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Asbestos Testing - Thermal Imaging

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# Property Inspection Report

LOCATED AT:  
100 Year Old Home  
Our Town, Nebraska 68888

PREPARED EXCLUSIVELY FOR:

INSPECTED ON:  
Wednesday, January 27, 2016



Inspector, Larry Karschner and Joshua Methe  
Integrity Home Inspections & Testing LLC

## Executive Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your legal advisor or Real Estate Professional for further advice with regards to the following items:

## Exterior/Site/Ground

### **FOUNDATION**

**s-1:** - Window wells require a weather cover to prevent moisture entry and possible flooding.

### **SERVICE DROP**

**s-2:** - The overhead service wires are deflected by the neighbors tree. We recommend the trees be trimmed clear of the wires or the service be reconfigured. To reduce shock hazard during this procedure, the work should be coordinated with the utility provider.

### **OUTDOOR RECEPTACLES**

**s-3:** - The GFCI receptacle at the north west corner did not trip when tested. We recommend it be repaired or replaced.

### **DOORS**

**s-4:** - The exterior doors appear to be properly installed and generally in serviceable condition, with exceptions noted below.

Note: The wood under the east laundry room door sill plate is showing dry rot. We recommend repairs or an upgrade.

### **DOWNSPOUTS**

**s-5:** - Runoff water from the roof discharges next to the house. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.

**s-6:** - Recommend adding downspout extensions to move water away from the foundation wall. Keep all downspouts extended 5-6 feet and maintain the grade near the foundation wall to slope away approximately 1" for every 6 feet.

### **DRIVEWAY**

**s-7:** - In our opinion, the major cracks in the driveway cannot be filled, sealed, or repaired effectively. We recommend that you budget for future replacement of the driveway.

## **PATIO SURFACE**

**s-8:** - The concrete patio surface has cracked and/or settled to the point that trip hazards exist and, in our opinion, it is no longer serviceable. We recommend it be removed, repaired, or replaced.

## **HAND RAILS**

**s-9:** - The posts for the railings at the west basement entry are setting in open holes allow water entry and rusting the metal. The railing wobbles due to the size of the hole but appears to be sturdy enough to resist a person's weight. We recommend that the railings be reinforced or replaced in accordance with present standards.

## **FENCING**

**s-10:** - The fencing is generally serviceable but shows signs of routine wear and is in need of minor maintenance.

## **GATES**

**s-11:** - The gates show signs of wear/deterioration and the need for maintenance.

**s-12:** - The gate at the garage drags on the driveway and is difficult to operate. The gate at the west side of the home needs to be raised to latch properly. The lower right hinge is loose at the post. We recommend repair or replacement.

## **TRIM**

**s-13:** - The wood trim at the lower left outside corner of the west sliding door is showing dry rot. We recommend it be repaired or replaced.

## **FASCIA**

**s-14:** - The fascia appears to be properly installed and generally in good condition, with exceptions noted below.

Note: The wood used on the arched fascia was cut to allow the wood to bend. When the paint is upgraded recommend sealing the openings to prevent moisture entry.

## **PAINT/STAIN**

**s-15:** - The exterior paint is in fair to good condition but appears a bit 'tired'. There are no surfaces that need painting for other than cosmetic reasons.

## **GENERAL COMMENT**

**s-16:** - There are areas where exterior features are in need of attention. These conditions suggest lapses in maintenance. We make no attempt to list all cosmetic flaws but, do suggest attention to items relating to function and safety.

Note: At the west exterior wall behind the air conditioner is a removed and sealed basement window. The is evidence on the interior of moisture entry at the base of this window. Recommend upgrading the caulking to prevent moisture entry.

## Air Conditioning

### **LIMITATIONS**

**s-17:** - Operating an air condition system in cold weather can damage the compressor. The outside air temperature was determined to be too low for the safe operation of the equipment. We recommend inspection of the system with the return of warmer weather.

Note: The temperature must be above 65 degrees for 24 hours before testing the air conditioner.

### **REFRIGERANT LINES**

**s-18:** - Insulation is deteriorated and missing from a portion of the refrigerant lines near the condensing unit. We recommend that all missing insulation be replaced to increase energy efficiency.

## Garage

### **RECEPTACLES**

**s-19:** - The receptacle is an ungrounded three prong type. To provide an increased margin of safety, we recommend either the receptacle be repaired and grounded or equivalently protected by adding a GFCI receptacle.

**s-20:** - There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

**s-21:** - One of the receptacles is missing its cover plate. We recommend it be replaced to reduce the risk of electrical shorts and hazardous shocks.

### **GARAGE DOOR OPENER**

**s-22:** - The (single) garage door opener raises and lowers the door, but it does not stop or reverse when it meets resistance prior to full closure. This is an important safety feature and we recommend the auto reverse be adjusted to a weaker setting. Note: The auto reverse on the garage overhead door opener should be tested periodically to ensure it is in working order. Underwriters Laboratories and garage door manufacturers recommend that testing of the reversing mechanism be conducted using a two by four (2X4) wood block laid flat on the floor. Closing on the block should cause the door to reverse within 2 seconds without damaging the door or causing injury to the person testing the door.

## Roofing

### **Composition Shingle**

#### **GENERAL COMMENT**

**s-23:** - Insurability: In our opinion the roof is deemed satisfactory. It is our recommendation that as a buyer you check with your insurance company to determine insurability of the roof.

## Attic

### **VENTILATION**

**s-24:** - Vents in the attic are unscreened, making possible entry by insects, birds, bats or squirrels. We recommend they be screened.

## Heat

### **Forced Hot Air**

#### **DUCTS**

**s-25:** - The ducts appear to be generally properly installed and are in serviceable condition, with exceptions noted below.

Note: One of the return air vent plates at the east furnace room wall fell off during the inspection. The connection to the wall needs to be upgraded.

**s-26:** - Some of the connections on the ducts are poorly sealed. For maximum system efficiency, we recommend they be sealed with proper paste or foil tape.

#### **DUCT INSULATION**

**s-27:** - The duct wrap in the furnace room is known to contain asbestos. The insulation is generally intact. Information regarding asbestos can be obtained from a licensed asbestos abatement contractor.

## Plumbing

### **INTERIOR SUPPLY**

**s-28:** - There was evidence of surface corrosion and past leakage at the exposed and accessible supply piping. Although no current leaks were noted, this piping should be monitored for leakage and repaired if necessary.

### **WATER PRESSURE**

**s-29:** - The system water flow drops excessively when tested during use at the basement bathroom and kitchen sinks, suggesting a buildup of mineral deposits on the interior of the supply piping. This is common in older systems and does not necessarily require immediate repair.

**s-30:** - However, low flow can be an inconvenience when multiple plumbing fixtures are used simultaneously. As mineral deposits continue to buildup, the flow will be further reduced. Eventually it will be necessary to replace the supply piping.

## Water Heater

### **ELEVATION/LOCATION**

**s-31:** - There is no pan under the water heater to catch and divert any dripping water. This is required by some jurisdictions for water heaters in this location. We suggest installation of such a pan be considered.

## **GENERAL COMMENT**

**s-32:** - In our opinion, the water heater provides limited supply for a structure this size. When replacement becomes necessary, we recommend installing a unit of greater capacity.

## **Electrical System**

### **SERVICE DROP**

**s-33:** - The overhead service wires to the garage are deflected by trees. We recommend the trees be trimmed clear of the wires or the service be reconfigured. To reduce shock hazard during this procedure, the work should be coordinated with the utility provider.

**s-34:** - The overhead service conductors are too low over the yard, creating a potentially hazardous situation. We recommend replacement or reconfiguration of the service drop, in accordance with present standards.

**s-35:** - The overhead service conductors are too low over the driveway, creating a potentially hazardous situation. We recommend replacement or reconfiguration of the service drop, in accordance with present standards.

### **CB MAIN PANEL**

**s-36:** - There are holes in the service panel where 'knockouts' have been removed and left open. This is not an approved practice and we recommend the holes be closed with approved filler plates.

### **BREAKER SUBPANEL**

**s-37:** - The circuitry is not completely labeled in the spa panel. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to operate it properly when and if necessary.

**s-38:** - The circuitry in the kitchenette panel is unlabeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to operate it properly when and if necessary.

### **BRANCH CIRCUITRY**

**s-39:** - Running splices, which are improper connections outside of a junction box, are used in several areas. We recommend all splices be made with approved connectors inside a junction box to prevent accidental contact or mechanical damage.

### **RECEPTACLES: OVERALL**

**s-40:** - There are ungrounded three prong receptacles. We recommend all ungrounded 3 pronged receptacles be properly grounded or restored to their original two prong configuration. A three prong outlet installed on a two wire or ungrounded circuit is a "false ground".

**s-41:** - A significant number of receptacles have been wired with reversed polarity. This creates a shock and short hazard and these receptacles should be repaired. We recommend all receptacles be checked for correct polarity, identified and repaired.

**s-42:** - Some of the receptacles are missing cover plates. We recommend they be replaced in the course of maintenance to reduce the risk of electrical shorts and hazardous shocks.

**s-43:** - Several of the receptacles are loose in their boxes. We recommend a general tightening and 'tune up' of the receptacles when access to all the receptacles is available.

## **GFI PROTECTION**

**s-44:** - No GFCI protection is installed. We recommend upgrading by installing ground fault receptacles in all locations required by present standards. These include receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior.

## Interior

### **SURFACES: OVERALL**

**s-45:** - There is wear and tear of the surfaces throughout the building, of the type generally resulting from deferred maintenance. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

### **FLOORS: OVERALL**

**s-46:** - The floors have a good appearance and are in serviceable condition, with exceptions noted below. Note: At the entrance to the second floor bathroom the carpet appears to have a bleach type stain. The carpet is also wrinkled at several locations.

### **DOORS: OVERALL**

**s-47:** - The interior doors appear to be properly installed and in good condition, with exceptions noted below. Note: The west main floor bedroom closet door needs a handle repaired.

### **FIREPLACE**

**s-48:** - Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard.

**s-49:** - At the time of the inspection insulation was packed at the damper opening. We believe it is unsafe to use the main floor fireplace. We recommend qualified personnel be retained to evaluate the fireplace and determine what corrective steps will need to be taken.

## Basement

### **WIRING**

**s-50:** - Running splices, which are improper connections outside a junction box, were observed. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contact or mechanical damage.

**s-51:** - There are uncovered junction boxes. We recommend they be covered to protect the wiring connections.

## **OTHER RECEPTACLES**

**s-52:** - The receptacle is wired with reversed polarity. Under some circumstances, this can be a shock hazard and/or damage electronic equipment. This is a simple repair and we recommend rewiring the receptacle to eliminate this condition.

Note: Located on the east wall of basement family room.

**s-53:** - The receptacle on the west wall of the basement family room is loose. For maximum safety we recommend that it be resecured.

## **Kitchen**

### **Main Floor**

#### **RECEPTACLES**

**s-54:** - The receptacle is an ungrounded three prong type. To provide an increased margin of safety, we recommend either the receptacle be repaired and grounded or equivalently protected by adding a GFCI receptacle.

**s-55:** - The GFCI protection did not function properly when tested. When the GFCI was tripped it did not disconnect the power. We recommend the source of the problem be identified and corrected.

#### **FIRE EXTINGUISHER**

**s-56:** - There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

#### **DISHWASHER**

**s-57:** - The dishwasher failed to respond using normal operating controls. We recommend that the serviceability of this unit be verified, and that it be repaired or replaced if necessary.

## **Bathroom**

### **Main Floor / Hallway**

#### **TOILET**

**s-58:** - The toilet is loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilet be removed and rebolted with a new wax seal.

#### **WATER BASIN**

**s-59:** - The drain stop is defective. We recommend it be repaired or replaced.

#### **RECEPTACLES**

**s-60:** - The receptacle is an ungrounded three prong type. To provide an increased margin of safety, we recommend either the receptacle be repaired and grounded or equivalently protected by adding a GFCI receptacle.

**s-61:** - A GFCI receptacle has been installed. This is an approved installation even though the third prong is not connected and the circuit remains ungrounded. The ground fault protection will function and provide a greater margin of safety.

### **SHOWER WALLS**

**s-62:** - The shower walls appear to be properly installed and generally in serviceable condition, with exceptions noted below.

Note: When the shower was operated, the water drains off the seat and hit the top of the shower base pan leaking onto the bathroom floor. A larger base or smaller seat would have prevented this.

### **VENTILATION**

**s-63:** - This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.

## **Second Floor / Hallway**

### **DRAIN TRAP**

**s-64:** - The flexible rubber or plastic fitting used in the drain trap is nonconforming. The system is functional and modification would be considered optional.

### **WATER BASIN**

**s-65:** - The drain stop is defective. We recommend it be repaired or replaced.

**s-66:** - The wash basin counter top has separated from the counter. We recommend it be resupported and/or sealed to prevent movement.

### **BATHTUB**

**s-67:** - The drain is slow. We recommend the trap be cleaned of grease, hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service.

### **RECEPTACLES**

**s-68:** - The receptacle is an ungrounded three prong type. To provide an increased margin of safety, we recommend either the receptacle be repaired and grounded or equivalently protected by adding a GFCI receptacle.

**s-69:** - A GFCI receptacle has been installed. This is an approved installation even though the third prong is not connected and the circuit remains ungrounded. The ground fault protection will function and provide a greater margin of safety.

### **BATHROOM FLOOR**

**s-70:** - The floor edge at the base of the shower/tub is loose and swollen as a result of over-splash. We recommend the floor be repaired or replaced. The subflooring and/or framing should only be replaced if damage is found.

## **VENTILATION**

**s-71:** - This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.

## **Basement**

### **DRAIN TRAP**

**s-72:** - There is no visible drain trap for the basement bathroom or basement kitchen sinks. This is not an approved configuration and is considered a significant defect and potential health hazard. We recommend an approved drain trap be installed.

## **Laundry Area**

### **RECEPTACLES**

**s-73:** - The dryer receptacle in this area is loose. For maximum safety we recommend that it be properly secured.

### **DRYER VENT**

**s-74:** - Corrugated dryer vents may only be used for the six foot section connected to the dryer and cannot be installed through walls or floors. The existing long corrugated vent line should be replaced with a smooth wall vent, as per present standards.

### **WASHER/DRYER**

**s-75:** - As a preventive measure, we recommend that a drained catch pan be installed under the washing machine to prevent leakage into the flooring and damage to surrounding areas in the event of a leak or overflow.

Wednesday, January 27, 2016

100 Year Old Home  
Our Town, Nebraska 68888

Dear ,

We have enclosed the report for the property inspection we conducted for you on Wednesday, January 27, 2016 at:

100 Year Old Home  
Our Town, Nebraska 68888

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector. This report is intended only as a general guide to help the Client make his or her own evaluation of the overall condition of the home and it is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The inspection and report are not intended to be technically exhaustive or imply that every component was inspected or that every possible defect was discovered.

As requested a visual inspection was conducted on the above property. The inspection reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defect cannot be included in this report. Each of the items listed in the Executive Summary or in the body of the inspection report may require further evaluation and repair by a licensed tradesperson.

We thank you for the opportunity to be of service to you. If you have any questions feel free to call.

Sincerely,



Inspector, Larry Karschner and Joshua Methe  
Integrity Home Inspections & Testing LLC



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## Intro

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

## Introductory Notes

### **ORIENTATION**

**1:** - For purposes of identification and reporting, the front of this building faces south.

### **NOTES**

**2:** - The house was estimated to be approximately 100 years old.

**3:** - The weather was sunny at the time of our inspection.

**4:** - At the time of the inspection the temp was below 50 degrees

**5:** - Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

## Exterior/Site/Ground

### **BASIC INFORMATION**

**6:** - Site grading: Sloped away from structure

**7:** - General lot topography: Flat lot

**8:** - Retaining wall material: Concrete

**9:** - Driveway: Concrete on grade

**10:** - Walkways: Concrete

**11:** - Patio: Concrete

**12:** - Primary exterior wall covering: Stucco

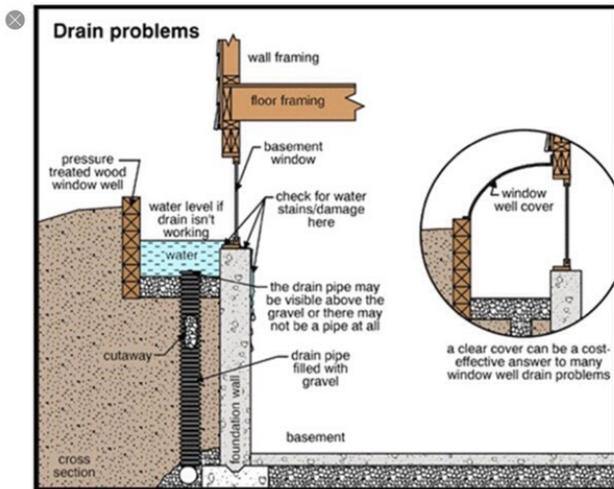
**13:** - Primary exterior window materials: Wood frame

### **LIMITATIONS**

**14:** - Portions of the building exterior and/or the building site and grounds could not be inspected due to the presence of storage/vegetation. No adverse conditions are suspected, but clearing obstructions may reveal reportable conditions.

## FOUNDATION

15: - Window wells require a weather cover to prevent moisture entry and possible flooding.



## GAS METER LOCATION

16: - The gas meter is outside at the front of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

### SERVICE DROP

17: - The overhead service wires are deflected by the neighbors tree. We recommend the trees be trimmed clear of the wires or the service be reconfigured. To reduce shock hazard during this procedure, the work should be coordinated with the utility provider.



### OUTDOOR RECEPTACLES

18: - The GFCI receptacle at the north west corner did not trip when tested. We recommend it be repaired or replaced.

### STUCCO

19: - The stucco exterior is in good condition, with a few minor cracks. These hairline cracks are typical and no action is indicated. They can be patched and sealed in the course of routine maintenance.



## DOORS

**20:** - The exterior doors appear to be properly installed and generally in serviceable condition, with exceptions noted below.

Note: The wood under the east laundry room door sill plate is showing dry rot. We recommend repairs or an upgrade.



## WINDOWS

**21:** - The windows appear to be properly installed and in serviceable condition.

## WEATHERSTRIPPING

**22:** - There is no weatherstripping on some the original wood exterior doors. This is typical for a building this age, and there is no requirement that any action be taken. However, to conserve energy and lower utility bills, weatherstripping could be installed at minimal cost.

## GRADING

**23:** - The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

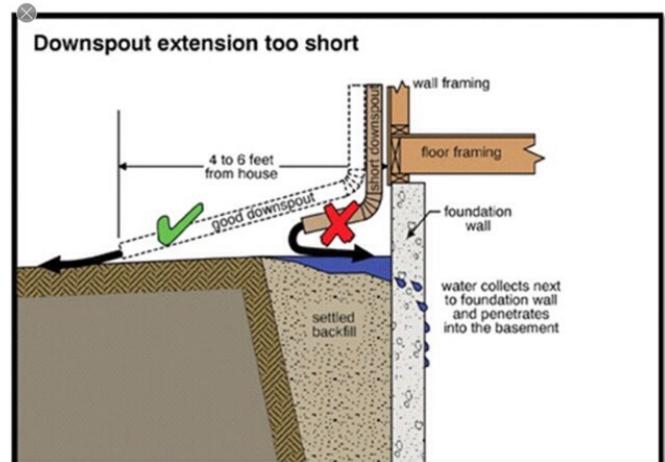
## GUTTERS

**24:** - Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

## DOWNSPOUTS

**25:** - Runoff water from the roof discharges next to the house. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.

**26:** - Recommend adding downspout extensions to move water away from the foundation wall. Keep all downspouts extended 5-6 feet and maintain the grade near the foundation wall to slope away approximately 1" for every 6 feet.



**DRIVEWAY**

**27:** - The driveway appears to be properly installed and is generally in good condition, with exceptions noted below.



**28:** - In our opinion, the major cracks in the driveway cannot be filled, sealed, or repaired effectively. We recommend that you budget for future replacement of the driveway.



## WALKWAYS

**29:** - There are minor cracks of a cosmetic nature in the walkways. Action would only be required if any of the cracks develop into trip hazards in the future.

## PATIO SURFACE

**30:** - The concrete patio surface has cracked and/or settled to the point that trip hazards exist and, in our opinion, it is no longer serviceable. We recommend it be removed, repaired, or replaced.



## STAIRS

**31:** - The exterior stairs appear to be properly constructed and are in serviceable condition.

Note: Recommend keeping the exterior drain at the base of the stairs free of debris to allow proper drainage.



## RAILINGS

**32:** - The railings appear to properly installed and are in serviceable condition.

## HAND RAILS

**33:** - The posts for the railings at the west basement entry are setting in open holes allow water entry and rusting the metal. The railing wobbles due to the size of the hole but appears to be sturdy enough to resist a person's weight. We recommend that the railings be reinforced or replaced in accordance with present standards.



## FENCING

**34:** - The fencing is generally serviceable but shows signs of routine wear and is in need of minor maintenance.

**35:** - It should be stated that wood fences do have a finite service life. Maintaining the bases of the fence posts free and clear of rotting leaves, and an occasional treatment with a wood preservative will be most effective in prolonging service life.

**GATES**

**36:** - The gates show signs of wear/deterioration and the need for maintenance.



**37:** - The gate at the garage drags on the driveway and is difficult to operate. The gate at the west side of the home needs to be raised to latch properly. The lower right hinge is loose at the post. We recommend repair or replacement.



## VEGETATION

**38:** - We recommend the vegetation on the property be maintained to prevent over growth and encroachment onto the structure.

## TRIM

**39:** - The wood trim at the lower left outside corner of the west sliding door is showing dry rot. We recommend it be repaired or replaced.



## FASCIA

**40:** - The fascia appears to be properly installed and generally in good condition, with exceptions noted below. Note: The wood used on the arched fascia was cut to allow the wood to bend. When the paint is upgraded recommend sealing the openings to prevent moisture entry.





### **EAVES/SOFFITS**

**41:** - The eaves and overhangs appear to be properly installed and in good condition.

### **PAINT/STAIN**

**42:** - The exterior paint is in fair to good condition but appears a bit 'tired'. There are no surfaces that need painting for other than cosmetic reasons.



## MISCELLANEOUS

**43:** - The accessory structure on this property, although looked at, was not fully inspected and is not included in this report. The entry door was locked at the time of the inspection.



## GENERAL COMMENT

**44:** - There are areas where exterior features are in need of attention. These conditions suggest lapses in maintenance. We make no attempt to list all cosmetic flaws but, do suggest attention to items relating to function and safety.

Note: At the west exterior wall behind the air conditioner is a removed and sealed basement window. The is evidence on the interior of moisture entry at the base of this window. Recommend upgrading the caulking to prevent moisture entry.





## Air Conditioning

*An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.*

### **BASIC INFORMATION**

**45:** - Method of cooling: Gas compression



**46:** - Type of system: Gas heat with air conditioning

**47:** - Type of system: Window and/or wall units. Not reviewed/inspected



**48:** - Number of units: 2

**49:** - Estimated to be approximately 18 years old

**50:** - Manufacturer: Carrier

**51:** - Condenser location: Rear of structure

**52:** - Electrical disconnect location: Adjacent to condensing unit

### LIMITATIONS

**53:** - Operating an air condition system in cold weather can damage the compressor. The outside air temperature was determined to be too low for the safe operation of the equipment. We recommend inspection of the system with the return of warmer weather.

Note: The temperature must be above 65 degrees for 24 hours before testing the air conditioner.

### HVAC DISCONNECT

**54:** - The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

**55:** - The local disconnect appears properly installed and in good condition.

### CONDENSING UNIT

**56:** - The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.

**57:** - The condensing unit appears to be properly installed and in serviceable condition.

### EVAPORATOR COIL

**58:** - An evaporator is a device used to transfer or absorb heat from the air surrounding the evaporator to the refrigerant. In doing so, the liquid refrigerant is evaporated or boiled off as it passes through the evaporator.

**59:** - The evaporator coil is concealed within the furnace and was not directly observed. We found no signs of leakage and damage is not likely because the condensing unit operated normally.

**60:** - The condensation from the air conditioning coil drains into a condensate pump. The water is pumped into a plumbing drain because a floor drain is not provided. The condensate pump and related equipment are beyond the scope of this inspection.



#### REFRIGERANT LINES

**61:** - Insulation is deteriorated and missing from a portion of the refrigerant lines near the condensing unit. We recommend that all missing insulation be replaced to increase energy efficiency.



#### DUCTS

**62:** - Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

#### THERMOSTAT

**63:** - The thermostat appears to be properly installed and the unit responded to the user controls.

#### GENERAL COMMENT

**64:** - Our inspection of the central air conditioning is limited to visible components and their basic functions. A full evaluation requires extensive testing and is beyond the scope of our inspection.

**65:** - We recommend annual service of all furnace and air conditioners. We also recommend contacting the HVAC contractor that has serviced this unit in the past and budgeting for a replacement in the near future.

## Garage

*Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.*

### **FRAMING**

**66:** - The wall framing appears properly installed and, based on conventional construction standards, is adequate to resist lateral movement. The garage framing can usually serve as an indicator of the type and quality of the framing in general.



### **WALL FRAMING**

**67:** - In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

### **RECEPTACLES**

**68:** - The receptacle is an ungrounded three prong type. To provide an increased margin of safety, we recommend either the receptacle be repaired and grounded or equivalently protected by adding a GFCI receptacle.

**69:** - There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

**70:** - One of the receptacles is missing its cover plate. We recommend it be replaced to reduce the risk of electrical shorts and hazardous shocks.



### **GARAGE DOOR OPENER**

**71:** - The (single) garage door opener raises and lowers the door, but it does not stop or reverse when it meets resistance prior to full closure. This is an important safety feature and we recommend the auto reverse be adjusted to a weaker setting. Note: The auto reverse on the garage overhead door opener should be tested periodically to ensure it is in working order. Underwriters Laboratories and garage door manufacturers recommend that testing of the reversing mechanism be conducted using a two by four (2X4) wood block laid flat on the floor. Closing on the block should cause the door to reverse within 2 seconds without damaging the door or causing injury to the person testing the door.

### **WALLS**

**72:** - The walls are exposed wood framed.

**73:** - The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

### **FLOOR**

**74:** - The floor is a concrete slab.

**75:** - There is cracking in the floor slab but there is no vertical displacement of any portion of the slab. No action is indicated.

### **GARAGE DOORS**

**76:** - Operation of the door(s) is controlled by a motorized mechanism, more commonly referred to as an automatic opener.

**77:** - The garage door was operated and appears to be properly installed and in generally serviceable condition.

## GENERAL COMMENT

**78:** - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

## Roofing

*A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.*

## Composition Shingle

### BASIC INFORMATION

**79:** - Location: Covers whole building

**80:** - Roof slope: Combination of steep and low pitch

**81:** - Material: Asphalt composition shingle

**82:** - Layers: Single layer

**83:** - Age: Approximately {FillHere} years old

**84:** - Connections and penetrations: Sealed with a combination of metal and mastic seals

**85:** - Roof drainage system: Gutters and downspouts

### INSPECTION METHOD

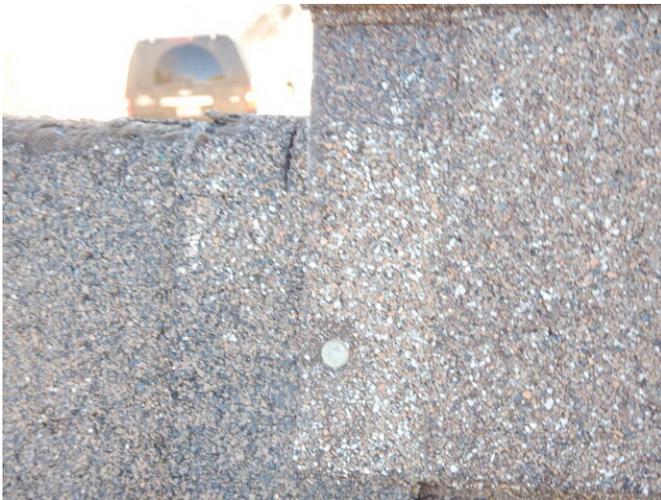
**86:** - Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.





### **SURFACE**

**87:** - The ridge shingle fasteners are exposed. This is not the recommended method of installation and indicates that the roof may have been installed by a non-professional. No problems were noted and no action is recommended.



**88:** - Portions of the surface is showing granular loss, cupping and curling. The shingles are also showing minor surface cracks. These are normal signs of aging and no action is needed at this time.





### **FLASHINGS: OVERALL**

**89:** - A combination of asphalt sealing compound or 'mastic' and metal flashings has been used to seal the connections and penetrations.

**90:** - The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

### **GENERAL COMMENT**

**91:** - *Insurability:* In our opinion the roof is deemed satisfactory. It is our recommendation that as a buyer you check with your insurance company to determine insurability of the roof.

## Attic

*The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.*

## ACCESS/ENTRY

92: - The attic access is located in the hall.



## RAFTERS

93: - Rafters are boards that support the roof sheathing, which in turn, supports the roof covering.



94: - The rafters are 2 x 4 placed 24 inches on center.

95: - The roof structure appears to be constructed in a manner typical of houses of this type and age. The rafters are generally in good condition, where seen, and have performed adequately since their installation.

## SHEATHING

96: - The roof sheathing is the material directly supporting the roof covering.

97: - The roof sheathing is boards nailed solidly across the rafters with no gaps between them.

98: - The roof sheathing appears to be properly installed and in good condition.

## CEILING JOISTS

**99:** - Ceiling joists are the structural members which support the finished ceiling and often serve as an important component of the roof structure.

**100:** - The ceiling joists appear to be generally properly installed and in good condition.

## VENT LINES

**101:** - The vent piping for the waste system appears to be properly installed and in good condition.

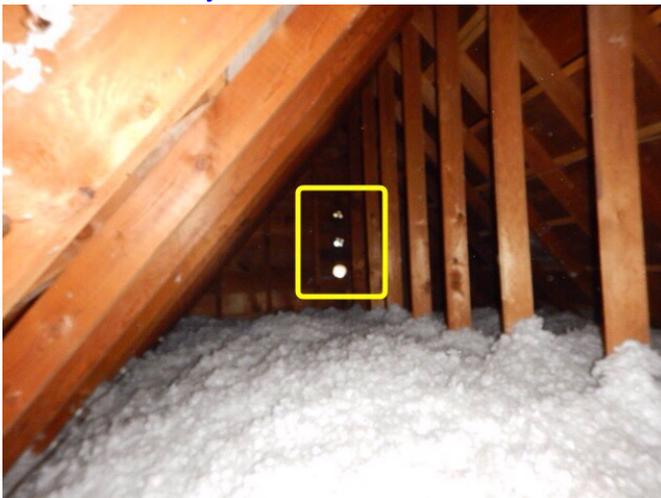
## VENTILATION

**102:** - Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

**103:** - The lack of adequate ventilation, when combined with cold weather and high indoor relative humidity, causes water vapor produced inside the house to rise into the attic, causing condensation on the cold surfaces.

**104:** - The attic is adequately vented. Good ventilation helps reduce attic moisture levels and prevents condensation on the underside of the roof. In addition, it reduces heat build-up in the attic, making the house more comfortable.

**105:** - Vents in the attic are unscreened, making possible entry by insects, birds, bats or squirrels. We recommend they be screened.



## Insulation/Energy

*Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you*

*consult professionals.*

## **ATTIC INSULATION**

**106:** - The attic has blown-in fiberglass insulation.



**107:** - The level of insulation would appear to provide an R-35/38 insulating value. This provides excellent resistance to heat transfer by present standards.

## **Heat**

*A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.*

## Forced Hot Air

### BASIC INFORMATION

108: - Furnace location: Basement



109: - Energy source: Natural gas

110: - Furnace btu input rating: 92,000

111: - Age: estimated to be 9 years old

112: - Filter size: 16 x 25 x 1 inch, We recommend replacing this size of filter every 1 to 3 months.

113: - Manufacturer: Goodman

### SYSTEM NOTES

114: - Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

### GAS SUPPLY

115: - The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

## BURNERS

116: - The burners were inspected and found to be clean and in good working order.

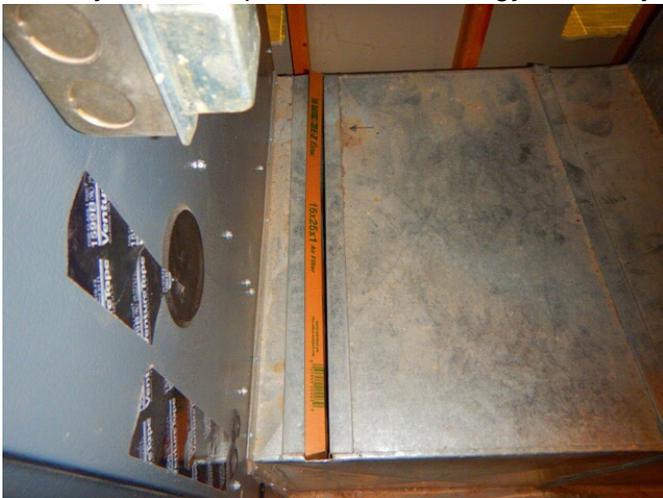


## HEAT EXCHANGER

117: - The heat exchanger was inaccessible and could not be visually examined.

## AIR FILTERS

118: - A filter door is not provided. We recommend installing filter door or cover to decrease air loss, unfiltered air entry and to help increase the energy efficiency of your home.



119: - The air filter for the heating unit is a conventional, disposable filter.

## CLEARANCE

120: - There is adequate clearance to combustible materials in the area around the heating unit as long as the space is not used for storage. We encourage good housekeeping practices in this area.

## VENT

121: - The heating system vent is properly installed and appears in serviceable condition where seen.

## COMBUSTION AIR

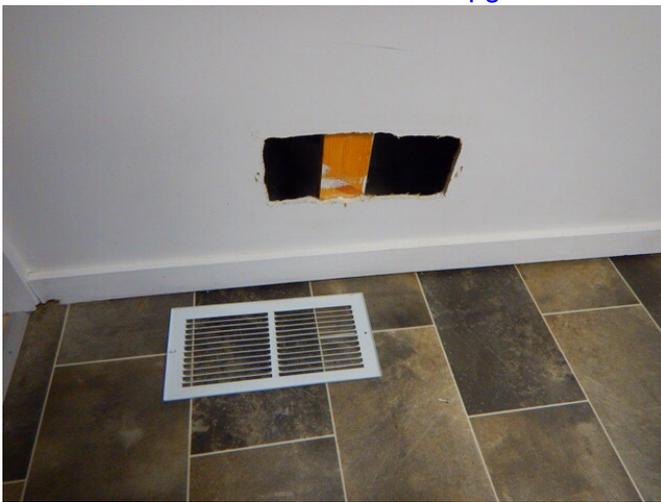
**122:** - Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

**123:** - There is adequate combustion air for this heating unit.

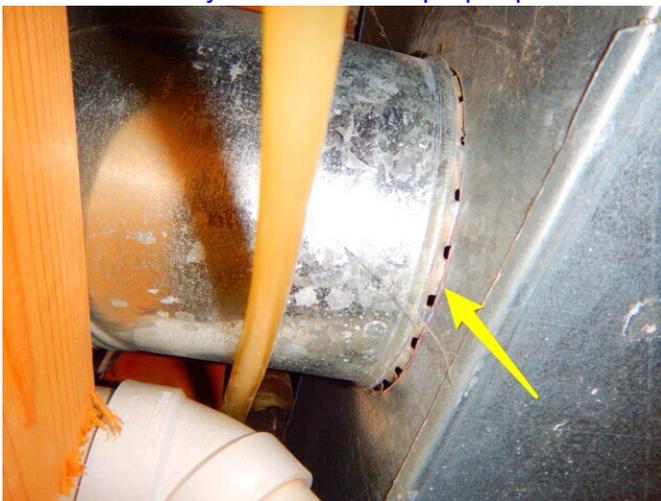
## DUCTS

**124:** - The ducts appear to be generally properly installed and are in serviceable condition, with exceptions noted below.

Note: One of the return air vent plates at the east furnace room wall fell off during the inspection. The connection to the wall needs to be upgraded.



**125:** - Some of the connections on the ducts are poorly sealed. For maximum system efficiency, we recommend they be sealed with proper paste or foil tape.



## DUCT INSULATION

**126:** - The duct wrap in the furnace room is known to contain asbestos. The insulation is generally intact. Information regarding asbestos can be obtained from a licensed asbestos abatement contractor.



## THERMOSTAT

**127:** - The thermostat appears to be properly installed and the unit responded to the user controls.

## HVAC WIRING

**128:** - All accessible wiring appears in good condition.

## HVAC DISCONNECT

**129:** - The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

**130:** - The local disconnect appears properly installed and in good condition.

## GENERAL COMMENT

**131:** - The heating is newer, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

**132:** - Our inspection of the heating system is non-invasive and is limited to visible components and their basic function. A full evaluation requires extensive testing and is beyond the scope of our inspection.

## Plumbing

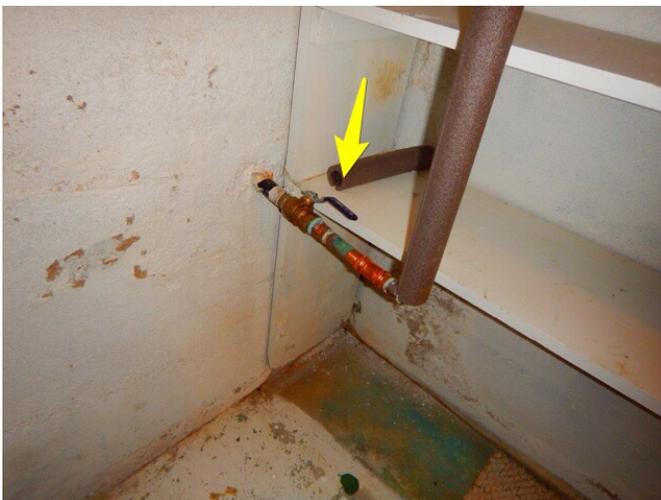
*A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.*

### **BASIC INFORMATION**

- 133:** - Domestic water source: Public supply
- 134:** - Main water line: Plastic
- 135:** - Supply piping: Plastic where seen
- 136:** - Supply piping: Copper and galvanized steel
- 137:** - Waste disposal: Municipal
- 138:** - Waste piping: Plastic where seen
- 139:** - Waste piping: Cast Iron

### **WATER SHUTOFF LOCATION**

**140:** - The domestic water supply main shut-off valve is the blue handle posted in the basement pantry on the south wall.



### **WATER SHUTOFF COMMENTS**

**141:** - The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

## **MAIN SUPPLY**

**142:** - There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

## **INTERIOR SUPPLY**

**143:** - There was evidence of surface corrosion and past leakage at the exposed and accessible supply piping. Although no current leaks were noted, this piping should be monitored for leakage and repaired if necessary.

## **WATER PRESSURE**

**144:** - The system water flow drops excessively when tested during use at the basement bathroom and kitchen sinks, suggesting a buildup of mineral deposits on the interior of the supply piping. This is common in older systems and does not necessarily require immediate repair.

**145:** - However, low flow can be an inconvenience when multiple plumbing fixtures are used simultaneously. As mineral deposits continue to buildup, the flow will be further reduced. Eventually it will be necessary to replace the supply piping.

## **DRAIN LINES**

**146:** - The visible drain piping appears to be properly installed and in serviceable condition. Washing machine and dishwasher lines for example cannot be checked for leaks or the ability to handle the volume during the drain cycle.

## **GENERAL COMMENT**

**147:** - The plumbing system appears to be in good condition, with the exceptions noted above.

## **Water Heater**

*Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.*

## BASIC INFORMATION

148: - Location: In the basement



149: - Energy source: Natural gas

150: - Capacity: 40 gallons

151: - Age: Estimated to be 6 years old

152: - Unit type: Free standing tank

153: - Water heater temperature settings should be maintained in the mid-range (110-120 degrees) to avoid injury from scalding.

154: - Insulation: Yes, installed behind outer jacket

## T/P RELEASE VALVE

155: - The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

## GAS SUPPLY

156: - The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

## VENTING

157: - The water heater vent is properly installed and appears in serviceable condition.

## COMBUSTION AIR

158: - Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

159: - The combustion air supply is adequate.

## ELEVATION/LOCATION

160: - There is no pan under the water heater to catch and divert any dripping water. This is required by some jurisdictions for water heaters in this location. We suggest installation of such a pan be considered.

## GENERAL COMMENT

**161:** - This is a newer water heater, was operating and with routine maintenance should be reliable for a number of years.

**162:** - In our opinion, the water heater provides limited supply for a structure this size. When replacement becomes necessary, we recommend installing a unit of greater capacity.

## Electrical System

*An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.*

## BASIC INFORMATION

**163:** - Service entry into building: Overhead service drop

**164:** - Voltage supplied by utility: 120/240 volts

**165:** - Capacity (available amperage): 100 amperes

**166:** - System grounding source: Driven copper rod

**167:** - Branch circuit protection: Circuit breakers

**168:** - Wiring material: Copper and aluminum wiring where seen

**169:** - Wiring method: Non-metallic sheathed cable or 'romex'

**170:** - Wiring method: Older style non-metallic sheathed cable or 'romex'

## ELECTRIC METER

**171:** - The electric meter is outside on the rear of the building.



## MAIN SERVICE

**172:** - The main electrical service panel is outside on the left-rear corner of the basement. The fuse panel located to the right of the basement panel controls the spa tub pump.



**173:** - The main electrical service panel is in the basement.

## MAIN DISCONNECT

**174:** - The main disconnect is incorporated into the electrical service panel.

## SERVICE DROP

**175:** - The overhead service wires to the garage are deflected by trees. We recommend the trees be trimmed clear of the wires or the service be reconfigured. To reduce shock hazard during this procedure, the work should be coordinated with the utility provider.

**176:** - The overhead service conductors are too low over the yard, creating a potentially hazardous situation. We recommend replacement or reconfiguration of the service drop, in accordance with present standards.

**177:** - The overhead service conductors are too low over the driveway, creating a potentially hazardous situation. We recommend replacement or reconfiguration of the service drop, in accordance with present standards.

### CB MAIN PANEL

**178:** - There are holes in the service panel where 'knockouts' have been removed and left open. This is not an approved practice and we recommend the holes be closed with approved filler plates.

### SERVICE CAPACITY

**179:** - Our statement regarding service capacity is based upon the labeled rating of the main electrical service disconnect.

### BREAKER SUBPANEL

**180:** - An additional distribution panel, or subpanel, is located in the spa room and a single breaker panel on the south wall of the basement kitchenette.



**181:** - The circuitry is not completely labeled in the spa panel. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to operate it properly when and if necessary.

**182:** - The circuitry in the kitchenette panel is unlabeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to operate it properly when and if necessary.

### FUSES SUBPANEL

**183:** - An additional distribution panel, or subpanel, is located in the garage.



### BRANCH CIRCUITRY

**184:** - Running splices, which are improper connections outside of a junction box, are used in several areas. We recommend all splices be made with approved connectors inside a junction box to prevent accidental contact or mechanical damage.

**185:** - Knob and tube wiring is in use in this building. This is an outdated system, but is not necessarily hazardous simply because it is old. We found no specific deficiencies in the visible and accessible wiring.

**186:** - However, primarily because the knob and tube circuits are generally not grounded, and because of its age, we recommend replacement of the older wiring over time, as upgrades and maintenance projects are undertaken.

### CONDUCTOR MATERIAL

**187:** - The accessible branch circuit wiring in this building is copper.

### RECEPTACLES: OVERALL

**188:** - There are ungrounded three prong receptacles. We recommend all ungrounded 3 pronged receptacles be properly grounded or restored to their original two prong configuration. A three prong outlet installed on a two wire or ungrounded circuit is a "false ground".

**189:** - A significant number of receptacles have been wired with reversed polarity. This creates a shock and short hazard and these receptacles should be repaired. We recommend all receptacles be checked for correct polarity, identified and repaired.

**190:** - Some of the receptacles are missing cover plates. We recommend they be replaced in the course of maintenance to reduce the risk of electrical shorts and hazardous shocks.

**191:** - Several of the receptacles are loose in their boxes. We recommend a general tightening and 'tune up' of the receptacles when access to all the receptacles is available.

#### **SWITCHES: OVERALL**

**192:** - We checked a representative number of switches and found they were operating and in serviceable condition.

#### **LIGHTS: OVERALL**

**193:** - The light fixtures in this building are generally in serviceable condition.

#### **GFI PROTECTION**

**194:** - GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

**195:** - GFCI protection is inexpensive and can provide a substantial increased margin of safety.

**196:** - No GFCI protection is installed. We recommend upgrading by installing ground fault receptacles in all locations required by present standards. These include receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior.

#### **GENERAL COMMENT**

**197:** - The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

### Interior

*Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.*

#### **BASIC INFORMATION**

**198:** - Number of bedrooms: Four

**199:** - Number of bathrooms: Three

**200:** - Window material: Wood

**201:** - Window type: Casement windows

**202:** - Window type: Awning windows

**203:** - Window type: Fixed pane windows

**204:** - Window glazing: Single pane with exterior storms

**205:** - Finished ceiling material: Drywall and/or Plaster

**206:** - Finished ceiling material: Acoustic tile

**207:** - Finished floor material: Wood

**208:** - Finished floor material: Carpet and vinyl

**209:** - Finished floor material: Tile

**210:** - Finished ceiling material: Drywall and/or Plaster

### **SURFACES: OVERALL**

**211:** - There is wear and tear of the surfaces throughout the building, of the type generally resulting from deferred maintenance. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

### **WALLS & CEILINGS**

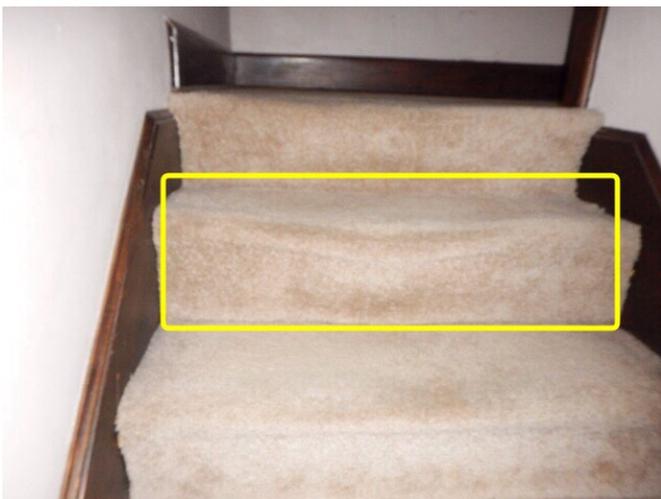
**212:** - The interior wall and ceiling blemishes are cosmetic and can be repaired in the course of routine maintenance.



### **FLOORS: OVERALL**

**213:** - The floors have a good appearance and are in serviceable condition, with exceptions noted below.

**Note:** At the entrance to the second floor bathroom the carpet appears to have a bleach type stain. The carpet is also wrinkled at several locations.





**214:** - There are cosmetic floor blemishes which can be eliminated in the course of routine maintenance.

#### **STAIRS**

**215:** - The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

#### **RAILINGS**

**216:** - The railings appear to properly installed and are in serviceable condition.

#### **DOORS: OVERALL**

**217:** - *The interior doors appear to be properly installed and in good condition, with exceptions noted below.*  
*Note: The west main floor bedroom closet door needs a handle repaired.*

#### **WINDOWS: OVERALL**

**218:** - We operate a representative sample of the windows, but do not necessarily open, close, and latch every window. Our inspection standards require testing a minimum of one window in every room.

## FIREPLACE

**219:** - Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard.



**220:** - At the time of the inspection insulation was packed at the damper opening. We believe it is unsafe to use the main floor fireplace. We recommend qualified personnel be retained to evaluate the fireplace and determine what corrective steps will need to be taken.



#### **DETECTORS: OVERALL**

**221:** - The smoke detectors were tested with their test buttons. This method only verifies battery and horn function, but does not test the sensor in the unit. After occupancy, and regularly thereafter, we advise testing with real or simulated smoke. We recommend all smoke detectors be upgraded every 5 years. The installation of carbon monoxide detectors at proper locations is also recommended.

#### **HEAT SOURCE**

**222:** - We observed a permanent heat source in each room throughout the building.

### Structure

*The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.*

#### **GENERAL COMMENT**

**223:** - All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

## Basement

*The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which they belong.*

### **BASIC INFORMATION**

- 224:** - Foundation type: Raised perimeter
- 225:** - Foundation material: Indeterminate
- 226:** - Wall system: Wood stud walls
- 227:** - Floor system: Wood joists supported by walls

### **WALLS**

**228:** - The basement walls are concealed by finished surfaces. No outward indications of problems were noted, but reportable conditions could be concealed in this situation. Further investigation is optional and would require destructive testing.

### **FLOOR**

**229:** - The basement floor was concealed by a finished surface and could not be visually inspected. No deficiencies in the surface itself were noted.

### **BELOW GRADE**

**230:** - The interior flooring is below the exterior grade level. Floor and wall surfaces below grade are susceptible to moisture entry if they are not completely waterproofed and drained.

### **MOISTURE**

**231:** - The basement was dry at the time of our inspection. We observed no adverse conditions or damage related to excessive moisture.

## WIRING

**232:** - Running splices, which are improper connections outside a junction box, were observed. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contact or mechanical damage.



**233:** - There are uncovered junction boxes. We recommend they be covered to protect the wiring connections.

## OTHER RECEPTACLES

**234:** - The receptacle is wired with reversed polarity. Under some circumstances, this can be a shock hazard and/or damage electronic equipment. This is a simple repair and we recommend rewiring the receptacle to eliminate this condition.

Note: Located on the east wall of basement family room.

**235:** - The receptacle on the west wall of the basement family room is loose. For maximum safety we recommend that it be resecured.



#### **GENERAL COMMENT**

**236:** - All of the structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction. Additional basement comments can be found under the heading basement.

### Kitchen

*The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.*

## Main Floor

### BASIC INFORMATION

**237:** - Energy: Electric appliances only



**238:** - Ventilation: Exhaust ducted to the exterior

**239:** - Refrigerators, wine coolers, and other cooling appliances are beyond the scope of this inspection

**240:** - Microwave ovens and trash compactors, although operated, are beyond the scope of this inspection

### DRAIN TRAPS

**241:** - The drain trap and associated piping are PVC plastic.

### SINK

**242:** - There is a double sink.

**243:** - The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

### RECEPTACLES

**244:** - The receptacle is an ungrounded three prong type. To provide an increased margin of safety, we recommend either the receptacle be repaired and grounded or equivalently protected by adding a GFCI receptacle.

**245:** - The GFCI protection did not function properly when tested. When the GFCI was tripped it did not disconnect the power. We recommend the source of the problem be identified and corrected.

### WALLS

**246:** - The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

### CEILING

**247:** - The ceiling surface is blemished, and can be repaired in the course of routine maintenance.

## **FLOOR**

**248:** - The wood flooring is in serviceable condition. Kitchen floors receive the most concentrated wear of any area in the house, especially at the sink and stove. We recommend these areas be coated every two to three years as preventive maintenance.

## **CABINETS**

**249:** - The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

## **COUNTERTOPS**

**250:** - The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

## **VENTILATION**

**251:** - Kitchen ventilation is provided by a range hood over the burners, venting to the exterior. The fan appears to be properly installed and in serviceable condition.

## **FIRE EXTINGUISHER**

**252:** - There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

## **APPLIANCES: OVERALL**

**253:** - All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

## **DISHWASHER**

**254:** - The dishwasher failed to respond using normal operating controls. We recommend that the serviceability of this unit be verified, and that it be repaired or replaced if necessary.

## **GENERAL COMMENT**

**255:** - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

## Basement

### BASIC INFORMATION

**256:** - Energy: Electric appliances only



**257:** - Ventilation: None other than typical window

**258:** - Refrigerators, wine coolers, and other cooling appliances are beyond the scope of this inspection

**259:** - Microwave ovens and trash compactors, although operated, are beyond the scope of this inspection

### DRAIN TRAPS

**260:** - The drain trap and associated piping are PVC plastic.

**261:** - There is no drain trap for the kitchen sink. This is not an approved configuration and is considered a significant defect and potential health hazard. We recommend an approved drain trap be installed.

### SINK

**262:** - The sink is metal.

**263:** - There is a double sink.

**264:** - The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

### RECEPTACLES

**265:** - The receptacle is an ungrounded three prong type. To provide an increased margin of safety, we recommend either the receptacle be repaired and grounded or equivalently protected by adding a GFCI receptacle.

**266:** - There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

## **WALLS**

**267:** - The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

## **CEILING**

**268:** - The ceiling surface is blemished, and can be repaired in the course of routine maintenance.

## **CABINETS**

**269:** - The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

## **COUNTERTOPS**

**270:** - The countertop is a plastic laminate.

**271:** - The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

## **VENTILATION**

**272:** - There is no exhaust fan in this kitchen. There is no requirement that a fan be installed, but depending on the style of cooking preferred, the lack of a fan could be an inconvenience.

## **FIRE EXTINGUISHER**

**273:** - There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

## **STOVE**

**274:** - The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

## **OVEN**

**275:** - The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

## **DISPOSAL**

**276:** - This kitchen is not equipped with a garbage disposal.

## **GENERAL COMMENT**

**277:** - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

## **Bathroom**

*Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to*

*finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.*

## Main Floor / Hallway

### BASIC INFORMATION

**278:** - Toilet: Ceramic unit with a porcelain finish



**279:** - Wash basin: Corian or cultured marble

**280:** - Shower walls: Mortar set ceramic tile

### DRAIN TRAP

**281:** - The drain trap and associated piping are PVC plastic.

**282:** - The drain trap is installed in a nonconforming configuration known as an 'S trap'. Under certain circumstances, this trap could allow venting of sewer gasses into the surrounding area. Modification would be proper and is recommended.

**283:** - However, as a practical matter, the likelihood of problems is minimal. If odors are noticed, running a small amount of water into the trap will seal the line.

#### **TOILET**

**284:** - The toilet is loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilet be removed and rebolted with a new wax seal.

#### **WATER BASIN**

**285:** - The drain stop is defective. We recommend it be repaired or replaced.

#### **SHOWER**

**286:** - The shower was operated for the inspection and appeared to be in serviceable condition.

#### **RECEPTACLES**

**287:** - The receptacle is an ungrounded three prong type. To provide an increased margin of safety, we recommend either the receptacle be repaired and grounded or equivalently protected by adding a GFCI receptacle.

**288:** - A GFCI receptacle has been installed. This is an approved installation even though the third prong is not connected and the circuit remains ungrounded. The ground fault protection will function and provide a greater margin of safety.

#### **SHOWER WALLS**

**289:** - The shower walls appear to be properly installed and generally in serviceable condition, with exceptions noted below.

Note: When the shower was operated, the water drains off the seat and hit the top of the shower base pan leaking onto the bathroom floor. A larger base or smaller seat would have prevented this.



#### **BATHROOM FLOOR**

**290:** - The finish floor in this bathroom is linoleum.

**291:** - The floor appears to be properly installed and is in serviceable condition.

## BATHROOM CEILING

**292:** - There are minor cracks and/or flaws in the ceiling which can be repaired in the course of routine maintenance.

## CABINETS

**293:** - The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

## COUNTERTOPS

**294:** - The countertop is a man-made acrylic or other polymer material.

**295:** - The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

## VENTILATION

**296:** - This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.

## GENERAL COMMENT

**297:** - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

## Second Floor / Hallway

### BASIC INFORMATION

**298:** - Toilet: Ceramic unit with a porcelain finish



**299:** - Wash basin: Corian or cultured marble

**300:** - Bathtub: Pressed steel with a porcelain finish

**301:** - Shower walls: Mortar set ceramic tile

### **DRAIN TRAP**

**302:** - The drain trap and associated piping are PVC plastic.

**303:** - The flexible rubber or plastic fitting used in the drain trap is nonconforming. The system is functional and modification would be considered optional.



### **TOILET**

**304:** - The toilet was flushed and appeared to be functioning properly.

### **WATER BASIN**

**305:** - The drain stop is defective. We recommend it be repaired or replaced.

**306:** - The wash basin counter top has separated from the counter. We recommend it be resupported and/or sealed to prevent movement.



### **BATHTUB**

**307:** - The drain is slow. We recommend the trap be cleaned of grease, hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service.

## **SHOWER**

**308:** - The shower was operated for the inspection and appeared to be in serviceable condition.

## **RECEPTACLES**

**309:** - The receptacle is an ungrounded three prong type. To provide an increased margin of safety, we recommend either the receptacle be repaired and grounded or equivalently protected by adding a GFCI receptacle.

**310:** - A GFCI receptacle has been installed. This is an approved installation even though the third prong is not connected and the circuit remains ungrounded. The ground fault protection will function and provide a greater margin of safety.

## **INTERIOR WALLS**

**311:** - The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

## **SHOWER WALLS**

**312:** - The shower walls appear to be properly installed and in serviceable condition.

## **BATHROOM FLOOR**

**313:** - The finish floor in this bathroom is linoleum.

**314:** - The floor edge at the base of the shower/tub is loose and swollen as a result of over-splash. We recommend the floor be repaired or replaced. The subflooring and/or framing should only be replaced if damage is found.

## **BATHROOM CEILING**

**315:** - There are minor cracks and/or flaws in the ceiling which can be repaired in the course of routine maintenance.

## **CABINETS**

**316:** - The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

## **COUNTERTOPS**

**317:** - The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

## **VENTILATION**

**318:** - This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.

## **GENERAL COMMENT**

**319:** - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

## Basement

### BASIC INFORMATION

**320:** - Toilet: Ceramic unit with a porcelain finish



**321:** - Wash basin: Corian or cultured marble

**322:** - Shower walls: Acrylic/marlite

### FIXTURES

**323:** - The sink faucet hot and cold water controls are reversed. Reversed hot and cold water can result in hot water burns. We recommend that this condition be corrected.

### DRAIN TRAP

**324:** - The drain trap and associated piping are PVC plastic.

**325:** - There is no visible drain trap for the basement bathroom or basement kitchen sinks. This is not an approved configuration and is considered a significant defect and potential health hazard. We recommend an approved drain trap be installed.



#### **TOILET**

**326:** - The toilet was flushed and appeared to be functioning properly.

#### **WATER BASIN**

**327:** - The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

#### **SHOWER**

**328:** - The shower was operated for the inspection and appeared to be in serviceable condition.

#### **RECEPTACLES**

**329:** - The receptacles appear to be properly installed and were operational.

**330:** - GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

#### **INTERIOR WALLS**

**331:** - The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

#### **SHOWER WALLS**

**332:** - The shower walls appear to be properly installed and in serviceable condition.

#### **BATHROOM FLOOR**

**333:** - The finish floor in this bathroom is linoleum.

**334:** - The floor appears to be properly installed and is in serviceable condition.

## BATHROOM CEILING

**335:** - There are minor cracks and/or flaws in the ceiling which can be repaired in the course of routine maintenance.

## CABINETS

**336:** - The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

## COUNTERTOPS

**337:** - The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

## VENTILATION

**338:** - Ventilation in this bathroom is adequate.

**339:** - No vent timer switch. We recommend the installation of timers on vent fans to prevent accidental overheating and possible fires.

## GENERAL COMMENT

**340:** - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

## Laundry Area

*Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.*

## RECEPTACLES

**341:** - [The dryer receptacle in this area is loose. For maximum safety we recommend that it be properly secured.](#)



## **CABINETS**

**342:** - The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

## **DRYER VENT**

**343:** - Corrugated dryer vents may only be used for the six foot section connected to the dryer and cannot be installed through walls or floors. The existing long corrugated vent line should be replaced with a smooth wall vent, as per present standards.

**344:** - Typical standards for dryer vents require a 4 inch, smooth wall duct, no longer than 14 feet, with a hooded damper at the exterior termination. A flexible vent (6 ft max) may be used at the dryer connection but cannot go through floors or walls.

## **WASHER/DRYER**

**345:** - The hookups for the washer and dryer were not inspected.

**346:** - As a preventive measure, we recommend that a drained catch pan be installed under the washing machine to prevent leakage into the flooring and damage to surrounding areas in the event of a leak or overflow.

## **Pool/Spa**

*Pools and spas contain plumbing, electrical, heating and mechanical components. Inspection of these elements is limited to the main pump, filtration system, gas heaters (where applicable), exposed and accessible lines and fixtures. Inspected items are examined for significant non-performance, excessive or unusual wear, leakage and general state of repair. Pool/spa bodies, portable spas, non-visible waste, return/supply lines, spa jet water force, buried electrical conduit, thermostats, heating elements, solar systems, chemical dispensers, water chemistry, conditioning devices, timers, controllers, sweeps, covers and gas lines are considered beyond the scope of this inspection. Review of these items requires a qualified and licensed specialist and usually intrusive/exhaustive testing. This is a limited basic function inspection with a focus on safety. Further review by a professional is always recommended.*

## **GENERAL COMMENTS**

**347:** - The pool, spa and all related items were not inspected and are not part of this inspection report. We suggest further review by a professional of all items relating to safety.

## Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

### **GAS METER LOCATION**

#### **EXTERIOR/SITE/GROUND**

**348:** - The gas meter is outside at the front of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

### **WATER SHUTOFF LOCATION**

#### **PLUMBING**

**349:** - The domestic water supply main shut-off valve is the blue handle posted in the basement pantry on the south wall.



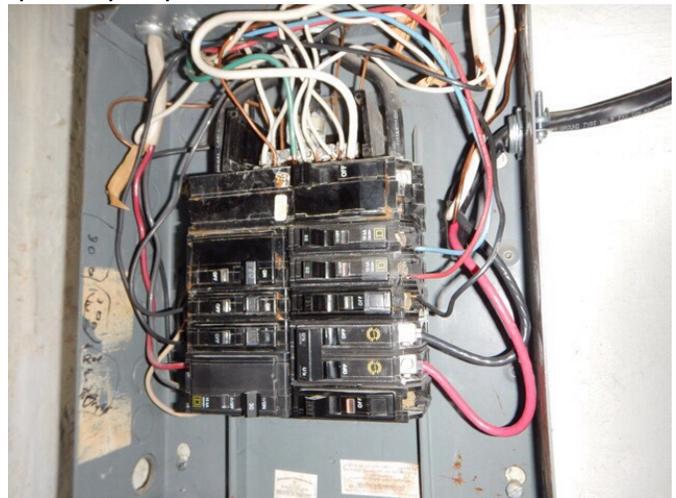
**ELECTRIC METER**  
**ELECTRICAL SYSTEM**

**350:** - The electric meter is outside on the rear of the building.



**MAIN SERVICE**  
**ELECTRICAL SYSTEM**

**351:** - The main electrical service panel is outside on the left-rear corner of the basement. The fuse panel located to the right of the basement panel controls the spa tub pump.





**352:** - The main electrical service panel is in the basement.

#### **MAIN DISCONNECT ELECTRICAL SYSTEM**

**353:** - The main disconnect is incorporated into the electrical service panel.

### Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are trained or licensed to recognize or discuss some of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

### Conclusion

#### **COMMENTS**

**354:** - This structure has been added to and upgraded. The owner may have pertinent information regarding both the extent of the work performed and the status of all permits that were required, issued and signed by the appropriate authorities.

**355:** - For further evaluation of the energy efficiency of this building and its component systems, we recommend that you contact the local utility.

**356:** - The basic structures and systems of this house appear to be serviceable with exceptions as noted in our report.

**357:** - Many homes built prior to 1996 lack modern safety and energy efficient items.

**358:** - This home is in need of general maintenance/minor repair. Examples include lubricating, tightening, cleaning, etc.