

1428/report 6898

## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Main and Sub panels

Condition: • [Federal Pacific panel](#)

Federal Pacific panels / breakers have been known to fail creating a fire hazard. Click on the blue link above to learn more. Recommend having a licensed electrician further evaluate / replace panel.

Implication(s): Fire hazard

Location: Basement

Task: Further evaluation - **update with Eaton Panel \$1,600**



5. Federal Pacific panel



6. Federal Pacific panel

### SERVICE BOX, GROUNDING AND PANEL \ System grounding

13. Condition: • Not visible

No visible ground rod noted. Recommend having a licensed electrician ensure the panels are properly grounded and make any needed repairs.

Implication(s): Electric shock

Location: Throughout

Task: Further evaluation - **Install ground rod and ground panel \$450**



66. Not visible

**Implication(s):** Electric shock | Fire hazard

**Location:** Attic

**Task:** Correct -add junction box \$325



7. Open splices

**DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

**Condition:** • [Ensure all smoke detectors are in the proper locations and functioning prior to moving in](#)

**Implication(s):** Life safety hazard

**Location:** Throughout Interior

**Task:** Ensure detectors are present / functioning

**DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)**

**Condition:** • [Ensure all CO detectors are in the proper locations and functioning prior to moving in](#)

**Implication(s):** Life safety hazard

**Location:** Throughout Interior

**Task:** Ensure detectors are present / functioning

smoke and carbon monoxide detector combination \$300 per unit / down and upper units total \$600

**GAS FURNACE \ Venting system - seal pipes at chimney \$175**

Condition: \* Not properly sealed at chimney

Implication(s): Hazardous combustion products entering home Location: Basement

Task: Correct



10. Not properly sealed at chimney



11. Not properly sealed at chimney

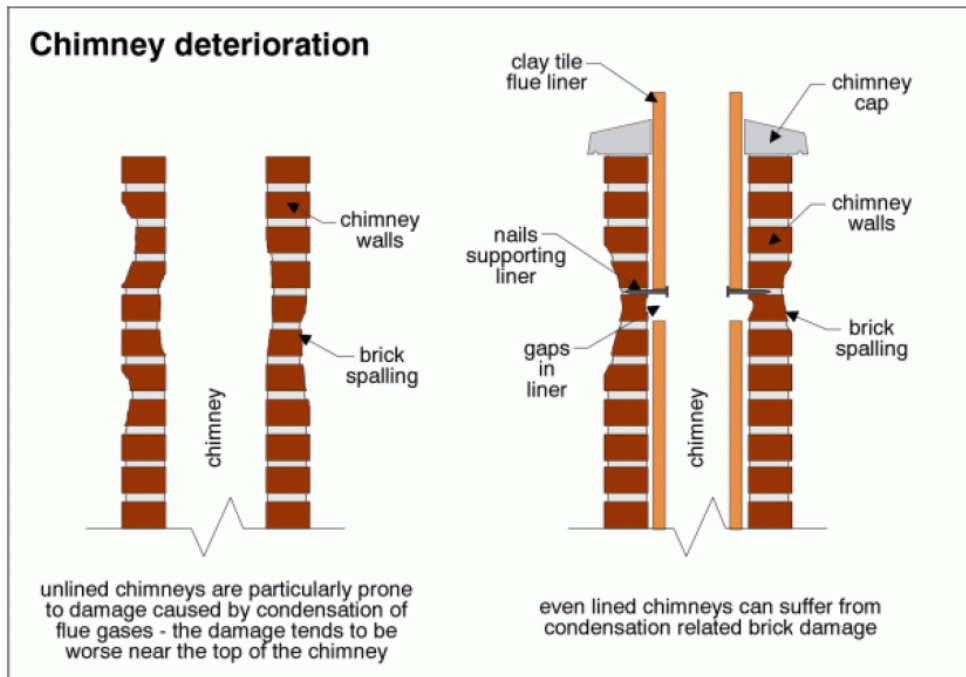
**CHIMNEY AND VENT \ Masonry chimney**

34. Condition: • Loose, missing or deteriorated mortar

Implication(s): Material deterioration

Location: Roof

Task: Repair





## Insulation and Ventilation

### ATTIC/ROOF \ Insulation - add insulation between rafters \$600

Condition: \* Missing

No insulation found in the attic. Recommend having insulation installed by a qualified Insulation contractor.

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Replace



12. Missing



13. Missing

## Plumbing

### GAS SUPPLY \ Gas piping - repair gas leak \$250

Condition: \* Leak

Strong smell of gas noted from gas piping to hot water heater. Recommend having a licensed plumber make any needed repairs.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Basement

Task: Repair or replace



14. Leak



15. Leak



**WATER HEATER \ Life expectancy- extend blowout pipe \$60, new tank with installation \$1.600**

**Condition:** Past life expectancy

17 year old tank is past the typical life expectancy and may need replaced in the near future.

**Implication(s):** Chance of water damage to structure, finishes and contents | No hot water

**Location:** Basement

**Task:** Monitor



16. Past Life Expectancy



123. Discharge tube too short

**FIXTURES AND FAUCETS \ Faucets - new water lines and installation \$185**

**Condition:** \* Drip or Leak

Kitchen faucet was leaking from underneath the fixture while the cold water was running. Recommend having a licensed plumber make any needed repairs.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various

**Task:** Repair / Replace



17. Second floor kitchen



18. Second floor bathroom

## Interior

### BASEMENT \ Wet basement - evidence

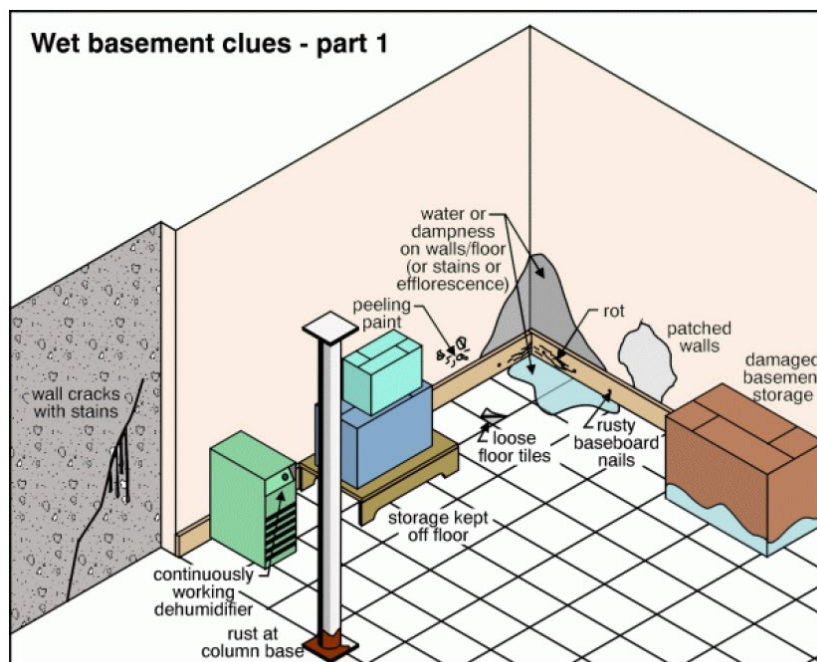
**Condition:** • Stains

Stains and crumbling plaster/ masonry noted to walls in the basement. Areas appeared dry at time of inspection. Recommend ensuring all gutters / downspouts / drain tile are free and clear. Ensure proper grading on exterior. Use of de-humidifier may be needed to control moisture levels. Recommend monitoring area and seeking further evaluation by water proofing contractor if conditions worsen or desired.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Basement

**Task:** Further evaluation - **Remove drywall and molding, coat wall where seepage, replace with new drywall & molding \$600.** (once wall is open additional work requirements may become evident. Possible sump pump may be needed.)







21. Stains



22. Crumbling plaster, dry wall or concrete walls



23. Crumbling plaster, dry wall or concrete walls



24. Crumbling plaster, dry wall or concrete walls

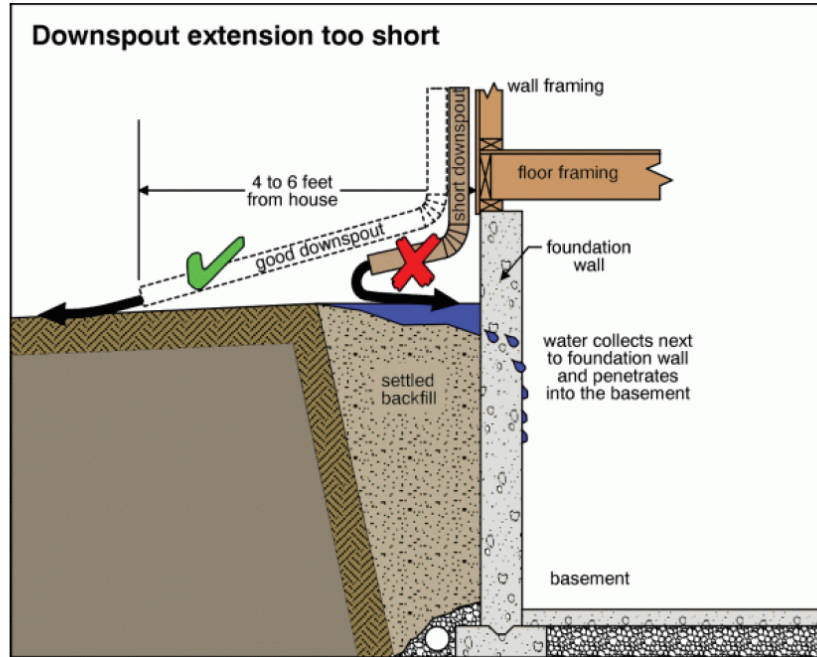
**ROOF DRAINAGE \ Downspouts**

**3. Condition:** • Discharge too close to building

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Exterior

**Task:** Improve - **extend downspout \$155**



**42.** *Discharge too close to building*



**EXTERIOR GLASS/WINDOWS \ Frames**

**4. Condition:** • Paint or stain needed **Implication(s):** Material deterioration **Location:** Exterior

**Task:** Improve - **paint window frame \$60 each**



43. Paint or stain needed



44. Paint or stain needed

**PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes**

**5. Condition:** • Seal or stain decking

Recommend power washing and sealing / staining decking.

**Implication(s):** Accelerated material deterioration

**Location:** Exterior

**Task:** Improve



45. Seal or stain decking

**PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors**

**6. Condition:** • Rot - **Replace rotted decking boards and paint entire deck \$600**

**Implication(s):** Weakened structure | Chance of movement | Material deterioration

**Location:** Exterior

**Task:** Repair or replace



**46. Rot**

**LANDSCAPING \ General notes**

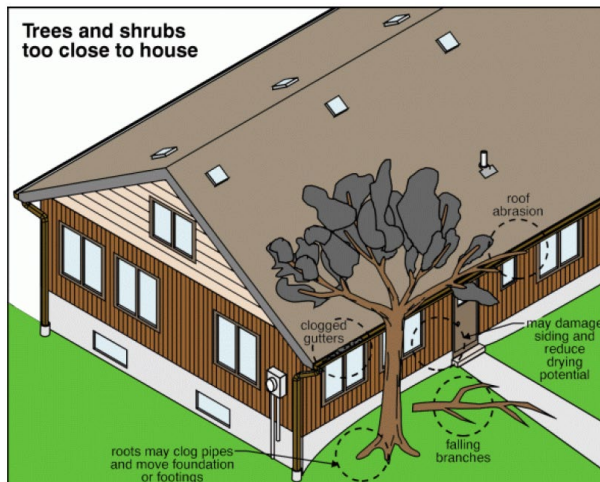
**7. Condition:** • Trees or shrubs too close to building

Tree has fallen on top of the garage. Recommend having a qualified contractor remove tree and make any needed repairs. - **remove tree from garge and fence \$350**

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Chance of pests entering building | Material deterioration

**Location:** Exterior

**Task:** Improve







47. Trees or shrubs too close to building



48. Trees or shrubs too close to building

8. Condition: • Wood pile too close to structure Implication(s): Attraction of wood destroying insects  
Move wood pile \$40



49. Wood pile too close to structure

GARAGE \ Vehicle door operators (openers)

9. Condition: • Inoperative Implication(s): System inoperative Location: Garage

Task: Repair - **New garge door opener and installation \$1,200**



50. Inoperative

FOUNDATIONS \ Columns or piers

10. Condition: • Additional support/s added

Additional support posts have been installed. Posts do not appear to have proper footings and/or connections to joists.

Implication(s): Weakened structure | Chance of structural movement

Location: Garage

Task: Correct - **Estimate correction based on material and time / \$45 per man hour.**



56. Additional support/s added



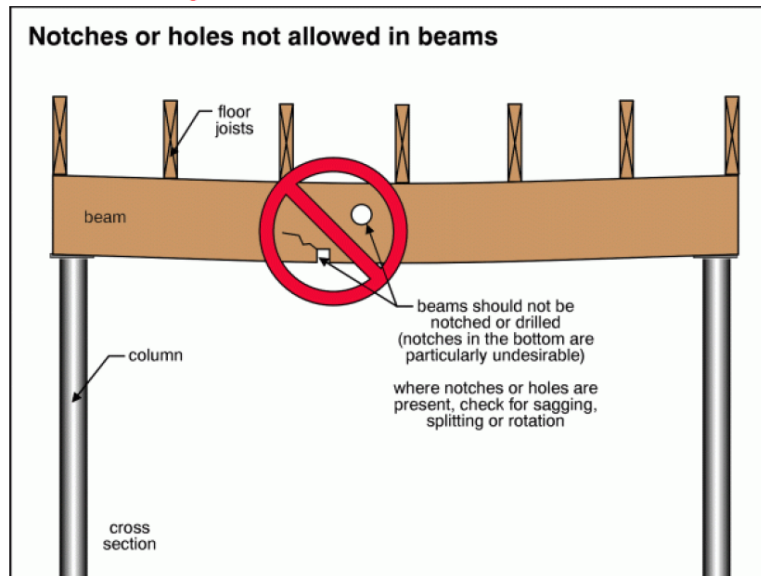
**FOUNDATIONS \ Beams (Girders)**

11. Condition: • Notches or holes

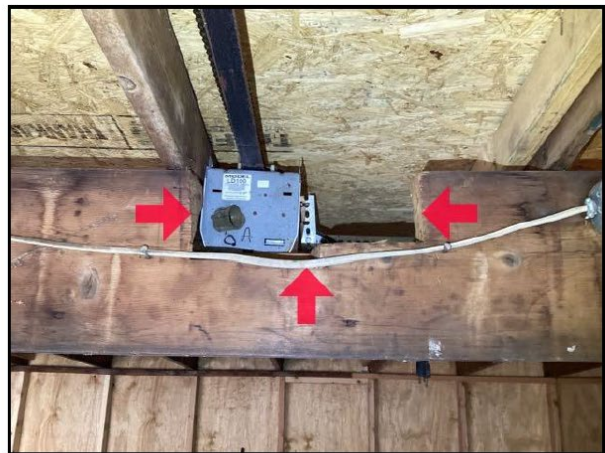
Implication(s): Weakened structure | Chance of structural movement

Location: Basement

Task: Repair or replace - **Add bracing \$450**



57. Notches or holes



58. Notches or holes

**ROOF FRAMING \ Sheathing (roof/attic)**

**12. Condition:** • Water stains

Water stains noted to roof sheathing in the attic. Areas appeared to be dry at the time of inspection. Recommend further evaluation if condition worsens or desired.

**Implication(s):** Material deterioration / Active roof leak

**Location:** Attic

**Task:** Monitor / Repair - **tuck point bricks \$ 350**



59. Water stains



60. Water stains



99. Loose, missing or deteriorated mortar



100. Loose, missing or deteriorated mortar

**35. Condition:** • Rain cap missing or damaged

Recommend installing rain caps to flue pipes.

**Implication(s):** Chance of water entering building | Chance of pests entering building

**Location:** Roof



14. **Condition:** • No grounding rods noted

No grounding rods were noted. Recommend having licensed electrician further evaluate and make any needed repairs.

**Implication(s):** Electric shock

**Location:** Exterior

**Task:** Further evaluation

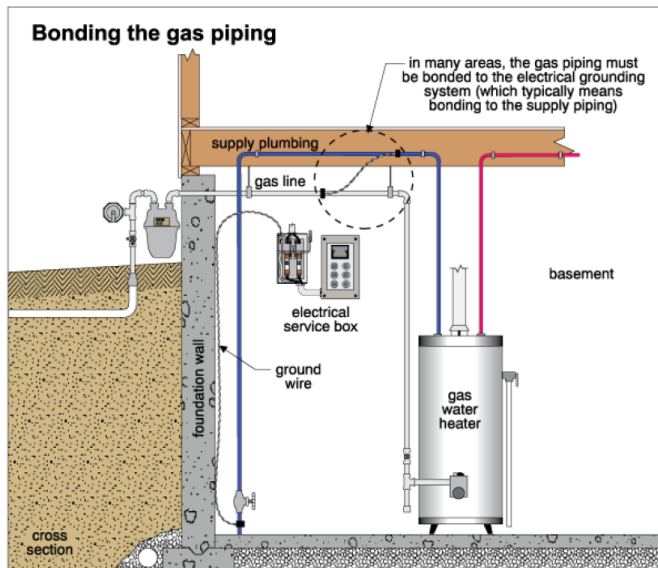
15. **Condition:** • Missing bonding wire

It is recommended to bond gas / water lines. If the gas lines accidentally carry electricity or even a static charge, proper bonding will allow the electricity to be carried back to its source in a safe manner.

**Implication(s):** Fire hazard

**Location:** Basement

**Task:** Correct - **Bond Gas line \$125**



67. *Missing bonding wire*

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**21. Condition:** • Ungrounded GFCI

Although it is always preferred to have a ground present at a GFCI outlet it is not required. An ungrounded GFCI will



still trip and offer you protection. All ungrounded GFCI outlets should be labeled with a " No Equipment Ground " sticker.

**Implication(s):** Electrical shock

**Location:** Second floor bathroom

**Task:** Correct



76. Ungrounded GFCI

**22. Condition:** • Ground needed for 3-slot outlet

All three prong outlets should be grounded or replaced with two prong outlets.

**Implication(s):** Electric shock

**Location:** Various

**Task:** Correct - **Replace with GFCI outlets \$65 each installed**



77. Ground needed for 3-slot outlet



78. Ground needed for 3-slot outlet

**23. Condition:** • Missing outlet

Appears there are no outlets near the Kitchen counter area. Recommend having a licensed electrician make any needed repairs. **Add outlet \$195**

**Implication(s):** Nuisance

**Location:** First floor kitchen

**Task:** Install outlets



79. Missing outlet

**DISTRIBUTION SYSTEM \ Cover plates**

**24. Condition:** • Missing **Implication(s):** Electric shock **Location:** Attic

**Task:** Replace - Ad cover plate \$8



80. Missing



Location: Various

Task: Correct



72. Extension cord used as permanent wiring



73. Extension cord used as permanent wiring

**DISTRIBUTION SYSTEM \ Wiring (wires) - damaged or exposed**

20. Condition: • Exposed on walls or ceilings Wire should be in conduit or armored cable. Implication(s): Electric shock

Location: Garage

Task: Correct - Install electric conduit and wire \$\$\$\$425



74. Exposed on walls or ceilings



75. Exposed on walls or ceilings

Location: Second floor Task: Correct - **New fan light and installation \$325**



81. Inoperative

26. Condition: • Improper closet lighting

Utility lights are no longer recommended for closets. Recommend adding protective cover to light or replacing with appropriate fixture.

Implication(s): Fire hazard

Location: Various

Task: Correct - **New light fixture and installation \$149**

**Exposed bulbs are a fire hazard and/or vulnerable to mechanical damage (in closets and tight spaces)**

exposed bulbs should either be protected by a cage or the fixture should be changed to one where the bulb is protected



82. *Improper closet lighting*

**27. Condition:** • Missing  
**Implication(s):** Inadequate lighting  
**Location:** First floor kitchen  
**Task:** Replace



83. *Missing*



**FURNACE \ Ducts, registers and grilles - Add support straps \$300**

**32. Condition:** • Poor support

Duct work throughout the attic is being supported by thin wire not correct for this application. Recommend having a qualified contractor make any needed repairs.

**Implication(s):** Potential damage to piping

**Location:** Attic

**Task:** Improve



95. Poor support



96. Poor support

**35. Condition:** • Rain cap missing or damaged

Recommend installing rain caps to flue pipes.

**Implication(s):** Chance of water entering building | Chance of pests entering building

**Location:** Roof

**Task:** Replace / install - **Install cap \$325**



101. Rain cap missing or damaged

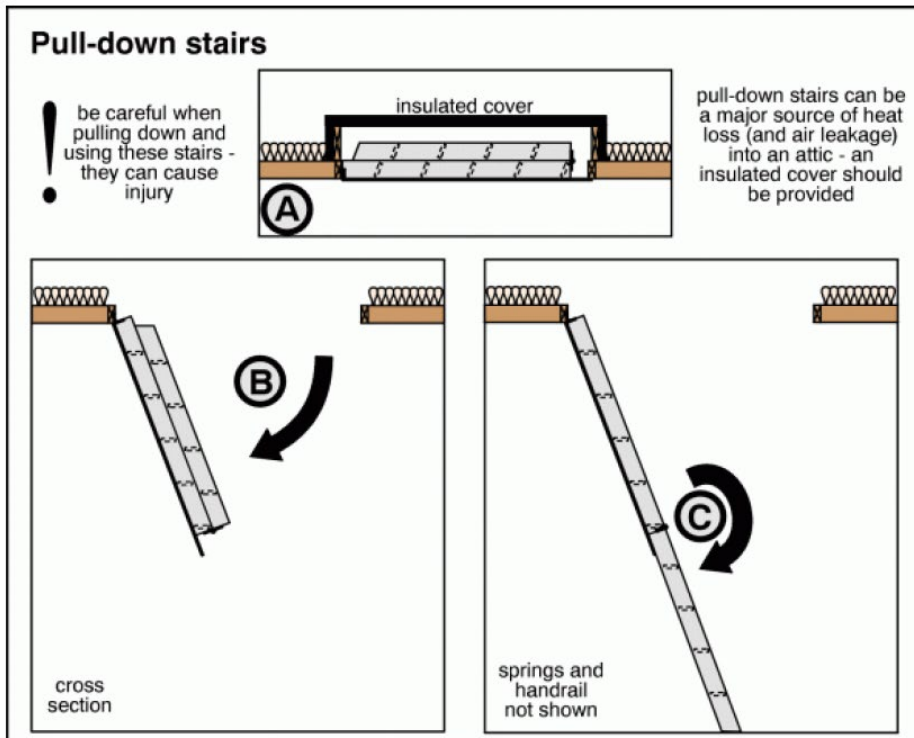
**ATTIC/ROOF \ Pull-down stairs/ladder**

**38. Condition:** • Not insulated / Weatherstripped

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** Attic

**Task:** Improve - **Install attic door weather stripping** -\$200



106. Not insulated / Weatherstripped

**SUPPLY PLUMBING \ Water shut off valves**

**39. Condition:** • Corrosion

**Implication(s):** Further deterioration / Potential water leaks

**Location:** Basement

**Task:** Monitor / Repair - **Replace vales \$75 each**



113. Corrosion



114. Corrosion

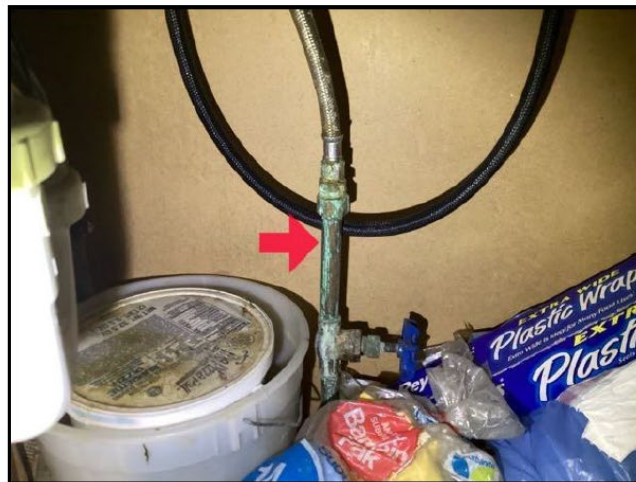
**SUPPLY PLUMBING \ Water supply piping in building**

**40. Condition:** • Corrosion

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Leakage | Reduced system life expectancy | Equipment failure

**Location:** First floor Kitchen

**Task:** Monitor / Repair



115. Corrosion



**GAS SUPPLY \ Gas piping**

**41. Condition:** • Leak

Strong smell of gas noted from gas piping to hot water heater. Recommend having a licensed plumber make any needed repairs.

**Implication(s):** Equipment not operating properly | Fire or explosion - Repair gas leak \$

**42. Condition:** • Older style gas shut off valves

Recommend replacing all older style gas valves when possible. **Implication(s):** Potential gas leaks / Difficult to operate **Location:** Various

**Task:** Replace - **Install new gas valve per pic 118 - \$125**



118. Older style gas shut off valves



119. Older style gas shut off valves

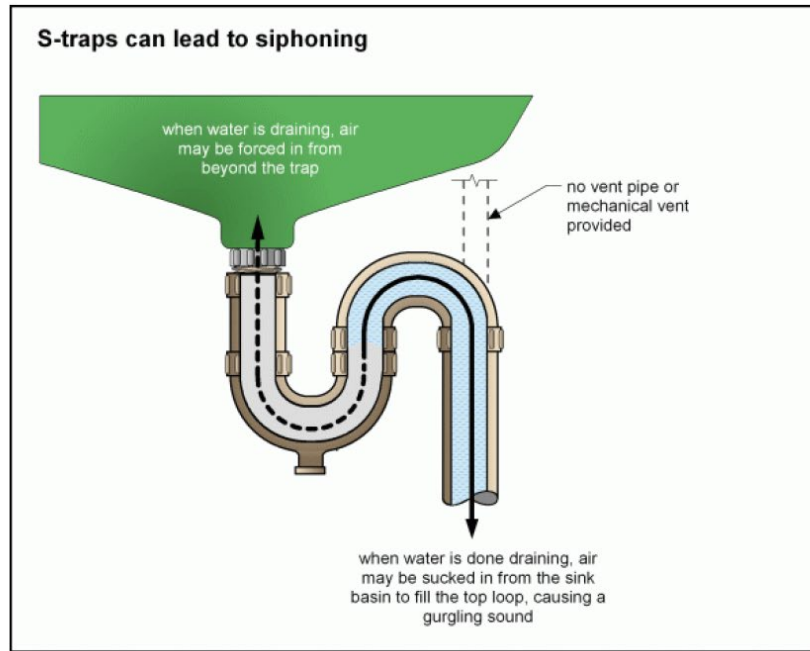
**WASTE PLUMBING \ Traps - installation**

**46. Condition:** • Nonstandard shape

**Implication(s):** Reduced operability | Fixtures slow to drain

**Location:** Various

**Task:** Correct



124. Nonstandard shape



125. Nonstandard shape

**47. Condition:** • Non standard shape and material

**Implication(s):** Reduced operability | Fixtures slow to drain

**Location:** First floor bathroom

**Task:** Replace - Add vented sink drain pipe \$125 each (up and down units)



126. Non standard shape and material

**FIXTURES AND FAUCETS \ Faucets**

**48. Condition:** • Drip or Leak

Kitchen faucet was leaking from underneath the fixture while the cold water was running. Recommend having a licensed plumber make any needed repairs.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various

**Task:** Repair / Replace



127. Second floor kitchen

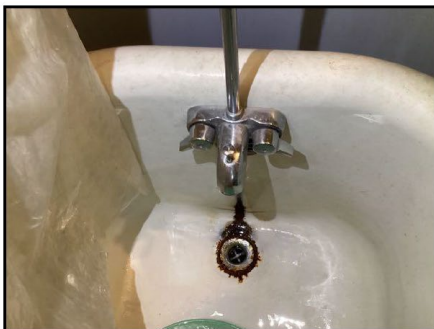


128. Second floor bathroom

**49. Condition:** • Hot and cold reversed **Implication(s):** Scalding

**Location:** First floor bathroom/ kitchen **Task:** Correct - correct reverse valves, **Replace**

**\$350**



129. Hot and cold reversed



130. Hot and cold reversed



**FIXTURES AND FAUCETS \ Sinks and laundry tub**

**50. Condition:** • Drain stop missing

**Implication(s):** Nuisance | Reduced operability

**Location:** Bathroom

**Task:** Replace - **Time and materials \$45 per hour.**



*131. Drain stop missing*

**51. Condition:** • Slow drains

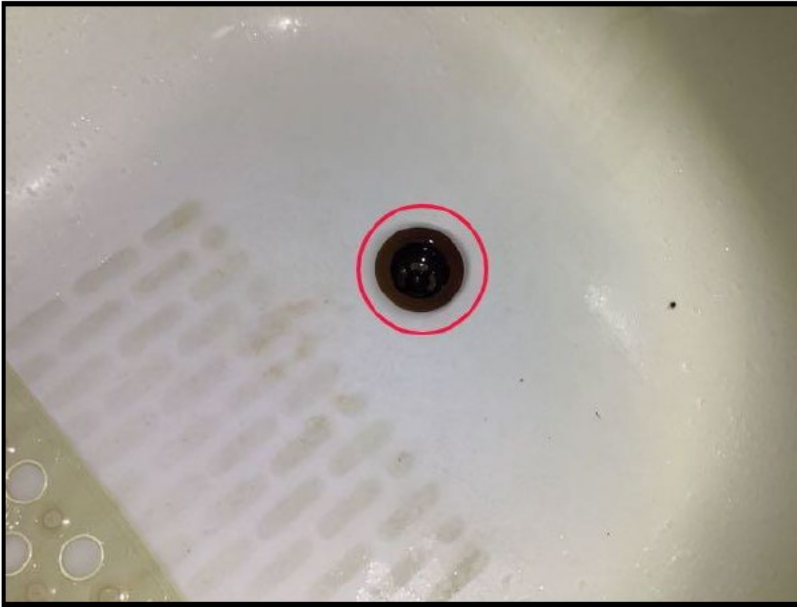
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Bathroom

**Task:** Improve - **snake drain \$45 per man hour.**



*132. Slow drains*



133. Drain stop missing

**CEILINGS \ General notes**

**53. Condition:** • Cracks

Various cracks noted to ceilings and walls typical of age / construction.

**Implication(s):** Damage / structural movement

**Location:** Various Interior

**Task:** Monitor / Repair - **\$45 per man hour**



146. Cracks



147. Water stains



148. Water stains



149. Water stains



150. Water stains

**55. Condition:** • Water damage

Recommend further evaluation to find and correct water leak and repair of damaged areas.

**Implication(s):** Chance of movement | Rot | Leakage

**Location:** First floor kitchen

**Task:** Further evaluation -



151. Water damage



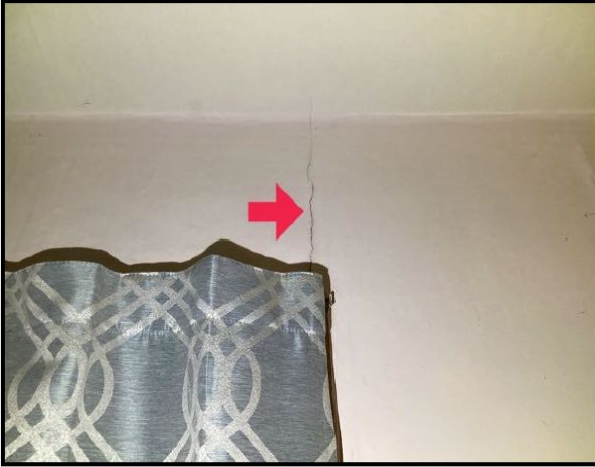
WALLS \ Plaster or drywall

56. Condition: • Cracks

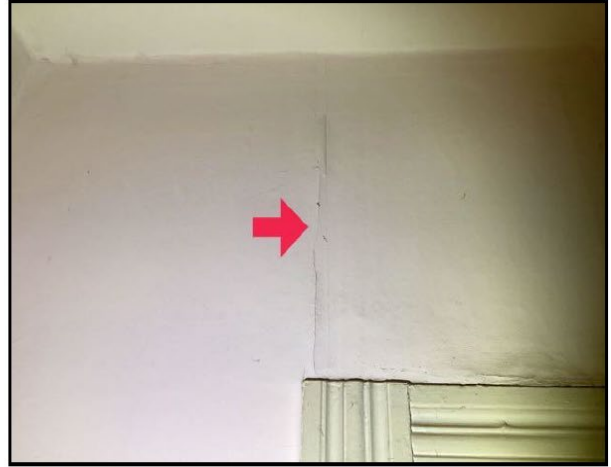
Implication(s): Structural movement

Location: Various

Task: Monitor / Repair



152. Cracks



153. Cracks

Paint rooms and fix cracks, both up & down units \$4,000.



154. Damaged

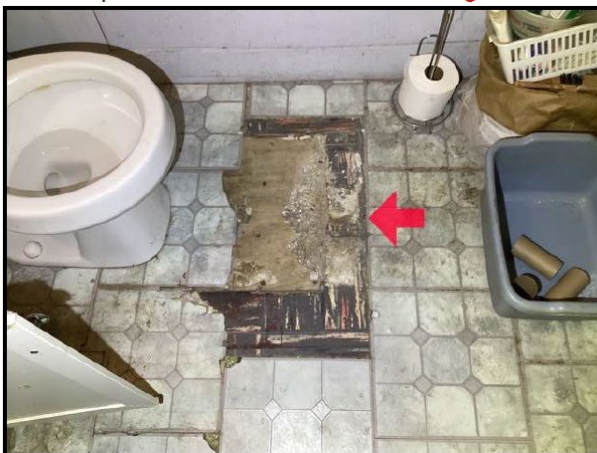
**FLOORS \ Resilient flooring**

**58. Condition:** • Damage

**Implication(s):** Material deterioration | Trip or fall hazard

**Location:** First floor bathroom

**Task:** Replace - **\$175 if can find matching**



155. Damage

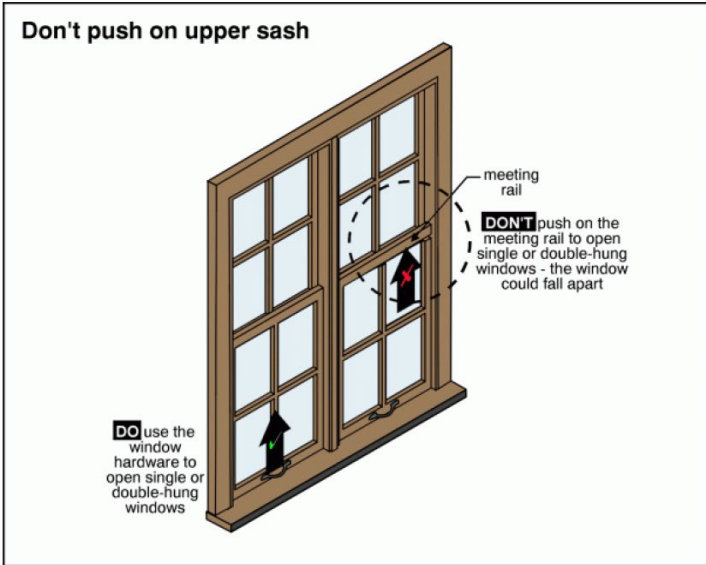


156. Damage

**WINDOWS \ Sashes**

**59. Condition:** • Inoperable **Implication(s):** Equipment inoperative **Location:** Second floor

**bedroom Task:** Correct - **Re-tile bathroom \$800**



157. Inoperable

60. Condition: • Won't stay open  
Implication(s): Nuisance | Glass breaking | Physical injury  
Location: Various  
Task: Repair or replace - \$45



158. Won't stay open





159. Missing

**BASEMENT \ Wet basement - evidence**

**62. Condition:** • Stains

Stains and crumbling plaster/ masonry noted to walls in the basement. Areas appeared dry at time of inspection. Recommend ensuring all gutters / downspouts / drain tile are free and clear. Ensure proper grading on exterior. Use of de-humidifier may be needed to control moisture levels. Recommend monitoring area and seeking further evaluation by water proofing contractor if conditions worsen or desired.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Basement

**Task:** Further evaluation - **Install door knob & latch - \$199**