	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

Report number: 20140302
Time started: 11am
Present during inspection: Realtor
Weather conditions during inspection: Dry
Temperature during inspection: Cold
Ground condition: Snow covered
Type of building: Single family
Buildings inspected: One house
Age of main building: 61yrs. Built 1952
Source for main building age: Property listing
Front of building faces: Northeast
Occupied: No

1) Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:
http://www.epa.gov
http://www.cpsc.gov
http://www.cdc.gov

Photo 1-1

2) Microbial growths were found at one or more locations in interior rooms and the attic. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist. For more information, visit:
http://www.cdc.gov/mold/
http://www.epa.gov/mold/


Photo 2-1


Photo 2-2

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3) The water service was not turned on during the inspection. The inspector operates only "normal" controls such as faucets, and does not operate shut-off valves to the water meter or house. As a result, plumbing supply, drain waste and vent lines, traps, pumps, fixtures, and some appliances such as water heaters weren't fully evaluated. The water pressure was not determined. Recommend that a qualified person make a full evaluation of the plumbing system after the water supply is turned back on. Areas below the house should be evaluated after plumbing has been operated to check for leaks. Any problems that are found after this evaluation should be repaired by a qualified plumber.

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4) The natural gas service was not turned on during the inspection. The inspector operates only "normal" controls such as thermostats, stove burner knobs, and on/off switches, and does not operate gas shut-off valves or activate pilot lights. As a result, items such as but not limited to the gas supply system, gas-fired water heater(s), gas-fired forced air furnace(s), gas fireplace(s), stove(s), and range(s) weren't fully evaluated. The inspector was unable to test for gas leaks. Recommend that a qualified person make a full evaluation of the gas supply system and gas-fired appliances after the gas supply is turned back on. Any problems that are found after this evaluation should be repaired by a qualified contractor.

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5) Electricity was not available during the inspection (e.g. service turned off, main disconnect off or tripped, service in disrepair or not fully installed). The inspector operates only "normal controls" such as switches or knobs, and does not reset or turn on circuit breakers or remove or install fuses. As a result, branch circuit wiring, receptacles, fixtures such as lights and fans, switches, ground fault circuit interrupter (GFCI) devices, arc fault circuit interrupter (AFCI) devices, and some appliances such as electrically powered water heaters, forced air furnaces, heat pumps, air conditioning units, and kitchen appliances weren't fully evaluated. Recommend that a qualified person make a full evaluation of the electric system and electrically powered appliances after the electric service is turned back on. Any problems that are found after this evaluation should be repaired by a qualified contractor.

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6) Based on non-standard construction observed, the addition of the Deck to this property may have been made without the owner having attained permits or inspections from the municipality. Work may have been performed by someone other than a qualified contractor or person. Consult with the property owner about this, and if necessary research permits.

At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed.


Photo 6-1

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: Required repairs, replacement and/or evaluation (see comments below)
Fence and gate material: Wood
Condition of retaining walls: Required repair, replacement and/or evaluation (see comments below)
Retaining wall material: Masonry block
Site profile: Minor slope
Condition of decks, porches and/or balconies: Required repairs, replacement and/or evaluation (see comments below)
Deck, porch and/or balcony material: Wood

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7) Flashing appeared to be missing from above the deck ledger boards, or could not be verified. Missing flashing at this location can cause moisture to accumulate between the ledger boards and the building. Fungal rot may occur in this area and cause the ledger board fasteners to fail. The deck may separate from the building in this event. This is a potential safety hazard. Recommend that a qualified contractor install flashing above ledger boards per standard building practices. For more information, visit:
http://www.google.com/search?q=installing+a+ledger+board
http://www.google.com/search?q=building+a+safe+deck

Photo 7-1

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8) The deck ledger boards were nailed to the building rather than being attached by lag screws or bolts. As a result, decks or porches may separate from the building and collapse. This is a potential safety hazard. Lag screws or bolts, minimum 1/2 inch in diameter, should be installed to securely attach ledger boards to the main structure. Recommend that a qualified person install fasteners per standard building practices. For more information, visit:
http://www.google.com/search?q=installing+a+ledger+board
http://www.google.com/search?q=building+a+safe+deck

Photo 8-1

Photo 8-2

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9) Significant cracks, deterioration, leaning and/or bowing were found in the driveway retaining wall. Recommend that a qualified contractor evaluate and repair or replace sections as necessary. Note that some retaining walls, based on their height or size, may require evaluation by a structural engineer.


Photo 9-1


Photo 9-2


Photo 9-3

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10) One or more fences were damaged or deteriorated and need repair.


Photo 10-1


Photo 10-2

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11) Most areas of the driveway were obscured by snow and couldn't be fully evaluated. Most sidewalks were obscured by snow and couldn't be fully evaluated.


Photo 11-1


Photo 11-2

12) Unable to get access to the deck. No key for deadbolt on back door.

Photo 12-1

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, Stone or faux stone veneer, Metal
Condition of foundation and footings: Appeared serviceable
Apparent foundation type: Finished basement
Foundation/stem wall material: Concrete block

13) Fungal rot was found at one or more soffits, fascia. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.

Photo 13-1

Photo 13-2

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

Photo 14-1

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15) 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 15-1

Photo 15-2

Photo 15-3

Photo 15-4

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16) Most foundation walls below the house were obscured by finished walls and cielings. The inspector was unable to evaluate these areas. They are excluded from this inspection.


Photo 16-1


Photo 16-2

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: Wood
Beam material: Solid wood
Floor structure: Solid wood joists

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17) Handrail at basement flight of stairs was loose & damaged. This is a safety hazard. Recommend that a qualified person repair as necessary.


Photo 17-1


Photo 17-2

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18) 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 18-1


Photo 18-2


Photo 18-3


Photo 18-4


Photo 18-5

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


Photo 19-1

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 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: Required repair, replacement and/or evaluation (see comments below)
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

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20) Flashing at the base of the chimney was missing, damaged, deteriorated, corroded or substandard. Leaks have occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary.


Photo 20-1


Photo 20-2


Photo 20-3


Photo 20-4

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21) One or more gutters, downspouts were incomplete, missing, leaking, 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 21-1


Photo 21-2


Photo 21-3

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22) Sealant was used at one or more roof penetrations (e.g. pipes, vents, chimneys) rather than flashing. Sealant is not required for most roof penetrations when installations of such items are done professionally and per standard building practices. The presence of sealant suggests that work was performed by someone who was not a qualified contractor. The sealant will be a maintenance issue in the future since it must be renewed periodically. Recommend that a qualified contractor repair where necessary and per standard building practices. For example, by removing sealant and installing flashing.

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23) Some roof surfaces were obscured by snow and couldn't be evaluated. These areas are excluded from this inspection.

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: Viewed from hole in cieling
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: Required repair, replacement and/or evaluation (see comments below)
Roof ventilation type: Ridge vent, Gable end vents

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24) The facing on fiberglass batt insulation in the attic was exposed. In most cases, the facing is flammable and poses a fire hazard. Also, the facing typically acts as a vapor barrier, and if located away from the interior surfaces can trap moisture from condensation in the cavity between the facing and the interior spaces. This can be a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary. For example, by reinstalling or replacing insulation per standard building practices and per the manufacturer's instructions.

Note that the inspector was unable to evaluate areas obscured by insulation to determine if any damage (e.g. rot, insect infestation) has already occurred due to moisture accumulation. When insulation repairs are made, recommend that the exposed structure be evaluated and repairs made if necessary.


Photo 24-1


Photo 24-2

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25) One or more sections of the roof structure appeared to have substandard ventilation; vents were undersized. This can result in high attic and roof surface temperatures, reduce the life of the roof covering materials, and/or increase cooling costs. Standard building practices require one free square foot of ventilation for every 150 square feet of attic space, and that vents be evenly distributed between the lowest points of the roof structure and the highest points to promote air circulation. Often this means that both soffit vents and ridge or gable end vents are installed. Recommend that a qualified contractor evaluate and repair per standard building practices.

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26) Microbial staining was visible on roof sheathing in the attic. Such staining usually occurs due to elevated humidity in the attic, and subsequent elevated moisture levels in the sheathing. However, ongoing ventilation and/or insulation issues can also result in humid conditions. Please note any other comments in this report related to ventilation, insulation and/or moisture levels in the attic, and make any related recommended corrections. After issues related to the moisture conditions have been corrected, the clients may or may not wish to have mitigation work performed for the biological staining. Typically mold abatement specialists perform such work and may do the following:

- Remove affected attic insulation
- Clean microbial staining from wood surfaces
- Treat wood surfaces with mildewcides
- Prime wood with special primers
- Install new attic insulation

Note that the inspector is not a mold specialist or industrial hygienist and provides no professional opinion on health issues related to microbial growth.

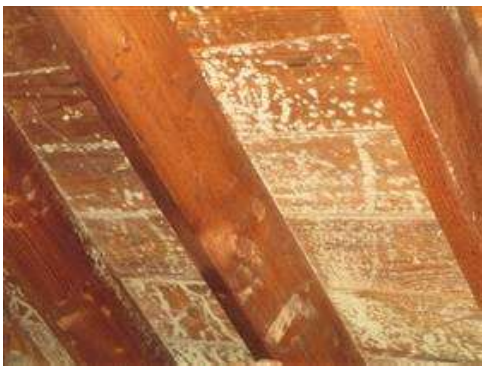
Photo 26-1


Photo 26-2

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: Required repair, replacement and/or evaluation (see comments below)
Type of door between garage and house: Metal
Condition of garage vehicle door(s): Not determined (inaccessible or obscured)
Type of garage vehicle door: Sectional
Number of vehicle doors: 1
Condition of automatic opener(s): Not determined (not plugged in, no power, etc.)
Condition of garage floor: Appeared serviceable
Condition of garage interior: Required repair or evaluation (see comments below)

27) No threshold was installed at the base of the door between the garage and the house. House to garage doors prevent fire and fumes from spreading from the garage to the house. Thresholds prevent fire and fumes from spreading underneath the door. This is a potential safety hazard. Recommend that a qualified person install a threshold per standard building practices.

Photo 27-1

28) One or more gaps, holes, areas with missing or substandard surface materials were found in the attached garage walls or 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 28-1

Photo 28-2

29) The self-closing device on the door between the garage and the house didn't close and latch the door. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

Photo 29-1

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.
Primary service type: Overhead
Number of service conductors: Not determined (components inaccessible or obscured)
Service voltage (volts): 120-240
Estimated service amperage: 100
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Not determined (components inaccessible or obscured)
Main disconnect rating (amps): 100
System ground: Cold water supply pipes
Condition of main service panel: Not determined (inaccessible or obscured, or panel not opened)
Location of main service panel: 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

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30) The wire holder (e.g. brackets or fasteners) for the service entrance wires was loose. This is a potential shock and fire hazard. The service drop wires had no drip loop where they attached to the service mast, or the drip loop was substandard. This can result in water entering electric panels, and is a potential shock hazard. The service entrance wire insulation was frayed, damaged or deteriorated. This is a potential shock hazard. Splices in service conductors at the service mast head were exposed. Splices should be covered with plastic insulators or tape to prevent exposed, energized wires. This is a potential shock hazard. Recommend that a qualified electrician repair per standard building practices.


Photo 30-1


Photo 30-2


Photo 30-3

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31) Substandard wiring was found in the garage. For example, exposed wiring, exposed splices. This is a safety hazard. Extension

cords were being used as permanent wiring at one or more locations. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring is a potential fire and shock hazard, and indicates that wiring is inadequate and needs updating. Recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.


Photo 31-1


Photo 31-2

Photo 31-3

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32) One or more electric receptacles (outlets) at the kitchen, bathroom(s) 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

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33) Panel had inadequate working space. This is a safety hazard when opening or working in panels. Electric panels should have the following clearances:

- An open area 30 inches wide by 3 feet deep in front of the panel
- 6 feet 3 inches of headroom in front of the panel
- The wall below the panel is clear to the floor
- The center of the grip of the operating handle of the switch or circuit breaker not more than 6 feet 7 inches above the floor or working platform

Recommend that a qualified contractor repair or make modifications per standard building practices. If panels must be opened for repairs, then a qualified electrician should perform repairs.


Photo 33-1


Photo 33-2

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34) Non-metallic sheathed wiring was installed at one or more locations, and was subject to damage such as on easily accessible wall or ceiling surfaces. The insulation can be damaged by objects coming in contact with it, resulting in exposed, energized wires. Also, copper conductors can break after being repeatedly moved or bent. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing protective conduit or re-routing wires through walls or ceilings.


Photo 34-1


Photo 34-2

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35) Few receptacles (outlets) were installed in one or more areas by modern standards. This can result in "octopus" wiring with extension cords, which is a fire hazard. Also, 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 to be 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 circuits with additional receptacles and 3-wire, grounded receptacles per standard building practices.

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36) The electric meter seal was broken. The utility company installs these seals to prevent tampering with the meter or tapping into the electric supply before the meter. Consult with the property owner about this and/or contacting the utility company to have the seal reinstalled.


Photo 36-1

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37) 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.

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: Required repair, replacement and/or evaluation (see comments below)
Supply pipe material: Copper
Condition of drain pipes: Required repair, replacement and/or evaluation (see comments below)
Drain pipe material: Plastic, Galvanized steel
Condition of waste lines: Required repair, replacement and/or evaluation (see comments below)
Waste pipe material: Plastic, Cast iron
Location(s) of plumbing clean-outs: Basement
Vent pipe condition: Required repair, replacement and/or evaluation (see comments below)
Vent pipe material: Galvanized steel
Condition of fuel system: Not determined (gas service off or no fuel oil)
Location of main fuel shut-off valve: At gas meter

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38) The gas meter was located under a combustible structure. This is prohibited and is a potential explosion and fire hazard. Recommend that repairs or modifications be made as necessary to maintain clearances per standard building practices, and by a qualified contractor or the gas utility company if necessary.


Photo 38-1


Photo 38-2

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39) The gas meter was located too close to other objects. Workspace may be substandard or fire or explosion hazards may be present. A minimum clear area of 3 feet should exist in front of and on both sides of the meter. Recommend that repairs or modifications be made as necessary to maintain clearances per standard building practices, and by a qualified contractor or the gas utility company if necessary.

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40) Stains were found in one or more sections of waste lines, but no active leaks were found near the stains. This may indicate that past leaks have occurred. Consult with the property owner about this, and either monitor these areas in the future for leaks or have a qualified plumber evaluate and repair as necessary.


Photo 40-1


Photo 40-2

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41) Significant corrosion was found in many water supply pipes or fittings. Leaks can occur as a result. Recommend that a qualified plumber evaluate and replace components as necessary.


Photo 41-1


Photo 41-2

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42) The copper water service pipe was embedded in concrete or masonry where it was routed through the foundation, and no protection from damage due to thermal expansion was visible. Copper pipes embedded in concrete or masonry should be wrapped with an approved tape or installed through a sleeve for abrasion protection. Recommend that a qualified contractor repair per standard building practices.


Photo 42-1

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43) Significant corrosion or rust was found at one or more water supply valves. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber repair as necessary. For example, by replacing valves or fittings.


Photo 43-1


Photo 43-2

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44) Some or all of the water supply/drain pipes were made of galvanized steel. Based on the age of this structure and the 40-60 year useful life of this piping, it will likely need replacing in the future. Leaks can develop, flooding and/or water damage may occur, flow can be restricted due to scale accumulating inside the piping, and water may be rusty. Note that it is beyond the scope of this inspection to determine what percentage of the piping is older, galvanized steel, as much of it is concealed in wall, floor and/or ceiling cavities. Recommend the following:

- That a qualified plumber evaluate to better understand or estimate the remaining life
- Consulting with a qualified plumber about replacement options and costs
- Budget for replacement in the future
- Monitor these pipes for leaks and decreased flow in the future
- Consider replacing old, galvanized steel piping proactively

For more information, visit:
http://www.google.com/search?q=old+galvanized+pipes


Photo 44-1


Photo 44-2

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45) This home was winterized. Typically this means the following:

- The water supply has been turned off at the meter or main shut-off valve
- The water supply to fixtures such as sinks, toilets, tubs and showers have been turned off at local shut-off valves
- Sink drain traps and toilet bowls have been filled with anti-freeze
- The water and power or fuel supplies to the water heater have been turned off

"De-winterizing" a home is not part of a home inspection. The inspector does not operate shut-off valves, meter valves, circuit breakers, or light pilot lights. This significantly limits the ability of the inspector to evaluate various systems and components such as plumbing fixtures, supply/drain/waste/vent lines and the water heater. They are excluded from this inspection. Recommend when the home has been completely de-winterized that a qualified person fully evaluate them.

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: Not determined (inaccessible, obscured, or water, power or gas service off)
Type: Tank
Energy source: Natural gas
Estimated age: 15 yrs mfg 1999
Capacity (in gallons): 40
Temperature-pressure relief valve installed: Yes
Manufacturer: Kenmore
Location of water heater: Basement
Condition of burners: Not determined (inaccessible, obscured, or gas service off)
Condition of venting system: Required repair, replacement and/or evaluation (see comments below)

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46) The draft hood for the water heater flue was loose. One or more flue pipe sections or connections were loose, corroded, damaged. This is a potential safety hazard due to the risk of exhaust gases entering living spaces. A qualified person should repair per standard building practices.


Photo 46-1


Photo 46-2

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47) Significant corrosion or rust was found at the supply pipes or fittings, shut-off valve. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and replace components or make repairs as necessary.

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48) The temperature-pressure relief valve was leaking. Recommend that a qualified plumber repair as necessary. For example, by replacing the valve.


Photo 48-1

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49) The water heater's gas supply was off. The water heater and hot water supply system (e.g. faucets, controls) were not fully evaluated because of this. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the water heater is operable. Note that per the standards of practice for NACHI (http://www.nachi.org) and ASHI (www.ashi.org), the inspector is not required to operate shut-off valves, pilot lights or over-current protection devices, or any controls other than "normal controls."

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50) 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.

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): Furnace
General heating distribution type(s): Pipes and radiators
Condition of hydronic or steam heat system: Required repair, replacement and/or evaluation (see comments below)
Type of hydronic or steam heat: Hydronic (hot water)
Hydronic or steam heat fuel type: Natural gas
Boiler model #: PCG-5
Boiler serial number: 567162
Condition of burners: Not determined (inaccessible, obscured, or gas or oil service off)
Condition of venting system: Required repair, replacement and/or evaluation (see comments below)
Condition of controls: Not determined (system inoperable)

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51) Corrosion or rust was found in one or more distribution supply pipes, valves, fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified heating contractor or plumber evaluate and repair as necessary.


Photo 51-1


Photo 51-2


Photo 51-3


Photo 51-4

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52) The boiler heating system was not fully evaluated because the gas supply was off. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).

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 chimneys and flues: Required repair, replacement and/or evaluation (see comments below)

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53) 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 53-1

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

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54) The basement sink was damaged or significantly deteriorated. Recommend that a qualified contractor replace the sink.

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.
Condition of cabinets: Appeared serviceable

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55) The water supply was inoperable or there was no water flow at the sink, toilet, bathtub, shower . As a result the inspector was unable to fully evaluate. Shut-off valve(s) may be turned off, or repairs may be needed. Recommend asking the property owner about this if possible, and that a qualified plumber evaluate and repair if necessary.

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: Required repair, replacement and/or evaluation (see comments below)
Exterior door material: Wood
Condition of interior doors: Appeared serviceable
Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)
Type(s) of windows: Wood, Metal, Single-pane
Condition of walls and ceilings: Required repairs, replacement and/or evaluation (see comments below)
Wall type or covering: Drywall, Plaster, Wood
Ceiling type or covering: Plaster
Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)
Flooring type or covering: Vinyl, linoleum or marmoleum, Wood or wood products, Tile
Condition of stairs, handrails and guardrails: Required repairs, replacement and/or evaluation (see comments below)

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56) One or more exterior doors had double-cylinder deadbolts installed, where a key is required to open them from both sides. This can be a safety hazard in the event of an emergency because egress can be obstructed or delayed. Recommend replacing double-cylinder deadbolts with single-cylinder deadbolts where a handle is installed on the interior side.


Photo 56-1

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57) Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.


Photo 57-1


Photo 57-2

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58) Water stains or evidence of leaking was found at one or more windows. Recommend that a qualified contractor evaluate and repair as necessary.

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

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

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61) One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are

active. Recommend replacing window screens as necessary.

62) One or more walls, ceilings were damaged. Recommend that a qualified person repair as necessary.

63) Vinyl, linoleum or marmoleum flooring in one or more areas was damaged, deteriorated, loose. If in a wet area, water can damage the the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.

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

65) Trim was deteriorated in one or more areas. Recommend that a qualified person repair as necessary.

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

67) The glazing compound or caulk that holds glass panes in one or more windows was deteriorated and/or substandard. Air and/or water can leak through windows, and wood window frames are prone to rot. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person replace glazing compound as necessary. For more information, visit:
http://www.google.com/search?q=replacing+glazing+putty

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

Photo X-1
Main electric shutoff

Photo X-2
Water meter and main water shutoff

DE Home Inspections
908-239-4081
INSPECTION AGREEMENT
THIS IS A LEGALLY BINDING CONTRACT

Customer_____ Phone_____
Inspection Address_____
Customer Address_____