











## How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a risk of injury or death
	<b>Major Defect</b>	Correction likely involves a significant expense
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information
	<b>Conductive conditions</b>	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

## General Information

**Report number:** 20240308

**Time started:** 9:30am

**Present during inspection:** Client, Realtor

**Client present for discussion at end of inspection:** Yes

**Weather conditions during inspection:** Dry (no rain)

**Temperature during inspection:** Cool

**Recent weather:** Rain

**Type of building:** Single family


**Buildings inspected:** One house

**Age of main building:** 66 yrs built 1958

**Source for main building age:** Municipal records or property listing

**Front of building faces:** North

**Occupied:** No, Furniture or stored items were present

1)  Some areas and items at this property were obscured by stored items and/or debris. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

## Grounds

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

**Condition of retaining walls:** Appeared serviceable

**Retaining wall material:** Concrete, Masonry block

**Site profile:** Level

**Condition of driveway:** Appeared serviceable

**Driveway material:** Asphalt

**Condition of sidewalks and/or patios:** Appeared serviceable

**Sidewalk material:** Poured in place concrete

**Condition of decks, porches and/or balconies:** Required repairs, replacement and/or evaluation (see comments below)

**Deck, porch and/or balcony material:** Concrete, Masonry

**Condition of stairs, handrails and guardrails:** Required repairs, replacement and/or evaluation (see comments below)

**Exterior stair material:** Concrete, Masonry


- 2)  Masonry steps have settled significantly, or significant cracks or deterioration were found. Recommend that a qualified contractor repair or replace steps as necessary.



Photo 2-1



Photo 2-2


- 3)  The cover on the retaining wall has deteriorate and needs replacement. The retaining walls appeared to be serviceable, but recommend monitoring them in the future. Further deterioration may occur and retaining walls may need significant repairs or replacement at some point.



Photo 3-1



Photo 3-2



- 4)   One or more large tree stumps were close to the building exterior. Wood-destroying insects such as carpenter ants nest in such stumps and are more likely to infest the building as a result. Recommend that large tree stumps within a few feet of the building be removed by a qualified tree service contractor.





Photo 4-1



Photo 4-2


5)  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



Photo 5-1



Photo 5-2


6)  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in sidewalks or patios, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



Photo 6-1

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## Exterior and Foundation

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Condition of wall exterior covering:** Appeared serviceable

**Apparent wall structure:** Wood frame

**Wall covering:** Brick veneer

**Condition of foundation and footings:** Appeared serviceable

**Apparent foundation type:** Unfinished basement

**Foundation/stem wall material:** Concrete block

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- 7)  One or more large trees were very close to the foundation. Tree roots can cause significant structural damage to foundations, or may have already caused damage (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to foundations.



Photo 7-1



Photo 7-2


- 8)  Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 8-1


- 9)  The paint or stain finish over much of the entire structure was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the entire building exterior per standard building practices. Any repairs needed to the siding or trim should be made prior to this.





Photo 9-1



Photo 9-2



Photo 9-3



Photo 9-4



10)  Caulk was in some areas. For example, at wall penetrations. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: [https://www.reporthost.com/docs/FPL\\_Caulking\\_Ins\\_Outs.pdf](https://www.reporthost.com/docs/FPL_Caulking_Ins_Outs.pdf)



Photo 10-1

11)  Some exterior wall sections were obscured by vegetation and couldn't be fully evaluated. They are excluded from this inspection.

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## **Basement**

**Limitations:** Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Metal


**Condition of floor substructure above crawl space:** Appeared serviceable

**Pier or support post material:** Bearing wall, Steel

**Beam material:** Solid wood

**Floor structure:** Solid wood joists

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12)  Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.



Photo 12-1

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13)  Glass in one or more was cracked, broken and/or missing. Recommend that a qualified contractor replace glass where necessary.

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14)  areas were not evaluated due to lack of access from stored items and/or debris. These areas are excluded from the inspection.





Photo 14-1



Photo 14-2

- 15)  Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.

## Roof

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

**Roof inspection method:** Viewed from eaves on ladder, Viewed from ground with binoculars

**Condition of roof surface material:** Required repair, replacement and/or evaluation (see comments below)

**Roof surface material:** Asphalt or fiberglass composition shingles

**Roof type:** Gable


**Apparent number of layers of roof surface material:** One

**Condition of exposed flashings:** Appeared serviceable

**Condition of gutters, downspouts and extensions:** Required repair, replacement and/or evaluation (see comments below)

**Gutter and downspout material:** Metal

**Gutter and downspout installation:** Full

- 16)  The roof surface appeared to be near the end of its service life and will likely need replacing in the near future even if repairs are made now. Recommend discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future.


- 17)  One or more chimneys were wider than 2 feet and no cricket was installed above. A cricket is a peaked saddle behind the chimney that diverts water around the sides of the chimney. Without a cricket, debris such as leaves, needles or moss is likely to accumulate above the chimney, and can cause leaks. At a minimum, monitor this area and its flashings for accumulated debris, and clean debris as necessary. Recommend that a qualified contractor install a cricket per standard building practices.



Photo 17-1



Photo 17-2


18)  One or more gutters and fascia board were damaged. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 18-1



Photo 18-2



Photo 18-3


19)  Stains were found at the front of one or more gutters and indicate that the gutters have overflowed. If they have overflowed, it's usually due to debris clogging gutters or downspouts. The inspector was unable to verify that the gutters and downspouts drained adequately due to lack of recent, significant rainfall. Monitor the roof drainage system in the future while it's raining to determine if problems exist. Then if necessary, recommend that a qualified person clean, repair or replace gutters, downspouts and/or extensions.





Photo 19-1

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## **Attic and Roof Structure**

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Attic inspection method:** Traversed

**Location of attic access point #A:** Hallway

**Location of attic access point #B:** Garage

**Attic access points that were opened and viewed, traversed or partially traversed:** A

**Condition of roof structure:** Appeared serviceable

**Roof structure type:** Rafters

**Ceiling structure:** Ceiling joists


**Condition of insulation in attic (ceiling, skylight chase, etc.):** Appeared serviceable

**Ceiling insulation material:** Fiberglass roll or batt

**Condition of roof ventilation:** Appeared serviceable

**Roof ventilation type:** Box vents (roof jacks), Gable end vents, Mechanical vents with powered fan

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**20)**  The attic access door was not insulated. Weatherstripping was also missing or substandard. Recommend installing weatherstripping and insulation per current standards at hatches or doors for better energy efficiency. For more information, visit:

<https://www.reporthost.com/docs/atticaccess.pdf>



Photo 20-1

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**21)**  Attic access point #B was inaccessible because stored items were blocking. These areas were not evaluated and are excluded from this inspection.

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## Garage or Carport

**Limitations:** The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

**Type:** Attached

**Condition of garage:** Appeared serviceable

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Wood

**Condition of garage vehicle door(s):** Appeared serviceable

**Type of garage vehicle door:** Sectional

**Number of vehicle doors:** 2

**Condition of automatic opener(s):** Appeared serviceable

**Condition of garage interior:** Appeared serviceable

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**22)**  One or more holes and/or areas with missing or substandard surface materials were found in the attached garage ceilings. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall). For more information, visit: <http://www.google.com/search?q=attached+garage+fire+resistance>



Photo 22-1


**23)**  Significant cracks, heaving and/or settlement were found in one or more sections of concrete slab floors. Uneven surfaces can pose a trip hazard. Recommend that a qualified contractor repair or replace concrete slab floors where necessary.



Photo 23-1



Photo 23-2






Photo 23-3



Photo 23-4

- 24)  Some floor areas were obscured by stored items and couldn't be fully evaluated.

## Electric

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide detectors is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide detectors should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Electric service condition:** Appeared serviceable

**Primary service type:** Overhead

**Number of service conductors:** 3

**Service voltage (volts):** 120-240

**Estimated service amperage:** 100

**Primary service overload protection type:** Circuit breakers

**Service entrance conductor material:** Stranded aluminum

**Main disconnect rating (amps):** 100

**System ground:** Ground rod(s) in soil, Cold water supply pipes

**Condition of main service panel:** Appeared serviceable

**Location of main service panel #A:** Basement

**Location of main disconnect:** Top bank of breakers in main service panel (split bus)

**Branch circuit wiring type:** Non-metallic sheathed

**Solid strand aluminum branch circuit wiring present:** None visible




- 25)  The service entrance wire insulation was frayed, damaged or deteriorated. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair if necessary.



Photo 25-1

**26)**   Panel #A was manufactured by the Federal Pacific Electric company and used "Stab-Lok" circuit breakers. There is significant evidence that both double and single pole versions of these circuit breakers fail by not tripping when they are supposed to. However, in 2011 the Consumer Products Safety Commission (CPSC) closed an investigation into this product because they did not have enough data to establish that the circuit breakers pose a serious risk of injury to consumers. Regardless, and due to other evidence of safety issues, recommend that a qualified electrician carefully evaluate all Federal Pacific panels and make repairs as necessary. Consider replacing Federal Pacific panels with modern panels that offer more flexibility for new, safer protective technologies like ground fault circuit interrupters (GFCIs) and arc fault circuit interrupters (AFCIs). For more information, visit:



<http://www.inspect-ny.com/fpe/fpepanel.htm>

<http://www.cpsc.gov/cpscpub/prerel/prhtml83/83008.html>

<http://www.google.com/search?q=stab-lok+circuit+breakers+safety>





Photo 26-1

**27)**   One or more electric receptacles (outlets) at the kitchen, bathroom(s) and exterior had no visible ground fault circuit interrupter (GFCI) protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:


<http://www.cpsc.gov/cpscpub/pubs/099.pdf>

**28)**   Smoke alarms were missing from bedrooms, from hallways leading to bedrooms, on one or more levels and/or in the attached garage. Additional smoke alarms should be installed as necessary so a functioning detector exists in each hallway leading to bedrooms, in each bedroom, on each level and



in any attached garage. For more information, visit:

<http://www.cpsc.gov/cpscpub/pubs/559.pdf>


**29)**  One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.




**Photo 29-1** Dining room



**Photo 29-2** Basement

**30)**  Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.


**31)**  2-slot receptacles (outlets) rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.





**Photo 31-1**



**Photo 31-2**

**32)**  One or more screws that attach the cover or dead front to panel(s) # were missing or not installed. Recommend installing screws where missing so the cover or dead front is secure. Only screws with blunt tips approved for this purpose should be installed, so wiring inside the panel is not damaged. Because energized wires may be located directly behind screw holes, the client should consider having a qualified electrician replace missing screws.

33)  The electric service to this property appeared to be rated at substantially less than 200 amps and may be inadequate. Depending on the client's needs, recommend consulting with a qualified electrician about upgrading to a 200 amp service. Note that the electric service's rating is based on the lowest rating for the meter base, the service conductors, the main service panel and the main disconnect switch. One or more of these components may need replacing to upgrade.

34)  A "split bus" panel was installed as a main service panel. On such panels there is no single main disconnect switch to turn the power off. Instead, all breakers labeled "main" or "sub-main" (usually those on the upper half of the panel) must be turned off to turn all power off. These panels are common, but are no longer installed. The client should familiarize themselves with the operation of this panel and the procedure for turning all the power off in the event of an emergency. Consult with an electrician if necessary. Please see any other comments in this report related to the panel's legend.

## **Plumbing / Fuel Systems**

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Condition of service and main line:** Appeared serviceable

**Location of main water shut-off:** Basement

**Water service:** Public

**Condition of supply lines:** Appeared serviceable

**Supply pipe material:** Copper

**Condition of drain pipes:** Appeared serviceable

**Drain pipe material:** Galvanized steel

**Condition of waste lines:** Appeared serviceable

**Waste pipe material:** Galvanized steel, Cast iron

**Location(s) of plumbing clean-outs:** Basement

**Vent pipe condition:** Appeared serviceable

**Vent pipe material:** Galvanized steel

**Condition of fuel system:** Appeared serviceable

**Location of main fuel shut-off valve:** At gas meter


35)  The fill pipe to and abandoned oil storage tank was found. Recommend that a qualified contractor or full-service oil company remove the abandoned fill pipe.



Photo 35-1



Photo 35-2





Photo 35-3

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## Water Heater

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Condition of water heater:** Appeared serviceable

**Type:** Tank

**Energy source:** Natural gas

**Estimated age:** 9 yrs mfg 2015

**Capacity (in gallons):** 40

**Temperature-pressure relief valve installed:** Yes

**Manufacturer:** Bradford White

**Model number:** MI403S6FBN

**Serial number:** MD36024543

**Location of water heater:** Basement

**Condition of burners:** Appeared serviceable

**Condition of venting system:** Appeared serviceable

**Condition of combustion air supply:** Appeared serviceable

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36) ⓘ The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.



Photo 36-1

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## **Heating, Ventilation and Air Condition (HVAC)**

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**General heating system type(s):** Forced air

**General heating distribution type(s):** Ducts and registers

**Condition of forced air heating/(cooling) system:** Appeared serviceable

**Forced air heating system fuel type:** Natural gas

**Estimated age of forced air furnace:** 16yrs mfg 2008

**Forced air heating system manufacturer:** Goodman

**Location of forced air furnace:** Basement

**Condition of furnace filters:** Required replacement, 16x25x1

**Location for forced air filter(s):** At base of air handler

**Condition of forced air ducts and registers:** Appeared serviceable

**Condition of burners:** Appeared serviceable

**Condition of venting system:** Appeared serviceable

**Condition of combustion air supply:** Appeared serviceable

**Condition of cooling system and/or heat pump:** Not determined

**Cooling system and/or heat pump fuel type:** Electric

**Type:** Packaged unit

**Estimated age:** 16 yrs mfg 2008


**Manufacturer:** Goodman

**Heat pump or air conditioner model number:** GSC130601BC

**Heat pump or air conditioner serial number:** 0802183419

**Condition of controls:** Appeared serviceable


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37)  The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be near this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.




**Photo 37-1**

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38)  The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

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39)  The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be near this age and/or its useful lifespan and may



need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.



Photo 39-1

40)  The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

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## **Fireplaces, Stoves, Chimneys and Flues**

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

**Condition of wood-burning fireplaces, stoves:** Appeared serviceable

**Wood-burning stove type:** Freestanding

**Fan or blower installed in wood-burning fireplace or stove:** No

**Condition of gas-fired fireplaces or stoves:** Not determined (didn't respond to normal controls, gas off, etc.)

**Gas fireplace or stove type:** Freestanding stove, Converted wood-burning fireplace

**Condition of chimneys and flues:** Appeared serviceable

**Wood-burning chimney type:** Masonry

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41)  No spark screen or rain cap was installed at one or more chimney flue terminations. Spark screens reduce the chance of embers exiting the flue and causing fires. They also prevent wildlife (e.g. birds, rodents, raccoons) from entering flues. Rain caps prevent water from entering flues, mixing with combustion deposits and creating caustic chemicals which can corrode flues. They also prevent damage to masonry from freeze-thaw cycles and prevent metal components (e.g. dampers, metal firebox liners) from rusting. Recommend that a qualified person install rain caps with spark screens per standard building practices where missing.






Photo 41-1

42)   One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

<http://www.csia.org/>



Photo 42-1

43)    A "vent-free" gas fireplace or stove was installed. The client should be aware that exhaust gases from these appliances are vented directly into the living space where they are located, not outdoors. Exhaust gases can contain carbon monoxide, nitrogen dioxide, sulfur dioxide, particles and other pollutants. They can also contain very high levels of moisture (up to 25%), which can be detrimental to a house over time. Unpleasant odors may be emitted.

Vent-free fireplaces or stoves are not allowed in some municipalities. They must be used exactly as described by the manufacturer, normally for limited times, not in bedrooms and not while occupants are sleeping. They must be serviced periodically. Consult with a qualified HVAC contractor knowledgeable of local codes, and that this appliance be evaluated. For more information, visit:

<http://www.google.com/search?q=vent-free+fireplace+safety>





Photo 43-1



Photo 43-2

44) A wood burning fireplace has been converted to use gas logs, and no glass doors were installed on the fireplace. For gas conversions like this, the fireplace damper should be modified so it is permanently open to prevent combustion gases from the pilot light and main burners accumulating in living spaces. Since the damper is always open, unconditioned air from outside can enter living spaces through the chimney, and conditioned air from inside can exit through the chimney. This can result in higher heating and cooling costs. Recommend that a qualified person install glass doors on the fireplace per standard building practices.



Photo 44-1



Photo 44-2

45) The gas fireplace or stove was not fully evaluated because the pilot light was off. The inspector only operates normal controls (e.g. on/off switch or thermostat) and does not light pilot lights or operate gas shut-off valves. Recommend that the client review all documentation for such gas appliances and familiarize themselves with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs.

## **Kitchen**

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

**Permanently installed kitchen appliances present during inspection:** Oven, Cooktop, Dishwasher, Refrigerator, Under-sink food disposal

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of under-sink food disposal:** Appeared serviceable


**Condition of dishwasher:** Near, at or beyond service life

**Condition of range, cooktop:** Appeared serviceable

**Range, cooktop type:** Natural gas

**Condition of refrigerator:** Appeared serviceable

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46)  The dishwasher was malfunctioning. Recommend that a qualified specialist evaluate and repair or replace as necessary.

electrical problem



Photo 46-1

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47)  The kitchen sink drain pipe used an S-trap rather than a P-trap, or no P-trap was visible. Siphons and sudden flows of water in S-Traps can drain all the water out of the trap, leaving it dry. Sewer gases can then enter living areas. Recommend that a qualified plumber repair per standard building practices.



Photo 47-1

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48)  One or more filters for the cooktop exhaust fan were missing. Recommend replacing filters as necessary.



Photo 48-1

49) The estimated useful life for most kitchen appliances is 10-15 years. One or more appliances (dishwasher, range, cooktop and/or under-sink food disposal) appeared to be near, at or beyond their service life. Even if operable, recommend budgeting for replacements in the near future.

50) The sink had minor wear, blemishes or deterioration.

## **Bathrooms, Laundry and Sinks**

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Location #A:** Full bath

**Location #B:** Full bath, Master bath

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of flooring:** Appeared serviceable

**Condition of sinks and related plumbing:** Required repair, replacement and/or evaluation (see comments below)

**Condition of toilets:** Appeared serviceable

**Condition of bathtubs and related plumbing:** Appeared serviceable

**Condition of shower(s) and related plumbing:** Appeared serviceable

**Condition of ventilation systems:** Appeared serviceable

**Bathroom ventilation type:** Spot fans, with individual exhaust ducts

**Gas supply for laundry equipment present:** Yes

**240 volt receptacle for laundry equipment present:** Yes

51) The bathroom with a shower or bathtub at location #B didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.





Photo 51-1

52)  One or more sink drains were leaking at location #B. A qualified person should repair as necessary.



Photo 52-1



Photo 52-2



53)  The bathtub drain stopper mechanism at location(s) #A and B was inoperable. Recommend that a qualified person repair or replace as necessary.



Photo 53-1



Photo 53-2

54)  No access or only limited access was available to the back of the clothes washer and dryer, and to utility hook-ups located behind the appliances. The inspector normally attempts to determine the presence of a gas vs. electric power supply, the configuration of the stand pipe, whether the dryer exhaust duct is serviceable, etc. Because of the lack of access, the inspector was unable to fully evaluate and/or describe the hook-ups and appliances.

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## **Interior, Doors and Windows**

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Wood

**Condition of interior doors:** Appeared serviceable

**Condition of windows and skylights:** Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

**Type(s) of windows:** Wood, Multi-pane, Single-pane, Double-hung, Casement

**Condition of walls and ceilings:** Appeared serviceable


**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall


**Condition of flooring:** Appeared serviceable

**Flooring type or covering:** Carpet, Vinyl, linoleum or marmoleum, Tile

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55)  One or more windows that were designed to open and close were stuck shut. Recommend that a qualified person repair windows as necessary so they open and close easily.

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56)  Glass in one or more windows was cracked, broken and/or missing. Recommend that a qualified contractor replace glass where necessary.



**Photo 56-1**

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57)  One or more interior doors were sticking in the door jamb and were difficult to operate. Recommend that a qualified person repair as necessary. For example, by trimming doors.



Photo 57-1

58) One or more bifold doors were off their track(s) or difficult to operate. Recommend that a qualified person repair as necessary.



Photo 58-1

59) Lock mechanisms on one or more windows were damaged and/or difficult to operate. This can pose a security risk. Recommend that a qualified person repair as necessary.



Photo 59-1

60) One or more skylights wouldn't open or close. Ventilation may be compromised. Recommend that a qualified person repair as necessary.



**Photo 60-1**

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61) 🛠️ Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product: <http://www.google.com/search?q=elastic+crack+cover>

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62) 🧹 Carpeting in one or more areas was significantly stained or soiled. Recommend having carpeting professionally cleaned as necessary.

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63) ⓘ Many windows used single-pane glass. Single-pane windows are prone to sweating and are one of the largest sources of heat loss in winter and heat gain in the summer due to their low insulating ability and high air leakage rates. Consider replacing single-pane windows with multi-pane windows.

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64) ⓘ Screens were missing from many windows. These windows may not provide ventilation during months when insects are active.

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65) ⓘ Wallpaper in one or more areas was peeling.

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**Photo 65-1**