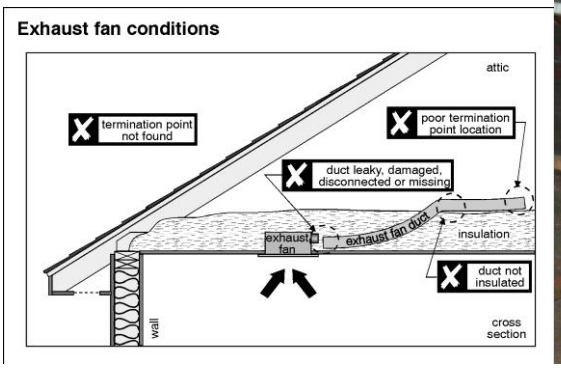


80) Provide-Recommend. Cost=Medium.

The attic does not have an adequate method of ventilation. Without proper attic ventilation wood rot and mold issues can become prevalent in the attic envelope. Minor mildew is visible on the roof rafters where accessible. It is recommended to add proper ventilation for the attic. A ventilation specialist should be consulted to ensure proper ventilation is provided. Otherwise mildew/mold/fungi will form and deterioration (wood, insulation, etc.) can be expected).

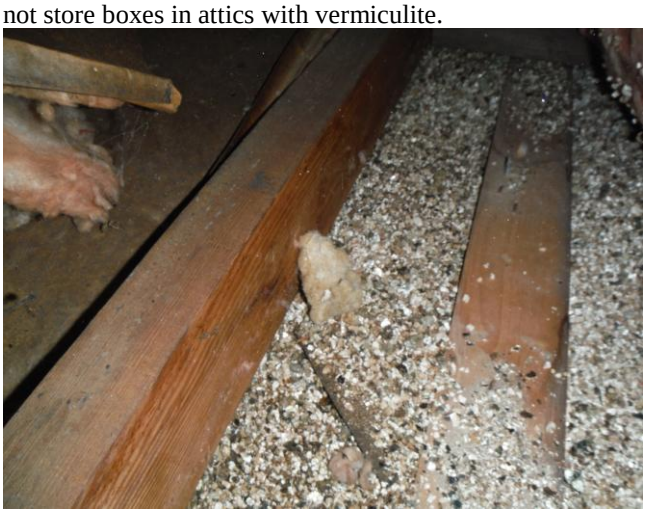
81) Repair-Recommend. Cost=Medium.

The top bathroom ventilation fan discharges to the attic. This causes excess moisture to be added to the attic space which can cause mold and wood rot issues. It should be ducted to the exterior.



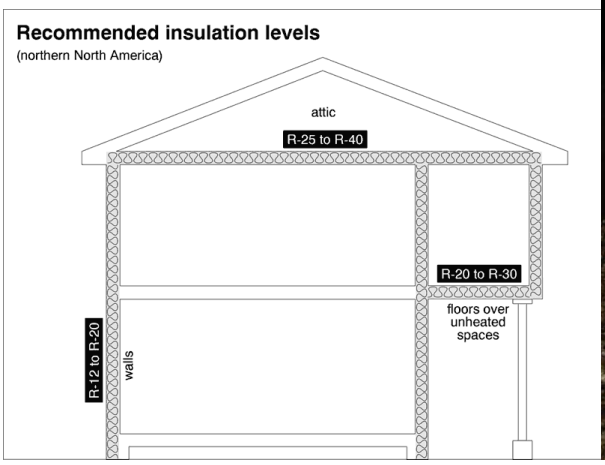
82) Further Investigation Required-Recommend.

It appears there is vermiculite insulation installed in the attic floor. Vermiculite was installed in some homes between 1920 – and 1990: It contained asbestos fibers in both attic insulation and gas fireplace materials. Most came from a mine in Libby Montana which was contaminated with asbestos. A particular product name was Zonolite. It should not be disturbed which can loosen the friable asbestos fibers. The EPA recommends to not disturb this material and do not remove yourself and to not store boxes in attics with vermiculite.



83) Improve-Recommend. Cost=Medium.

It appears the attic only has about 4" of fiberglass insulation. There is insufficient insulation depth on the floor in this area according to modern construction codes. Insulation that provides R-30+ capacity should be provided in order to prevent conditioned air loss and the formation of ice dams which can cause roof and interior damage. Also, poor insulation levels in the attic can cause mold issues and wood rot in the attic area.

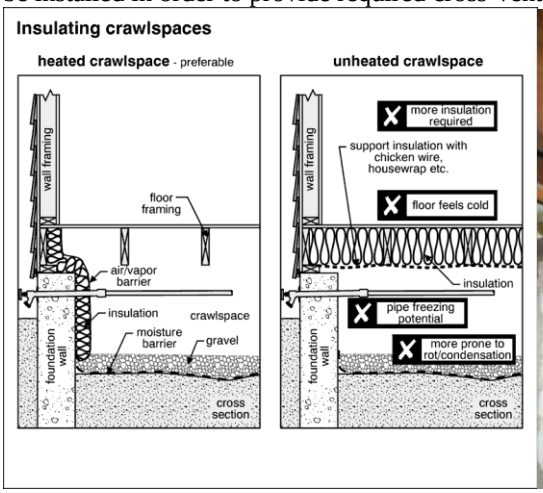


84) Repair-Recommend. Cost=Low/Medium.

The insulation in the attic is installed backwards. The Kraft paper (class 2 vapor retarder) should face down toward the heated rooms below to prevent the trapping of condensation between the Kraft paper and the wall sheathing. This can cause wood rot and mold issues. The insulation should be inverted to the proper orientation.

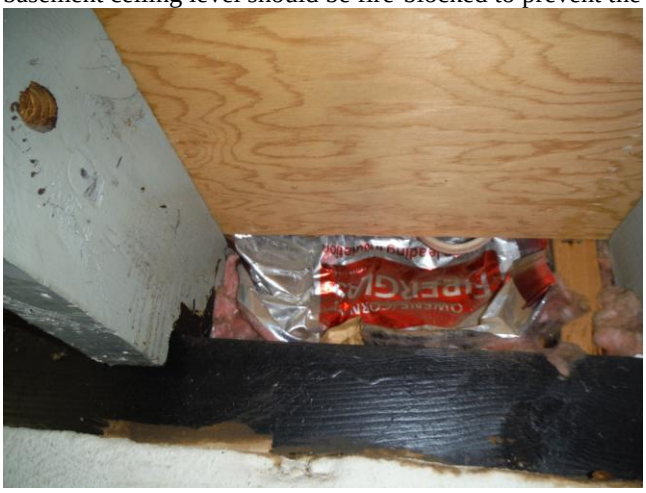
85) Repair-Recommend. Cost=Low.

The crawl space does not have an adequate number (or location) of wall vents. Therefore it is recommended to maintain (keep open) the opening between the basement and the crawl space in order to be able to ventilate the crawl space and to keep mold and fungi/rot from forming. If the opening is to be sealed (e.g. with an access door) then additional wall vent(s) should be installed in order to provide required cross-ventilation.



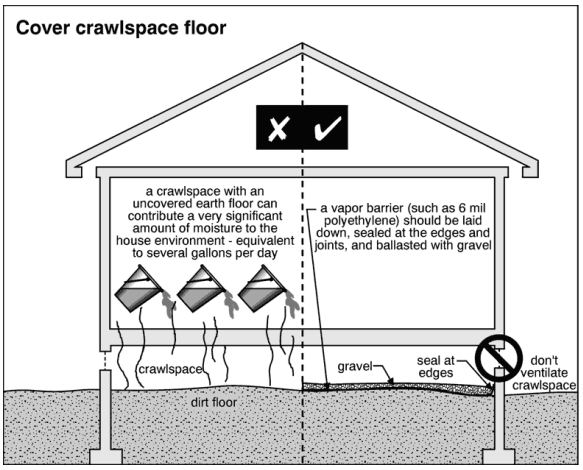
86) Provide-Recommend. Cost=Medium.

Atypical for a house of this age the house was built according to balloon framing methods and not of platform framing techniques present in modern construction. With balloon framing the walls were built first then the floors were added. In platform framing the floors are built first and walls added after. One drawback of balloon framing is that the areas between the wall studs can serve as a chase for the spread of fires. Therefore the open bays between the basement joists at the basement ceiling level should be fire-blocked to prevent the spread of fires to/from the upper floors to the basement.



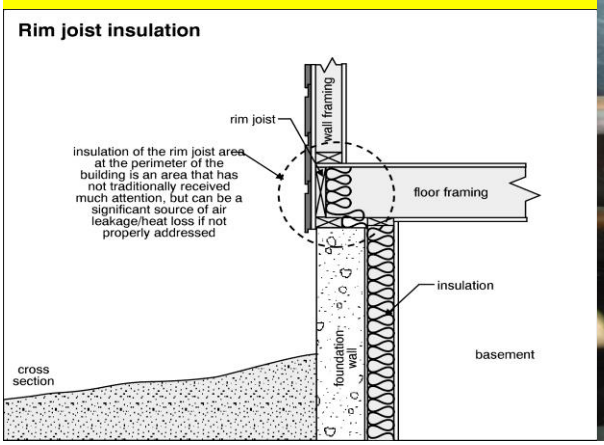
87) Repair-Recommend. Cost=Low/Medium.

The crawl space floors should be fully and continuously covered with a moisture barrier (e.g. 6 mil polyethylene or equivalent) to prevent the allowance of moisture to the crawl space. Otherwise wood rot, mold issues and potential structural issues can arise.



88) Provide-Recommend. Cost=Medium.

Insulation should be added to the basement and crawl space rim joists for heating efficiencies. It should be made continuous in order to provide an efficient insulation barrier to keep energy costs lower and to prevent the allowance of damaging condensation/mildew/mold into the home.



89) Further Investigation Required-Recommend.

The crawl spaces are not FULLY accessible due to height restrictions. There is a high potential for wood rot and/or mold issues in the crawl space. Also termite infestation is probable. It is recommended that proper ventilation be verified prior to closing. Evidence of mildew/mold/rot would indicate a lack of ventilation. There are insufficient wall vents present that would indicate it is sufficiently ventilated.

90) Provide-Recommend. Cost=Medium/High.

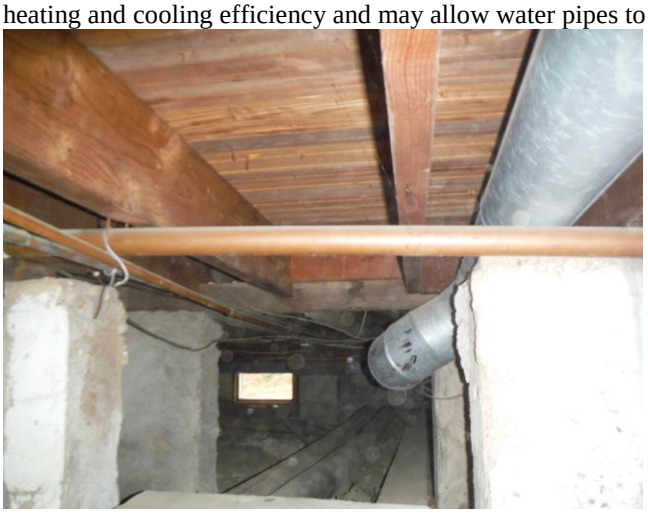
The crawl space is un-insulated. Insulation should be provided in order to prevent mildew/mold and even structural damage from condensation, etc.

91) Repair-Recommend. Cost=Low/Medium.

The ventilation fan over the top kitchen stove does not function as it is blocked. It should be repaired in order to minimize or remove cooking fumes/smoke and odors.

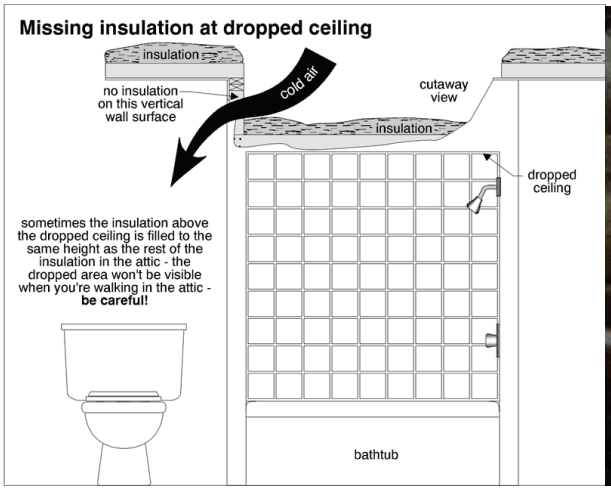
92) Provide-Recommend. Cost=Medium.

The un-insulated ducts and water pipes in the crawl space need to be insulated to prevent adding condensation to the crawl space which can cause moisture and mold issues. Also, the lack of insulation on the un-insulated ducts is causing a loss of heating and cooling efficiency and may allow water pipes to freeze.



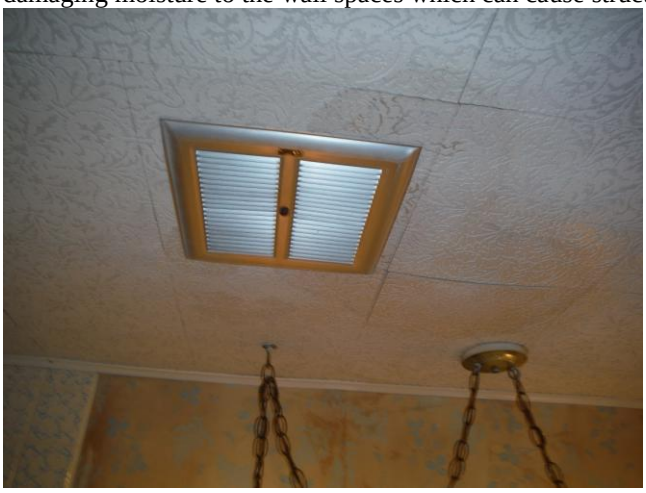
93) Repair-Recommend. Cost=Low.

There are several sections of roof sheathing walls in the attic/knee walls whereby the insulation has fallen off of the slopes. Continuous insulation should be provided in order to insulate/seal the surface in order to prevent conditioned air loss and the formation of ice dams which can cause roof and interior damage and mold issues.



94) Further Investigation Required-Recommend.

It should be verified that the lower left/rear bathroom ventilation fans discharge to the exterior. Otherwise they will emit damaging moisture to the wall spaces which can cause structural damage and/or mildew/mold issues.



95) Further Investigation Required-Recommend.

It appears an anti-microbial treatment (or equivalent, black “goop”) may have been applied in an effort to contain mildew/mold in the basement (rim joists, joists, etc.). The seller should be asked as to the purpose/details regarding the application of this material. It is uncertain if this condition will return.

96) Provide-Recommend. Cost=Medium.

There is no visible dryer exhaust through the home's exterior. One should be provided so the residents can safety operate a gas dryer without the possibility of carbon monoxide poisoning.

Existing (R-Value/Depth)	Main Attic	2nd Attic	3rd Attic	Main Flat	2nd Flat	Cathedral	Knee Walls	Wood-Frame Walls	Wood-Frame Walls (Addition)	Masonry Walls	Masonry Walls	Basement Walls	Crawl Space Walls	Crawl Space (Floor above)	Floor Above Porch	Log Walls
Not Accessible/Visible	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Fiberglass	2”															
Mineral Wool																
Cellulose																
Vermiculite	1”															
Wood Shavings																
Plastic/Foam Board																

Air/Vapor Barrier	Roof Ventilation	Crawl Space Ventilation
☐Plastic/Polyethylene	☐Ridge Vent	☐Wall Vent(s)
☒Kraft paper	☐Roof Vent	☐Into Basement
☐Not Visible	☐Gable Vent(s)	☒None Found
☐None Found	☒Soffit Vent	☐Other_____
☐Other_____	☐Turbine Vent	
	☐None Found	
	☐Power Ventilator	☐Power Ventilator Not Tested (Temp < 60 deg F or not accessible)

Other Limitations:

LIMITATIONS OF INSULATION/VENTILATION INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection. This includes identification or implications, if any, of any hazardous mold presence.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

PLUMBING

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

97) Repair-Priority. Cost=Low.

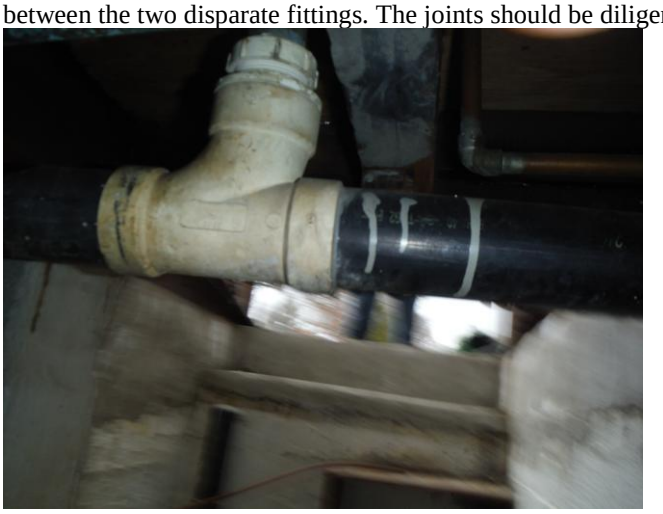
When the water was run to the lower rear bathroom a leak formed below this bathroom which was visible in the basement below. A licensed plumber should be hired to locate and repair the leak before the bathroom is used. Mildew/mold may be hidden on the non-visible wall surfaces, etc.

98) Further Investigation Required-Recommend.

The top dishwasher could not be inspected as the power was off to this floor..

99) Monitor-Recommend.

In the basement the DWV piping is composed of interconnected PVC and ABS piping. These two materials are generally not compatible to be connected according to some building science experts and authorities. The joints are susceptible to leak between the two disparate fittings. The joints should be diligently monitored for leakage.



100) Replace-Recommend. Cost=Low.

The water heater TPR (Temperature Pressure Relief) discharge tube is missing. The TPR valve is a safety device that is required to protect the water heater and its surroundings from an impending excessive temperature and/or pressure situation which can cause catastrophic damage and injury if the TPR valve does not operated when it is required to do so. The tube should be extended to within 1.5”-6” of the ground to prevent discharge onto damageable surfaces and life.

101) Monitor-Recommend:

The water heater may be at/near the end of its expected lifespan. There is evidence of minor rusting at the interior base which may indicate a minor leak. It should be diligently monitored for future/expanding leaks and replaced when they occur. It does not need to be replaced at this time but budgeting should begin for water heater replacement.

102) Further Investigation Required-Recommend.

It appears a public water source is installed in the basement but is not connected to the home's water supply. The home is currently being served by well water only.

103) Replace-Recommend. Cost=Medium.

The dishwasher drain is composed of flexible pipe through the floor to the basement. The flex pipe should be replaced with hard-walled piping to prevent clogging. Also a trap needs to be installed to prevent dangerous sewer gases from entering the home. A licensed plumber should be hired to repair the dishwasher piping.

104) Further Investigation Required-Recommend.

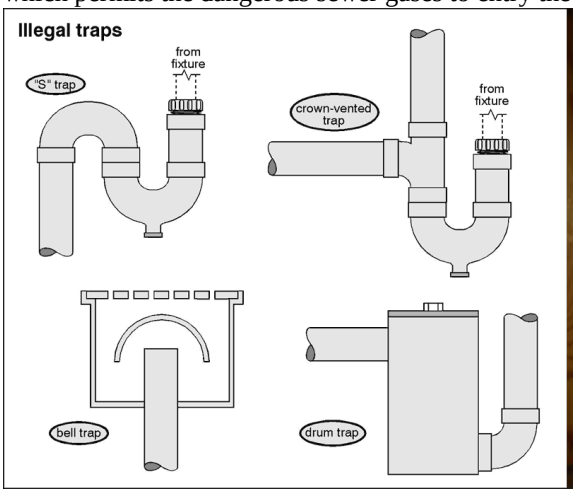
Due to the age of the home it should be confirmed that there are no abandoned oil tanks on the property which can become a catastrophic cost to the homeowner if environmental contamination is an issue.

105) Monitor-Recommend.

The supply piping to the detached garage is susceptible to freezing as there are no heating appliances installed in these areas. This piping is also composed of non-recommended flexible plastic material which may be susceptible to leakage/breakage. It was off during the inspection.

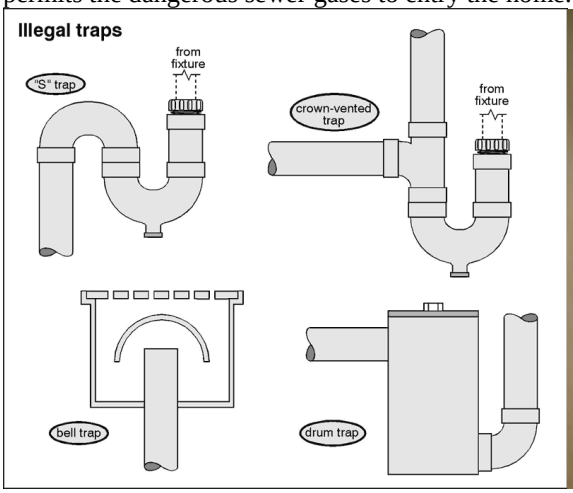

106) Replace-Recommend. Cost=Low.

The top unit kitchen sink drain trap should be replaced in order to allow proper drainage and to prevent dangerous sewer gases from entering the home. The S-trap which serves the sink can suffer from self-siphoning which leave the trap dry which permits the dangerous sewer gases to entry the home. The S-trap should be replaced with a P-trap.



107) Replace-Recommend. Cost=Low.

The top bathroom sink drain trap should be replaced in order to allow proper drainage and to prevent dangerous sewer gases from entering the home. The S-trap which serves the sink can suffer from self-siphoning which leave the trap dry which permits the dangerous sewer gases to entry the home. The S-trap should be replaced with a P-trap.



108) Provide-Recommend. Cost=Low.

The top bathroom sink shut-off valves are missing. They should be installed so that the water can be turned off for emergencies and maintenance.

109) Further Investigation Required-Recommend.

Considerable water hammer was noticeable when the supply water was run through the fixtures on the top floor. A licensed plumber should determine the cause and mitigation for the water hammer so that supply piping does not form damaging leaks because of it.


110) Provide-Recommend. Cost=Low.

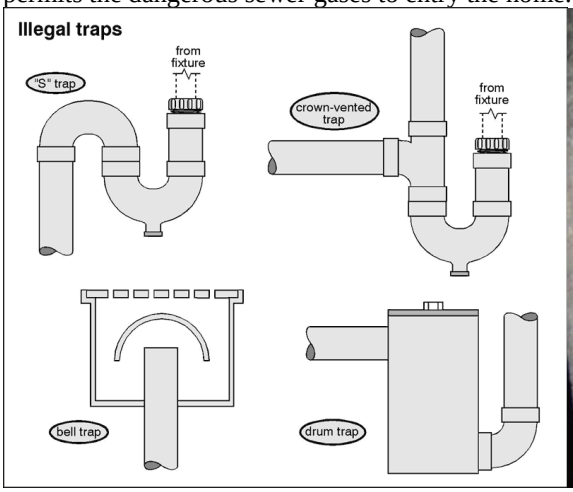
The top kitchen sink shut-off valves are missing. They should be installed so that the water can be turned off for emergencies and maintenance.

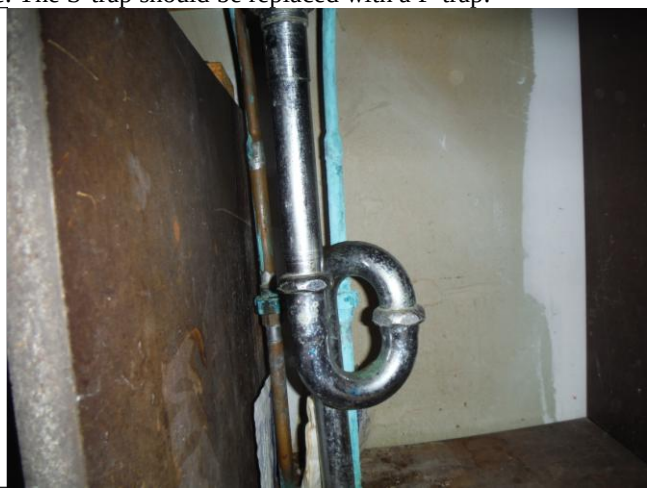
111) Repair-Recommend. Cost=Low.

The lower kitchen sink faucet has a leak/drip that should be repaired.

112) Replace-Recommend. Cost=Low.

The lower kitchen sink drain trap should be replaced in order to allow proper drainage and to prevent dangerous sewer gases from entering the home. The S-trap which serves the sink can suffer from self-siphoning which leave the trap dry which permits the dangerous sewer gases to entry the home. The S-trap should be replaced with a P-trap.



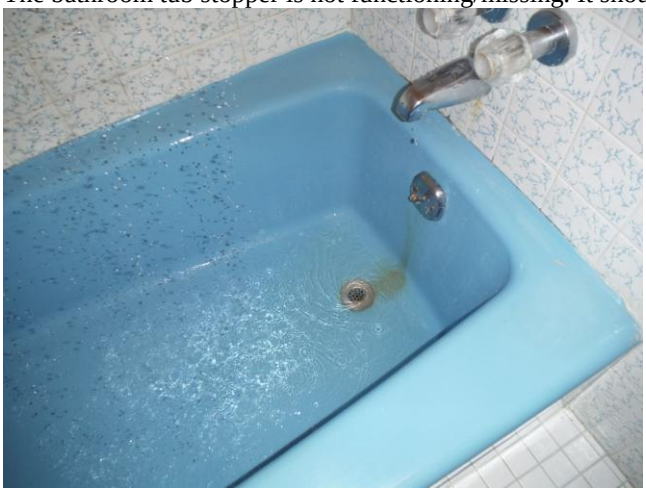


113) Provide-Recommend. Cost=Low.

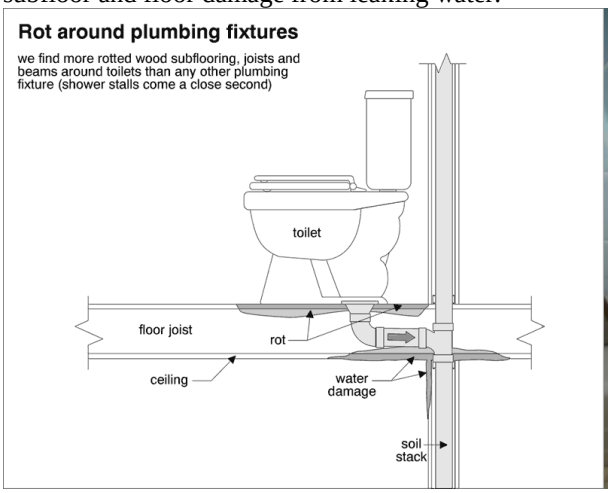
The lower kitchen sink shut-off valves are missing. They should be installed so that the water can be turned off for emergencies and maintenance.

114) Repair-Discretionary. Cost=Low.

The bathroom tub stopper is not functioning/missing. It should be repaired/replaced if the homeowners wish to use it.

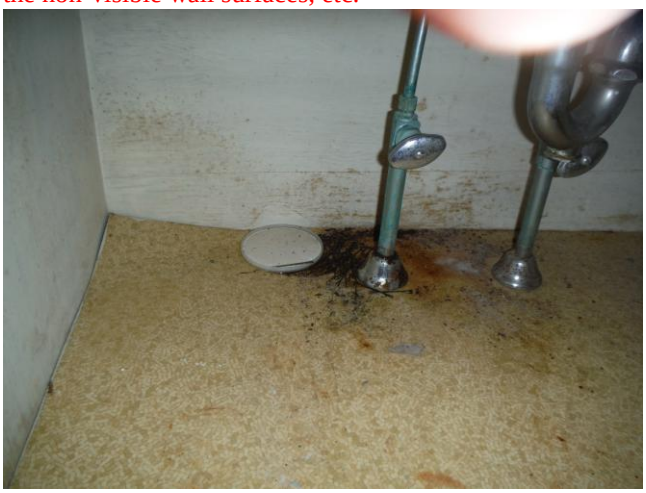


115) Repair-Recommend. Cost=Low.
The front hall bathroom toilet is loose and should be re-set with a new wax ring and/or floor flange to prevent further subfloor and floor damage from leaking water.



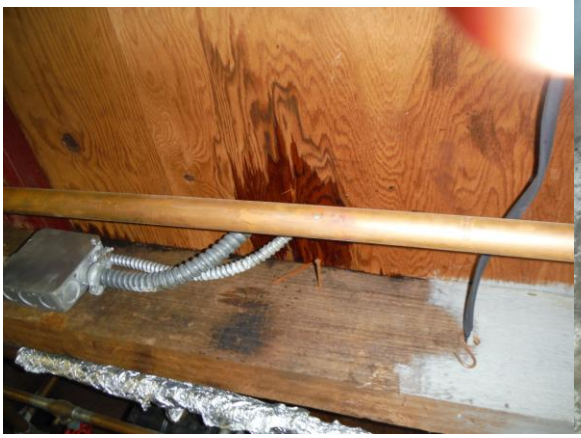
116) Repair-Priority. Cost=Low.

When the water was run to the front hall bathroom a leak formed below this bathroom which was visible on the shelf below. A licensed plumber should be hired to locate and repair the leak before the bathroom is used. Mildew/mold may be hidden on the non-visible wall surfaces, etc.



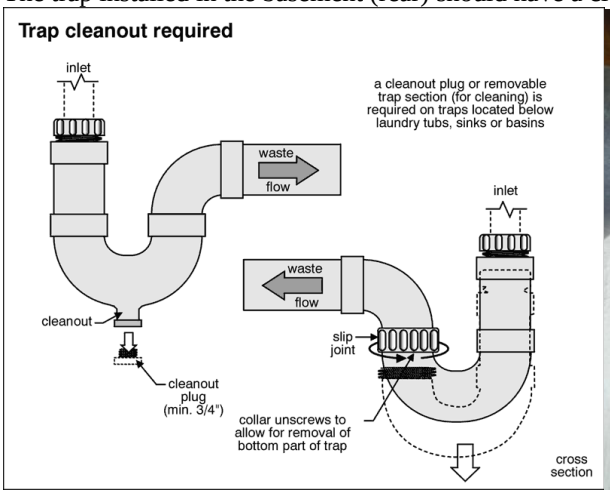
117) Repair-Priority. Cost=Uncertain.

When the water was run a second leak formed in the basement ceiling not related to the first leak. A licensed plumber should be hired to locate and repair the leak before the bathroom is used. Mildew/mold may be hidden on the non-visible wall surfaces, etc.



118) Provide-Recommend. Cost=Low.

The trap installed in the basement (rear) should have a clean-out installed so that it can be serviced if it clogs, etc.



119) Replace-Recommend. Cost=Medium.

A flexible supply pipe/hose is used for plumbing as found in the basement ceiling (rear/center). Generally flexible connectors/hoses are not allowed for such applications due to maintenance, lifespan and inspection needs. A plumber should be hire to replace this hose with proper hard-walled piping.

SERVICE PIPE INTO HOUSE:	WATER FLOW PRESSURE:	WASTE PIPING IN HOUSE:
☐Lead, or	☒Functional	☒Plastic
☒Copper	☐Above Average	☒Cast iron
☒Plastic, well	☐Below Average	☐Copper
☐Galvanized Steel, or		☒Galvanized steel
☐Not Visible	**WATER HEATER:**	☐Asbestos vent stack
	☐Combination System	
SUPPLY PIPING IN HOUSE:	☐Induced Draft/Fan Assisted	**OTHER SYSTEMS:**
☐Galvanized Steel	☐Tankless/Indirect/Instantaneous	☐Solid Waste/Ejector Pump NC
☐Plastic	☒Electric, or	☐Sump Pump
☒Copper	☐Gas, or	☐Laundry Tub Pump
☐Brass	☐Oil	
☐Not Visible	☐High Efficiency-Side Vented	**Main Water Shut-off**: Basement
		Main Gas Shut-off: NA
	Tank Capacity (gal): 75	

LIMITATIONS:	Not Inspected	Not Visible/Off
Water	☐	☐
Gas	☐	☐
Septic System	☒	☐
Water Treatment Equipment	☒	☐
Main Shut-off Valve	☒	☐
Tub/Sink Overflows	☒	☐
Fixtures Not Tested/Not in Service:	☐Water Heater ☐Radon System ☐Whirlpool Bath ☐Sprinkler System ☒Exterior Faucets Off ☐Pool/filter/heater ☐Sump Pump ☒ Well ☒Garage water	

Other Limitations:

LIMITATIONS OF PLUMBING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Concealed (e.g. below ground) drain systems are not inspected.
- Clothes washing machine connections are not inspected.
- Floor drains, whether interior or exterior are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- If the home has a sump pump then a battery back-up system should be installed because a storm may cause power to the home to lose power which will render the sump pump inoperative which may lead to house basement flooding and catastrophic damage.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

INTERIOR/APPLIANCES/FIREPLACES

INTERIOR OBSERVATIONS

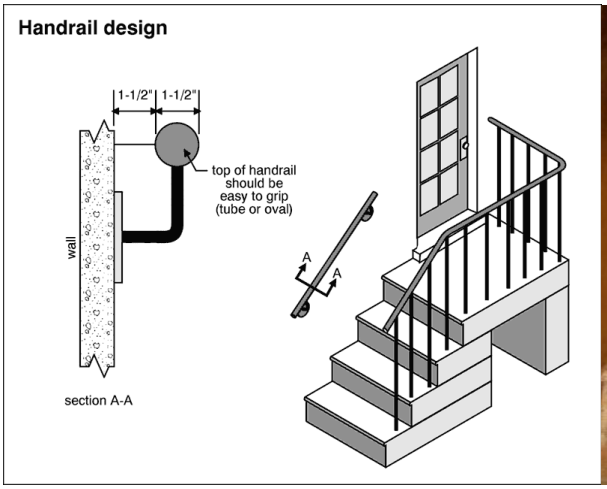
RECOMMENDATIONS / OBSERVATIONS:

120) Repair-Recommend. Cost=Medium/High.

Several of the top rear porch windows are in disrepair (missing/deteriorated/etc.). They may need to be repaired/replaced for security/convenience and heating/cooling efficiencies.

121) Provide-Recommend. Cost=Medium.

There is no handrail for the attic stairs. One should be provided that is graspable for safety (falling) hazards.

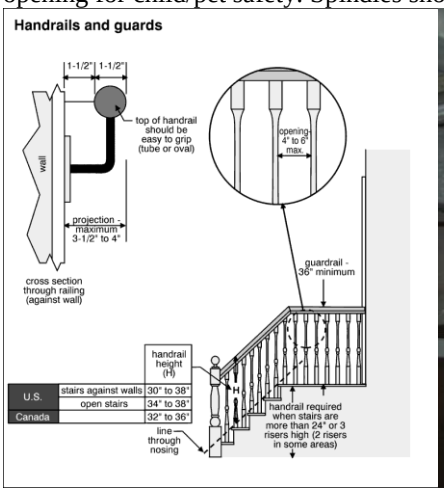


122) Provide-Recommend. Cost=Medium.

Since the attic stairs are fixed the opening should be enclosed so that a 4” ball (or equivalent) cannot pass off/through the attic floor to the stairwell. This is a child/pet safety issue.

123) Replace-Recommend. Cost=Medium.

The basement stairway opening is a potential child/pet safety issue. A 4” ball should not be able to pass off/through the opening for child/pet safety. Spindles should be installed in this opening to prevent falls.



124) Provide-Recommend. Cost=Low.

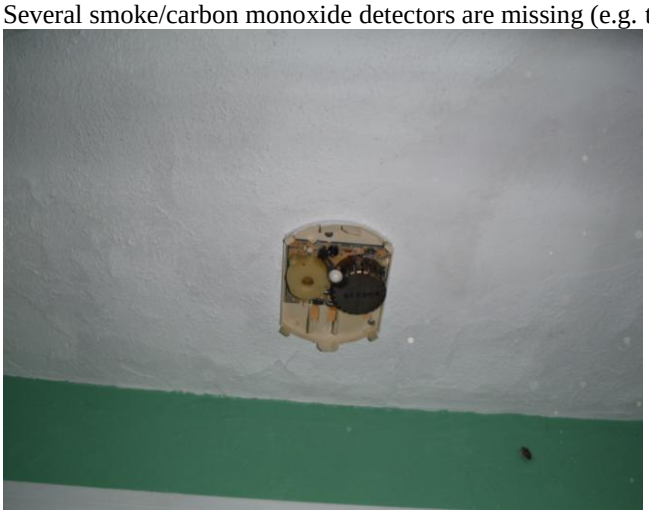
An anti-tilt bracket should be added to the top kitchen stove for child safety. The bracket should prevent the stove from tipping over onto someone, etc.

125) Monitor-Recommend.

The plaster on several top floor ceiling is loose in localized areas. Falling plaster can cause extensive damage and cause harm to residents/gusts/pets/furniture/etc. The homeowner should consider adding additional plaster fasteners to these weaker areas to ensure against falling plaster.

126) Repair-Recommend. Cost=Low.

Several smoke/carbon monoxide detectors are missing (e.g. top floor) and should be reinstalled for fire and health safety.



127) Repair-Recommend. Cost=Medium.

The top left kitchen window has a compromised seal and has lost some insulating capacity which has caused interior staining on the windows. It should be replaced/ repaired.

128) Repair-Recommend. Cost=Medium/High.

The top left hall window has a compromised seal and has lost some insulating capacity which has caused interior staining on the windows. It should be replaced/ repaired.

129) Further Investigation Required-Recommend. Cost=Uncertain.

The right porch and bathroom (lower) ceiling tiles may be asbestos based. This would not be uncommon due to the apparent age and size of them. An off-site laboratory test would be required to confirm if the tiles are asbestos-based. If it is confirmed that they are asbestos-based then they should be removed or encapsulated since asbestos is a known cancer-causing material, especially when it is friable.

130) Replace-Recommend. Cost=Low.

The foyer left window has a broken pane which should be replaced for safety and security.

131) Repair-Recommend. Cost=Low.

There are several windows on the main floor which are missing lock latches The lock/catch mechanisms should be adjusted/replaced for security/convenience.

MAJOR WALL FINISHES:	MAJOR CEILING FINISHES:	WINDOWS:
☒Plaster	☒Plaster	☒Single/Double Hung
☒Drywall	☒Drywall	☒Casement
☒Paneling	☒Acoustic Tile	☐Sliders
☐Brick/Stone	☐Suspended Tile	☐Awning
☐Concrete/Concrete Block	☐Metal	☐Fixed
☐Stucco/Texture/Stipple	☒Stucco/textured/Stipple	☐Skylights
FIREPLACES:	☐Wood	☐Solariums
☐Masonry*		**GLAZING:**
☐Zero Clearance	**PARTY WALLS:**	☒Single
☐Insert*	☐Masonry	☒Double
☐Gas	☐Wood Frame	☐Triple
☐ Factory Built, Metal Chimney	☐None in Attic	
☐Wood/Metal chimney*	☐Not Visible/Accessible	
☐Non-Functional		
☐Wood Stove*		
Evidence of Fireplace Backdraft: ☐Y☐N		

LIMITATIONS:	Inspected and Not Working	Not Inspected	Finished/Concealed/Off
CO/Smoke Detectors Present (but not inspected due to requirement variances between municipalities)	☐	☒Present but not tested	☐
Security Systems	☐	☒	☐
Intercoms	☐	☒	☐
Central Vacuum	☐	☐	☐
Chimney Flues	☐	☒	☐
Chimney Draw	☐	☒	☐
Elevators	☐	☐	☐
Stovetop	☐	☐	☐
Oven	☐	☐	☐
Microwave	☐	☐	☐
Fixtures Not Tested/Not in Service:	☒Dishwasher, top ☐Hot Tub ☒ Washer/Dryer ☒ Refrigerator		

Other Limitations:

LIMITATIONS OF INTERIOR AND APPLIANCES INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- The presence of lead paint is not inspected for. If the house was built before 1978 then there exists the possibility of lead paint.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- *If the home has a fireplace it should be thoroughly inspected and cleaned by a fireplace specialist in order to prevent damaging chimney fires. Only the accessible parts of the chimney are inspected. They may contain blockages, debris in the inaccessible/not visible areas that may constitute fire hazards. Fireplace and chimneys should be inspected and cleaned annually by a chimney/fireplace specialist.
- Mildew and fungi mold are common on most homes. There exists the possibility that mildew, mold and fungi can be located in inaccessible areas (e.g. behind drywall, etc.) This inspection does not include the identification of harmful mold.
- Smoke and Carbon Monoxide Detectors should be installed and maintained on each floor. Periodic testing is highly recommended.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

As described in the pre-inspection agreement, this was a visual inspection only. Appliances were tested by operating them for a short period of time. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). Prior to the use of any clothes dryer, the clothes dryer vent connector and vent should be fully cleaned and thereafter every six months. The inspection of the appliances was limited by (but not restricted to) the following conditions:
• Thermostats, timers and other specialized features and controls were not tested.
• The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection agreement for a detailed explanation of the scope of this inspection. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. However, it is recommended that carbon monoxide detectors be installed within the home for monitoring if not already in place. For more information, consult the Consumer Product Safety Commission (C.P.S.C.) at 1-800-638-2772.

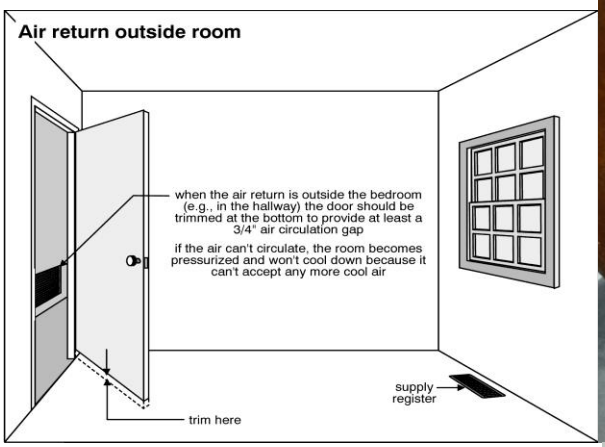
Cooling/Heat Pumps/Ducts

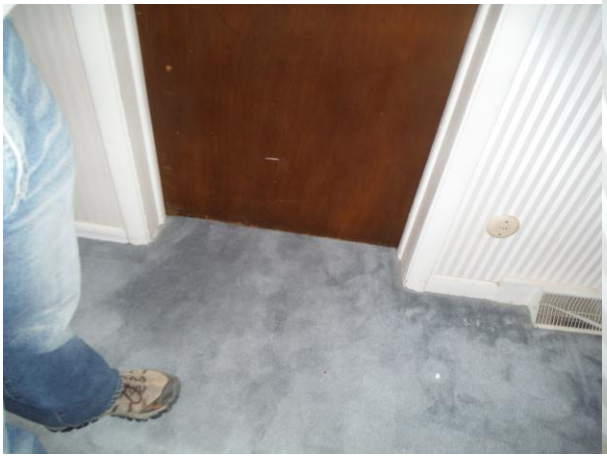
COOLING/HEAT PUMP OBSERVATIONS

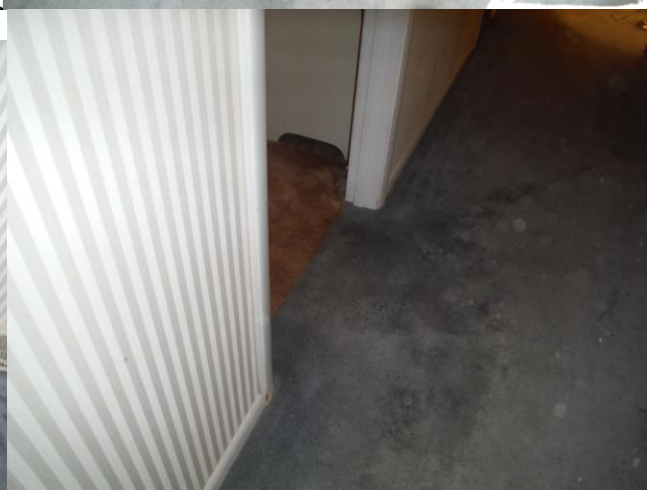
RECOMMENDATIONS / OBSERVATIONS:

132) Improve-Recommend. Cost=Low.

The bottom of the carpeted bedroom doors should be trimmed in order to allow for proper return air pull to the forced air system. There is currently insufficient area to allow for proper return air. Otherwise stale, conditioned air will remain in these rooms which may prevent proper heating of these rooms due to over-pressurization. This will affect heating efficiency as well as comfort.







133) Repair-Recommend. Cost=Low.

A duct is disconnected in the basement. It appears this would supply the first floor bathroom with heat.

134) Repair-Recommend. Cost=Uncertain.

The return duct for the heating system is open to the unfinished basement. This is allowing the return air to be drawn from the unfinished basement instead of from the habitable interior rooms as expected. This will result in heating inefficiencies and potentially the allowance of un-clean air into the house air. The duct/plenum exposed in the air handler room should be extended to the finished sections of the home.