










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:

| | | |
|--|------------------------------|--|
|  | Safety | Poses a risk of injury or death |
|  | Major Defect | Correction likely involves a significant expense |
|  | Repair/Replace | Recommend repairing or replacing |
|  | Repair/Maintain | Recommend repair and/or maintenance |
|  | Maintain | Recommend ongoing maintenance |
|  | Evaluate | Recommend evaluation by a specialist |
|  | Monitor | Recommend monitoring in the future |
|  | Comment | For your information |
|  | Conductive conditions | 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: 20180425

Time started: 3pm

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry

Recent weather: Rain

Type of building: Single family


Buildings inspected: One house

Age of main building: 51 yrs Built 1967

Source for main building age: Property listing

Front of building faces: Southwest

Occupied: Yes

1)  Many areas and items at this property were obscured by furniture and/or stored items. 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 fences and gates: Appeared serviceable

Fence and gate material: Plastic

Site profile: Minor slope

Condition of driveway: Appeared serviceable

Driveway material: Asphalt

Condition of sidewalks and/or patios: Appeared serviceable

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Concrete

2)  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.

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: Cement fiber

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Unfinished basement


- 3)  Some sections of siding and/or trim were damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 3-1



Photo 3-2



- 4)   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 4-1



Photo 4-2

**Photo 4-3**

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- 5)   The paint or stain finish in some areas 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 building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

**Photo 5-1**




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- 6)   Soil was in contact with or less than 4 inches from brick, stone or faux stone veneer. For most residential installations of this type of veneer, this is a conducive condition for wood-destroying organisms. Weep holes may be covered. Condensed water behind the veneer may not be able to escape, and moisture can accumulate in the wood structure behind. Recommend grading and/or removing soil as necessary to maintain a 4-inch clearance.



Photo 6-1

- 7)  [Some!Many] exterior wall sections were obscured by vegetation and couldn't be fully evaluated. They are excluded from this inspection.

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 floor substructure above crawl space: Appeared serviceable

Pier or support post material: Steel

Beam material: Steel

Floor structure: Solid wood joists


- 8)  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.



Photo 8-1




Photo 8-2



Photo 8-3



Photo 8-4

- 9)  Some areas were not evaluated due to lack of access from stored items. These areas are excluded from the inspection.

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.

Age of roof surface(s): 15+ yrs

Roof inspection method: Viewed from ground with binoculars

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

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


- 10)  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.



Photo 10-1



Photo 10-2



- 11)   One or more gutters were loose, sagging, leaking and/or damaged with water leaking. Rainwater can come in contact with the building exterior or accumulate around the foundation as a result. The edge of the roof structure can become damaged by rot or water. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person evaluate and repair as necessary.



Photo 11-1



Photo 11-2






- 12)   One or more roofing nails weren't fully seated and shingles were lifting or nail heads were protruding through shingle surfaces. The nails may have loosened, or were not pounded in fully when installed. Shingles are likely to be wind damaged, and leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.



Photo 12-1

- 13)   Vegetation such as trees, shrubs, and/or vines overhung the roof surface or were in contact with the roof edge. Organic debris such as leaves or needles are likely to accumulate in gutters and on the roof surface. Gutters can overflow and cause water to come in contact with the building exterior or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Vegetation in contact with the roof can damage the roof surface and/or the roof drainage system. Recommend pruning vegetation so as to not be in contact with the roof and to not overhang the roof surface. If vegetation is too tall then it should be pruned at least 10 feet above the roof surface.

- 14)  Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:

<http://www.google.com/search?q=moss+on+roof>



Photo 14-1

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, second floor

Condition of roof structure: Appeared serviceable

Roof structure type: Rafters

Ceiling structure: Ceiling joists

Roof ventilation type: Gable end vents, Open soffit vents, Mechanical vents with powered fan

Attic exhaust fan condition: Appeared serviceable


15)  One or more exhaust fan ducts in the attic were not attached to a vent hood or cap. As a result, conditioned air will enter the attic when the fan is operated. Ducts terminating near an attic vent but without a dedicated vent hood or cap will likely blow conditioned air back into the attic. This can result in excessive moisture in the attic. Recommend that a qualified contractor repair per standard building practices, so exhaust fan ducts are permanently fastened to vent hoods or caps.



Photo 15-1



16)   A vent pipe through the roof did not appear to have any function and could allow rainwater to enter the attic. Recommend asking the homeowner about the function of this and have a professional repair undertaken



Photo 16-1



Photo 16-2


17)  One or more attic access hatches or doors were not insulated, or had substandard insulation. 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: <http://www.reporthost.com/docs/atticaccess.pdf>



Photo 17-1



18)  One or more attic or roof vent screens were missing, deteriorated or substandard. Recommend that a qualified person replace or repair screens as necessary to prevent birds or vermin from entering the attic.



Photo 18-1

- 19)  What appeared to be past water stains were visible on the roof structure at one or more locations in the attic. However, no elevated levels of moisture were found at these stains during the inspection. The stains may have been caused by a past leak. Recommend asking the property owner about past leaks. Monitor these areas in the future, especially after heavy rains to determine if active leaks exist. If leaks are found, recommend that a qualified contractor evaluate and repair as necessary.

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 garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 1

Condition of automatic opener(s): Appeared serviceable


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



Photo 20-1

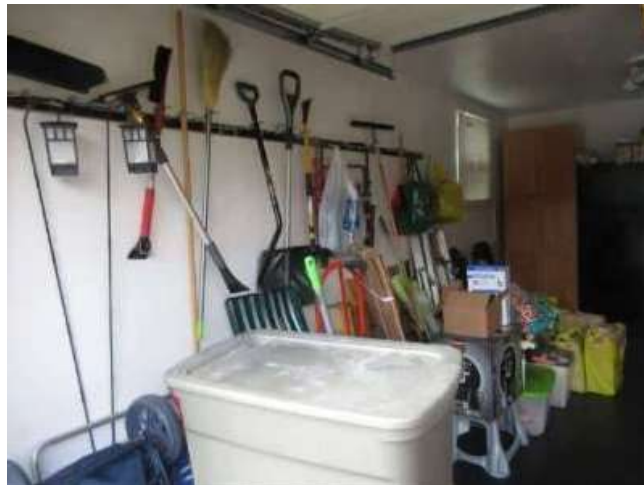


Photo 20-2

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: 150

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): 150

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: Breaker at top of main service panel

Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

21)  One or more electric receptacles (outlets) at the kitchen had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if 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>



Photo 21-1


22)  The service drop wires were in contact with trees or vegetation. This can result in damage to wiring insulation or broken wires during high winds. Recommend pruning trees or vegetation as necessary. The utility company may prune trees at no charge.



Photo 22-1

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 meter: Basement

Location of main water shut-off: Basement

Water service: Public

Service pipe material: Copper

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic, Copper

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic, Cast iron, Copper

Location(s) of plumbing clean-outs: Basement

Vent pipe condition: Appeared serviceable

Vent pipe material: Copper

Sump pump installed: Yes

Condition of fuel system: Appeared serviceable

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

23) Based on visible equipment or information provided to the inspector, the water supply to this property appeared to be from a private well. Private well water supplies are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. The inspector does not test private well water for contamination or pollutants, determine if the supply and/or flow are adequate, or provide an estimate for remaining life of well pumps, pressure tanks or equipment. Only visible and accessible components are evaluated. Recommend the following:

- That a qualified well contractor fully evaluate the well, including a pump/flow test
- That the well water be tested per the client's concerns (coliforms, pH, contaminants, etc.)
- Research the well's history (how/when constructed, how/when maintained or repaired, past performance, past health issues)
- Document the current well capacity and water quality for future reference

For more information, visit:

<http://www.google.com/search?q=private+well>



Photo 23-1

24) **i** A sump pump was installed in the basement. These are specialty systems and only a limited evaluation was performed as part of this inspection. The inspector does not determine the adequacy of sump pumps and their associated drainage systems. The presence of a sump pump may indicate that water routinely accumulates below or inside the structure. Recommend asking the property owner how often the sump pump operates and for how long at different times of the year. The client should be aware that the service life of most sump pumps is 5-7 years, and that the pump may need replacing soon depending on its age and how often it operates.

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: 23 yrs Mfg 1995

Capacity (in gallons): 40

Temperature-pressure relief valve installed: Yes

Manufacturer: Sears

Location of water heater: Basement

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

25) **i** The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond 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.

23 Yrs old

Mfg 1995



Photo 25-1

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: 32 yrs Mfg 1986

Forced air heating system manufacturer: Sears

Location of forced air furnace: Basement

Condition of furnace filters: Appeared serviceable

Condition of forced air ducts and registers: Required repair, replacement and/or evaluation (see comments below)

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

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

Cooling system and/or heat pump fuel type: Electric

Type: Split system

Estimated age: 32 Yrs, Mfg 1986

Manufacturer: Sears

Condition of controls: Appeared serviceable

26) The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be beyond 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.

27) The Family Room w/Fireplace, Master Bedroom and Master Bath heating or cooling air supply registers had a weak air flow. This may result in an inadequate air supply. Recommend asking the property owner about this. Adjustable damper(s) in ducts may exist and be reducing the flow. If dampers exist, then they should be opened to attempt to improve the air flow. If the property owner is unaware of such dampers, or if adjusting dampers does not improve the air flow, then recommend that a qualified HVAC contractor evaluate and repair or make modifications as necessary.

28) 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.

29) The air handler's primary condensate drain line was routed so it drains into the the foundation. Significant amounts of water can be produced by

this system. Recommend repairing as necessary so condensate water drains well away from the foundation.



Photo 29-1



Photo 29-2


30)  Hold-down devices for one or more heating and/or cooling system air filters were missing. Unfiltered air can flow through the system (around filters) and reduce indoor air quality. Recommend that a qualified person repair as necessary.



Photo 30-1




31)  Vegetation such as trees, shrubs and/or vines were too close to the heat pump or air conditioning condensing unit. There should be at least 12 inches of clearance on all sides and at least 4-6 feet above. Inadequate clearance around and above can result in reduced efficiency, increased energy costs and/or damage to equipment. Recommend pruning and/or removing vegetation as necessary.



Photo 31-1

32)  The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be beyond 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.

32 Yrs old
Mfg 1986

33)  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.

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 fireplace type: Masonry

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

Condition of chimneys and flues: Appeared serviceable

Wood-burning chimney type: Masonry

34)  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 34-1


35)  The fireplace's firebox was significantly deteriorated. For example, loose, cracked, pitted or broken firebricks, gaps between bricks and/or missing mortar. Heat from the fireplace may penetrate the firebox. This is a potential fire hazard. Recommend that a qualified contractor repair as necessary.



Photo 35-1

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.

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: Appeared serviceable

Condition of range, cooktop: Appeared serviceable

Range, cooktop type: Natural gas

Condition of refrigerator: Appeared serviceable

Condition of built: Appeared serviceable


36)  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes. Water may penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing caulk.



Photo 36-1

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: Powder room, first floor

Location #B: Master bath, second floor

Location #C: Full bath, second floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

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: with individual exhaust ducts


Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: No


37) The bathtub surround at location(s) #C was deteriorated, damaged or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor replace or repair the surround as necessary.

38) The bathroom with a shower or bathtub at location(s) #C 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 38-1**

39)  The sink drain stopper mechanism at location(s) #C was . Recommend that a qualified person repair or replace as necessary.

**Photo 39-1**

40)  No caulk was installed around the base of the toilet at location(s) #C where fastened to the floor. Caulk should be applied approximately 3/4 of the way around the toilet base at the front for sanitary purposes and to prevent water intrusion. The back should be left uncaulked so water can escape if a leak ever occurs. Recommend that a qualified person caulk around the toilet base(s) per standard building practices.

**Photo 40-1**


- 41)  Rubber water supply hoses were installed at the clothes washer. These hoses are prone to bursting when deteriorated, which can result in flooding and significant water damage. Recommend upgrading to braided, stainless steel hoses.



Photo 41-1

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

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Multi-pane

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, Wood or wood products, Tile

Condition of stairs, handrails and guardrails: Appeared serviceable



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- 42)   One or more windows were at or below grade with damaged wells. Wells should be installed when windows are at or near grade to prevent soil from contacting the structure and causing fungal rot or moisture problems. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person install, replace or repair window wells per standard building practices.



Photo 42-1


43)  Wood flooring in one or more areas was significantly worn, deteriorated or damaged. Recommend that a qualified contractor refinish wood flooring as necessary.



Photo 43-1

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible evidence of active wood-destroying insects: No

Visible evidence of active wood decay fungi: No

Visible evidence of past wood-destroying insects: No

Visible evidence of past wood decay fungi: No

Visible evidence of damage by wood-destroying insects: No

Visible evidence of damage by wood decay fungi: No

Evidence of prior treatment of wood-destroying insects: Drill Holes in basement walls



Photo X-1
City shut off for Water



Photo X-2
Main Gas shut off



Photo X-3
Main Electric shut off



Photo X-4
Main Water shut off