



Property Inspection Report

LOCATED AT:
114 Year Old Home
Your town, Nebraska 68880

PREPARED EXCLUSIVELY FOR:

INSPECTED ON:
Monday, January 23, 2017



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: - We recommend window wells when the grading is level with the bottom edge of the basement window. The base of the basement windows should be a minimum of 4 to 6 inches above the finished exterior soil that touches the foundation. Also, window wells require a weather cover to prevent moisture entry and possible flooding.

GAS METER COMMENTS

s-2: - The meter is unprotected and susceptible to vehicle damage. As a safety related upgrade, we recommend protection be provided to prevent damage.

OUTDOOR RECEPTACLES

s-3: - There are no electrical receptacles on the outside of the house. As an upgrade, we recommend that at least one receptacle be installed.

WINDOWS

s-4: - Several window screens are damaged. We recommend they be repaired or replaced.

GUTTERS

s-5: - The south gutter is in serviceable condition. Gutters are not provided where needed at the north and west side of the home.

WALKWAYS

s-6: - There are cracks in the walkways, action would only be required when the cracks develop into trip hazards. Typically an uneven surface greater than 1/4 inch would be considered a trip hazard.

RAILINGS

s-7: - There are no railings where needed at the south entry. As a safety measure, we recommend that railings be installed.

Note: Building standards require a hand rail at a continuous run of four or more steps.

TRIM

s-8: - The exterior trim appears to be properly installed and generally in good condition, with exceptions noted below.

- Recommend upgrading the paint on all exterior wood surfaces.

PAINT/STAIN

s-9: - There is peeling paint at SE corner. We recommend this area be prepared and refinished.

Air Conditioning

LIMITATIONS

s-10: - 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.

Garage

WALL FRAMING

s-11: - In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition. There is evidence the garage walls were upgraded. At the time of the inspection the floor was wet near the exterior walls.

RECEPTACLES

s-12: - At the time of the inspection, there was no power to the outlets. Further investigation is warranted.

GARAGE DOORS

s-13: - The garage door appears to be under construction and not installed.

FIRE EXTINGUISHER

s-14: - 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.

Roofing

Composition Shingle

BASIC INFORMATION

s-15: - Layers: Multiple layers, asphalt over cedar shingles.

SURFACE

s-16: - Portions of the surface granulation are deteriorated and there are minor surface cracks developing. These are normal signs of aging and no action is needed at this time.

- At the north east old damage from tree branches was observed.

Built-up Roof System

SURFACE (BUILT-UP)

s-17: - There is 'alligatoring' of the roofing surface. This is indicative of some age.

s-18: - There is evidence of ponding at the SW corner. The presence of shallow ponds of water immediately after rains are not unusual, but regular maintenance of these areas is vital to avoid a buildup of rotting vegetation.

s-19: - There is debris on the roofing surface. Debris holds moisture and may lead to deterioration and leakage. We recommend the debris be removed.

Attic

ACCESS/ENTRY

s-20: - The attic access opening is a nonconforming size. The small opening makes it difficult to access the attic area. As an upgrade, we recommend consideration be given to installing a larger opening.

Insulation/Energy

ATTIC INSULATION

s-21: - The level of insulation would appear to provide an R-19 insulating value. This provides only moderate resistance to heat transfer and was the standard until recently. An insulation contractor could be consulted regarding upgrading.

Heat

Forced Hot Air

PLENUM

s-22: - The bottom of the plenum is setting on wet dirt and the metal floor is showing rust. We recommend the leak at the exhaust hose clamp be repaired. You should consult an experienced heating and air conditioning contractor for further evaluation and repairs.

AIR FILTERS

s-23: - 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.

s-24: - The air filter is the wrong size and is allowing unfiltered air to pass by the filter and enter the furnace. We recommend a properly sized filter be installed.

s-25: - The filter has accumulated debris which decreases its effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filter be removed, cleaned and replaced if necessary.

Electric Resistance

RESISTANCE HEATER

s-26: - The electrical resistance heater in the north west bedroom failed to respond to normal operating controls. We recommend it be repaired or replaced.

Plumbing

BASIC INFORMATION

s-27: - Supply piping: Galvanized steel... Be prepared to replace in the near future!

Note: Galvanized water pipes are known to rust and collect rust chips and minerals on the interior restricting water flow. This condition becomes worse over time and will eventually stop the proper flow of water. The seriousness of this condition cannot be evaluated without cutting a pipe open. Recommend further evaluation by an experienced plumbing contractor.

MAIN SUPPLY

s-28: - Supply piping: Galvanized steel... Be prepared to replace in the near future!

Note: Galvanized water pipes are known to rust and collect rust chips and minerals on the interior restricting water flow. This condition becomes worse over time and will eventually stop the proper flow of water. The seriousness of this condition cannot be evaluated without cutting a pipe open. Recommend further evaluation by an experienced plumbing contractor.

DRAIN LINES

s-29: - There is surface deterioration and evidence of past leakage at the exposed and accessible piping. These lines should be monitored for further leakage and repaired or replaced when necessary.

s-30: - Galvanized drain lines: Galvanized steel... Be prepared to replace in the near future!

Note: Galvanized drain pipes like water supply pipes are known to rust and collect rust chips, debris and minerals on the interior restricting proper drainage. This condition becomes worse over time and will eventually stop drainage. The condition of the drain pipes cannot be evaluated without a camera scope or opening the pipe. Recommend further evaluation by an experienced plumbing contractor.

Water Heater

T/P RELEASE VALVE

s-31: - The temperature and pressure relief valve lacks a discharge pipe. We recommend the installation of approved piping to an approved location.

ELEVATION/LOCATION

s-32: - 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.

Electrical System

CB MAIN PANEL

s-33: - The circuitry is not completely labeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to properly operate it when and if necessary.

RECEPTACLES: OVERALL

s-34: - 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".

GFI PROTECTION

s-35: - 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.

s-36: - GFCI protection is inexpensive and can provide a substantial increased margin of safety.

s-37: - GFCI devices are installed in this home, however they're not at all locations required. We recommend adding these devices at all locations currently requiring this protection. This includes receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior. In addition, we recommend upgrading all older devices (pre-2007) with newer devices for safety.

Interior

FLOORS: OVERALL

s-38: - The interior floors are sloped and/or squeaky in some areas. Individual perception and sensitivity to floor sloping, squeaking and/or settlement varies greatly.

s-39: - If these conditions are of concern, more detailed evaluation and proposals for corrective work could be obtained from a licensed general contractor. Measurement and evaluation of floor slope and/or settlement is beyond the scope of our inspection.

STAIRS

s-40: - The cellar stairs are nonconforming. This is typical of most cellar stairs.

RAILINGS

s-41: - There are no railings where needed at the cellar stairs. As a safety measure, we recommend that railings be installed.

DOORS: OVERALL

s-42: - The interior doors appear to be properly installed and in good condition, with exceptions noted below or elsewhere in the report.

- The north west bedroom entry door won't latch.

DETECTORS: OVERALL

s-43: - Carbon monoxide detectors are not provided.

s-44: - Effective January 1, 2017: The seller of a multi-family or single family home that has a fuel-fired heater or appliance, a fireplace, or an attached garage shall have a carbon monoxide detector plugged into the dwellings electrical systems outlet, equipped with a battery-powered back up and located on each habitable floor. A carbon monoxide detector is to be placed on each habitable floor of the home. Fuel fired by means coal, oil, fuel gases, or other petroleum products or hydrocarbon such as wood that emit carbon monoxide as a byproduct of combustion. Carbon monoxide alarm means a device that detects carbon monoxide and produces a distinct audible alarm. The device must be listed by a nationally recognized, independent product-safety testing and certification laboratory as determined y the State Fire Marshal.

Basement

BASE FOUNDATION

s-45: - The foundation and footings are unreinforced brick and mortar. This system does not do well withstanding soil pressures over time. With proper maintenance the existing installation can perform adequately, but consideration should be given to eventual replacement.

WALLS

s-46: - There are small and/or moderate gaps at the brick mortar joints present. The small openings where exterior daylight is visible will allow wind, moisture and insect entry. Other than sealing the openings we observed no related conditions suggesting the need for immediate repair. This cracking should be monitored. If ongoing movement is observed, further review would then be recommended.

s-47: - The white powder on the basement walls is known as 'efflorescence' and is a result of moisture passing through and evaporating on the surface of the concrete. This causes no harm but indicates excessive moisture on the soil side of the walls.

s-48: - The basement walls have a surface scaling known as 'spalling', which can result from deterioration of old, weak concrete or from a moisture reaction known as 'sulfating'. We find the concrete still serviceable but we recommend monitoring.

Kitchen

RECEPTACLES

s-49: - The receptacles are the ungrounded three prong type. For an increased margin of safety, we recommend either the receptacles be repaired and grounded or equivalently protected by adding a GFCI receptacle or receptacles, as necessary.

FIRE EXTINGUISHER

s-50: - 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.

DISPOSAL

s-51: - The garbage disposal failed to respond to normal user controls. We recommend an appliance technician be retained to evaluate its condition and determine what corrected measures are necessary.

Bathroom

RECEPTACLES

s-52: - The receptacles are the ungrounded three prong type. For an increased margin of safety, we recommend either the receptacles be repaired and grounded or equivalently protected by adding a GFCI receptacle or receptacles, as necessary.

BATHROOM FLOOR

s-53: - There are minor cracks in the floor tiles. These cracks appear cosmetic in nature and no action is indicated.

s-54: - The bathroom floor is noticeably sloped. We noted no resulting weakness, failure or nonperformance as a result of the slope. No immediate corrective actions are required. See foundation and/or other sections of this report regarding this issue.

VENTILATION

s-55: - No vent timer switch. We recommend the installation of timers on vent fans to prevent accidental overheating and possible fires.

Laundry Area

RECEPTACLES

s-56: - 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.

WASHER/DRYER

s-57: - 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.

Monday, January 23, 2017

114 Year Old Home
Your town, Nebraska 68880

Dear ,

We have enclosed the report for the property inspection we conducted for you on Monday, January 23, 2017 at:

114 Year Old Home
Your town, Nebraska 68880

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



Table of Contents

Intro.....	11
Introductory Notes.....	12
Exterior/Site/Ground.....	12
Air Conditioning.....	19
Garage.....	20
Roofing.....	23
Attic.....	27
Insulation/Energy.....	29
Heat.....	30
Plumbing.....	34
Water Heater.....	37
Electrical System.....	38
Interior.....	41
Basement.....	43
Crawl Space.....	46
Kitchen.....	47
Bathroom.....	49
Laundry Area.....	52
Locations of Emergency Controls.....	53
Environmental Concerns.....	55
Conclusion.....	55

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 west.

NOTES

2: - The house was estimated to be approximately 114 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: - The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

6: - 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

7: - Site grading: Sloped away from structure

8: - General lot topography: Flat lot

9: - Driveway: Gravel

10: - Walkways: Concrete

11: - Primary exterior wall covering: Vinyl siding

12: - Primary exterior window material: Vinyl/plastic or vinyl clad

LIMITATIONS

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

FOUNDATION

14: - The foundation and footings are unreinforced brick and mortar. The existing installation has performed adequately to date, continue to monitor throughout ownership of the structure.

15: - We recommend window wells when the grading is level with the bottom edge of the basement window. The base of the basement windows should be a minimum of 4 to 6 inches above the finished exterior soil that touches the foundation. Also, window wells require a weather cover to prevent moisture entry and possible flooding.



EXTERIOR PLUMBING

16: - The plumbing on the exterior of the building and in the yard appears to be properly installed and in serviceable condition. We make no attempt to locate and test every hose bib. Testing of irrigation systems is beyond the scope of our inspection.

Note: Exterior hoses should not be connected to hose bibs during the winter months. Disconnecting the hoses before the first frost of the year will protect your hose bibs from freezing. When using the exterior hose bib for the time in the spring, recommend monitoring for leaking.

GAS METER COMMENTS

17: - The meter is unprotected and susceptible to vehicle damage. As a safety related upgrade, we recommend protection be provided to prevent damage.



GAS PIPING

18: - The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GAS METER LOCATION

19: - The gas meter is outside at the rear of the building on the alley. 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.

OUTDOOR RECEPTACLES

20: - [There are no electrical receptacles on the outside of the house. As an upgrade, we recommend that at least one receptacle be installed.](#)

VINYL SIDING

21: - The vinyl siding appears to be properly installed and in good condition. Small cracks in the vinyl siding may not be visible at the time of the inspection.

DOORS

22: - The exterior doors appear to be properly installed and in serviceable condition.

WINDOWS

23: - The windows appear to be properly installed and generally in serviceable condition, with the exception noted below.

24: - [Several window screens are damaged. We recommend they be repaired or replaced.](#)



GRADING

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

GUTTERS

26: - The south gutter is in serviceable condition. Gutters are not provided where needed at the north and west side of the home.



DOWNSPOUTS

27: - The downspouts appear to be properly installed and in serviceable condition.

DRIVEWAY

28: - The driveway appears to be properly installed and is generally in good condition.



WALKWAYS

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

30: - There are cracks in the walkways, action would only be required when the cracks develop into trip hazards. Typically an uneven surface greater than 1/4 inch would be considered a trip hazard.



DECK

31: - Like fences and other exposed wood construction, decks have a finite service life. Even the best maintained deck will need repair and eventual replacement. We urge regular treatment with combination wood preservative/UV inhibiting sealers.



32: - The west porch deck appears to be properly constructed and generally in serviceable condition, with no need for significant maintenance or repair at this time.

DECK SUPPORTS

33: - The deck supports appear to be properly installed and in good condition.

STAIRS

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

RAILINGS

35: - There are no railings where needed at the south entry. As a safety measure, we recommend that railings be installed.

Note: Building standards require a hand rail at a continuous run of four or more steps.



36: - There are no railings where needed at the south. As a safety measure, we recommend that railings be installed at all entry steps.

Note: Decks, balconies and steps 30 inches or higher require safety railing.

VEGETATION

37: - We recommend the vegetation on the property be maintained to prevent over growth and encroachment onto the structure. Anytime there is vegetation within 6' of the structure, foundation issues can result from overwatering.

TRIM

38: - The exterior trim appears to be properly installed and generally in good condition, with exceptions noted below.

- Recommend upgrading the paint on all exterior wood surfaces.

FASCIA

39: - The fascia appears to be properly installed and in good condition.

EAVES/SOFFITS

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

PAINT/STAIN

41: - There is peeling paint at SE corner. We recommend this area be prepared and refinished.



GENERAL COMMENT

42: - The exterior features of the building generally appear to be properly installed and in serviceable condition. Exceptions are discussed above and elsewhere in this report. Regular maintenance will prolong the service life of the 'weather shell'.

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

43: - Method of cooling: Gas compression



44: - Type of system: Gas heat with air conditioning

45: - Number of units: 1

46: - Estimated to be approximately 4 years old

47: - Manufacturer: Goodman

48: - Condenser location: Rear of structure

49: - Electrical disconnect location: Adjacent to condensing unit

50: - 1.5 ton

LIMITATIONS

51: - 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 WIRING

52: - All accessible wiring appears in good condition.

HVAC DISCONNECT

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

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

CONDENSING UNIT

55: - 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.

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

EVAPORATOR COIL

57: - 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.

58: - 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.

REFRIGERANT LINES

59: - The accessible refrigerant lines appear to be in good condition.

DUCTS

60: - 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

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

GENERAL COMMENT

62: - The air conditioning is newer, responded to normal operating controls and with routine maintenance should be reliable for number of years.

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

63: - 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

64: - In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition. There is evidence the garage walls were upgraded. At the time of the inspection the floor was wet near the exterior walls.





RECEPTACLES

65: - At the time of the inspection, there was no power to the outlets. Further investigation is warranted.

GARAGE DOORS

66: - The garage door appears to be under construction and not installed.



FIRE EXTINGUISHER

67: - 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.

GENERAL COMMENT

68: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

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

69: - Location: Covers whole building

70: - Roof slope: Medium

71: - Material: Asphalt composition shingle

72: - Material: Cedar shingles below the asphalt shingles.

73: - Layers: Multiple layers, asphalt over cedar shingles.



74: - Age: Approximately 5-8 years old

- The age of roofing material can best be determined with documentation. When documentation is not readily available visual clues and the local history of weather events help provide the approximate age. The quality and type of roofing material greatly effects the aging process.

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

76: - Roof drainage system: Gutters and downspouts

INSPECTION METHOD

77: - 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

78: - The shingles show wear due to exposure but appear to have been properly installed and are in a condition deemed acceptable for their age. No action is indicated at this time.

79: - Portions of the surface granulation are deteriorated and there are minor surface cracks developing. These are normal signs of aging and no action is needed at this time.
- At the north east old damage from tree branches was observed.



FLASHINGS: OVERALL

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

81: - 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.

GUTTERS

82: - The gutters are in serviceable condition but only portions of the roof are so equipped. No action is necessary, but it may be beneficial to collect and divert water from the roof, depending on soil conditions and drainage patterns.

DOWNSPOUTS

83: - The installed downspout appears to be in serviceable condition.

GENERAL COMMENT

84: - 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.

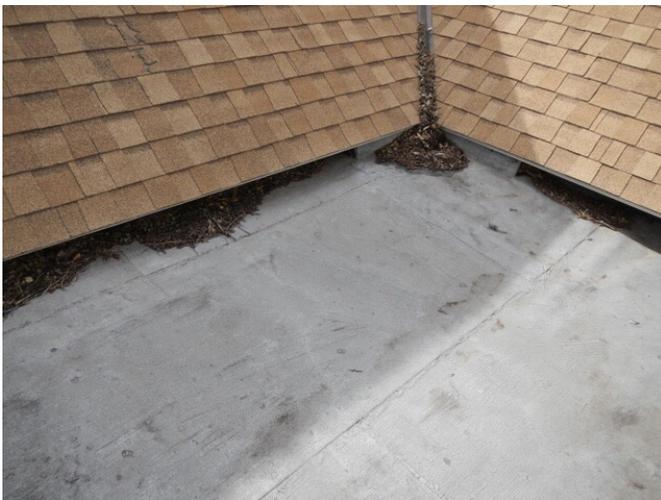
Built-up Roof System

BASIC INFORMATION

85: - Location: Covers addition

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 (BUILT-UP)

87: - The roofing surface appears to have been properly installed and is in serviceable condition, with exceptions noted below. Attention to the items listed, together with routine maintenance, will keep it functional and maximize its useful life.

88: - There is 'alligatoring' of the roofing surface. This is indicative of some age.

89: - There is evidence of ponding at the SW corner. The presence of shallow ponds of water immediately after rains are not unusual, but regular maintenance of these areas is vital to avoid a buildup of rotting vegetation.

90: - There is debris on the roofing surface. Debris holds moisture and may lead to deterioration and leakage. We recommend the debris be removed.

FLASHINGS: OVERALL

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

92: - 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

93: - 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

94: - The attic access is located in the kitchen.

95: - [The attic access opening is a nonconforming size. The small opening makes it difficult to access the attic area. As an upgrade, we recommend consideration be given to installing a larger opening.](#)



RAFTERS

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

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

98: - 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

99: - The roof sheathing is 'skip sheathing' or boards spaced wide apart for improved ventilation of the roof covering.

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



CEILING JOISTS

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

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

VENTILATION

103: - 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.

104: - 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.

105: - 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.

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 cellulose insulation.

107: - The level of insulation would appear to provide an R-19 insulating value. This provides only moderate resistance to heat transfer and was the standard until recently. An insulation contractor could be consulted regarding upgrading.



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: 44,000

111: - Age: estimated to be 4 years old

112: - Filter size: 16 x 18 x 1. We recommend replacing every 1-3 months.

113: - Manufacturer: International comfort

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.

PLENUM

118: - The plenum is the 'box', or portion of the ductwork, attached directly to the furnace acting as the termination or collector for all the individual supply or return ducts attached to it.

119: - The bottom of the plenum is setting on wet dirt and the metal floor is showing rust. We recommend the leak at the exhaust hose clamp be repaired. You should consult an experienced heating and air conditioning contractor for further evaluation and repairs.



AIR FILTERS

120: - 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.

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

122: - The air filter is the wrong size and is allowing unfiltered air to pass by the filter and enter the furnace. We recommend a properly sized filter be installed.



123: - The filter has accumulated debris which decreases its effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filter be removed, cleaned and replaced if necessary.



CLEARANCE

124: - 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

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

COMBUSTION AIR

126: - 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.

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

DUCTS

128: - The visible ducts appear to be properly installed and are in serviceable condition.

DUCT INSULATION

129: - The ducts are insulated with fiberglass. The insulation appears to be properly installed and in good condition.

THERMOSTAT

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

HVAC WIRING

131: - All accessible wiring appears in good condition.

HVAC DISCONNECT

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

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

- Available at the main panel that's in view of the furnace.

GENERAL COMMENT

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

135: - The heating system responded to normal operating controls. Components appear properly installed and serviceable. Routine maintenance will keep it functional and maximize its service life.

136: - 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.

137: - Annual service: The furnace started, produced hot air and appears to be functioning properly. 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.

Electric Resistance

ELECTRIC BASEBOARD

138: - 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.



RESISTANCE HEATER

139: - The electrical resistance heater in the north west bedroom failed to respond to normal operating controls. We recommend it be repaired or replaced.

THERMOSTAT

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

GENERAL COMMENT

141: - The heating system responded to normal operating controls. Attention to the items noted above, together with routine maintenance, will keep it functional and maximize its service life.

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

142: - Domestic water source: Public supply

143: - Main water line: Galvanized steel.

Note: Galvanized steel water pipe... Be prepared to replace in the near future! Galvanized water pipes are known to rust and collect rust chips and minerals on the interior restricting water flow. This condition becomes worse over time and will eventually stop the proper flow of water. The seriousness of this condition cannot be evaluated without cutting a pipe open. Recommend further evaluation by an experienced plumbing contractor.

144: - Supply piping: Plastic where seen

145: - Supply piping: Copper and galvanized steel

146: - Supply piping: Galvanized steel... Be prepared to replace in the near future!

Note: Galvanized water pipes are known to rust and collect rust chips and minerals on the interior restricting water flow. This condition becomes worse over time and will eventually stop the proper flow of water. The seriousness of this condition cannot be evaluated without cutting a pipe open. Recommend further evaluation by an experienced plumbing contractor.



147: - Waste disposal: Municipal

148: - Waste piping: Plastic where seen

149: - Waste piping: Cast iron and copper

WATER SHUTOFF LOCATION

150: - The domestic water supply main shut-off valve is the red handle posted in the furnace room to the left of the water heater.



WATER SHUTOFF COMMENTS

151: - 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

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

153: - [Supply piping: Galvanized steel... Be prepared to replace in the near future!](#)

[Note: Galvanized water pipes are known to rust and collect rust chips and minerals on the interior restricting water flow. This condition becomes worse over time and will eventually stop the proper flow of water. The seriousness of this condition cannot be evaluated without cutting a pipe open. Recommend further evaluation by an experienced plumbing contractor.](#)

INTERIOR SUPPLY

154: - The exposed and accessible supply piping generally appears to be properly installed and in good condition.

WATER PRESSURE

155: - The system water pressure was not measured. The water flow appears to normal, except for the items noted below or elsewhere in this report.

[Note: When tested, the water flow in the bathroom would drop when operating all the water fixtures at the same time.](#)

DRAIN LINES

156: - [There is surface deterioration and evidence of past leakage at the exposed and accessible piping. These lines should be monitored for further leakage and repaired or replaced when necessary.](#)

157: - Galvanized drain lines: Galvanized steel... Be prepared to replace in the near future!

Note: Galvanized drain pipes like water supply pipes are known to rust and collect rust chips, debris and minerals on the interior restricting proper drainage. This condition becomes worse over time and will eventually stop drainage. The condition of the drain pipes cannot be evaluated without a camera scope or opening the pipe. Recommend further evaluation by an experienced plumbing contractor.

SEWER CLEANOUT

158: - The sewer cleanout is located in the basement.

VENT LINES

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

GENERAL COMMENT

160: - A representative number of fixtures were operated and we observed reasonable flow when other fixtures were operated simultaneously.

161: - A representative number of drains were tested and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.

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

162: - Location: In the basement



163: - Energy source: Electricity

164: - Capacity: 40 gallons

165: - Age: Estimated to be 13 years old

166: - Unit type: Free standing tank

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

168: - Insulation: Yes, installed behind outer jacket

T/P RELEASE VALVE

169: - 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.

170: - [The temperature and pressure relief valve lacks a discharge pipe. We recommend the installation of approved piping to an approved location.](#)



ELEVATION/LOCATION

171: - [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

172: - This water heater is beyond its expected service life. Although it is still operating, the need for replacement should be expected in the near future.

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

- 173: - Service entry into building: Underground service lateral
- 174: - Voltage supplied by utility: 120/240 volts
- 175: - Capacity (available amperage): 200 amperes
- 176: - Branch circuit protection: Circuit breakers
- 177: - Wiring material: Copper and aluminum wiring where seen
- 178: - Wiring method: Non-metallic sheathed cable or 'romex'

ELECTRIC METER

- 179: - The electric meter is located on a utility pedestal in the alley.



MAIN SERVICE

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

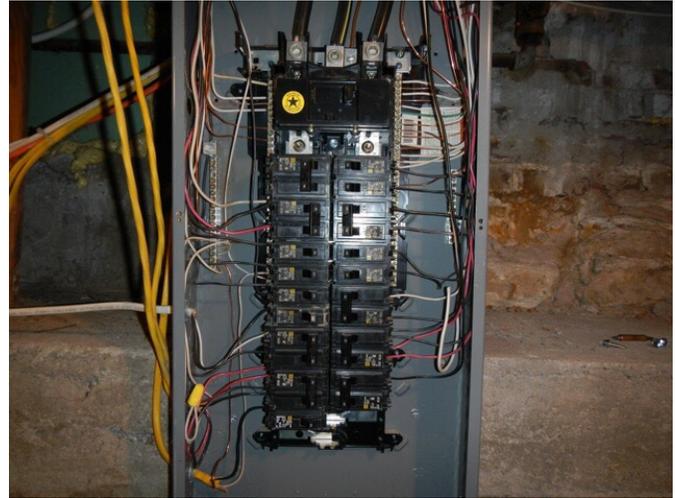
MAIN DISCONNECT

- 181: - The main disconnect is incorporated into the electrical service panel.
- 182: - The main electrical service disconnect is located in a weathertight enclosure next to the electric meter.



CB MAIN PANEL

183: - The main service panel is in good condition with circuitry installed and fused correctly.



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

SERVICE CAPACITY

185: - The service entrance conductors are the wires between the utilities service drop and the main service disconnect or main service panel.

186: - The service entrance conductors appear to be #4/0 Aluminum providing an ampacity of 200.

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

BRANCH CIRCUITRY

188: - The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

CONDUCTOR MATERIAL

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

RECEPTACLES: OVERALL

190: - For reference, as receptacles are discussed in this report, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling.

191: - Based upon our inspection of a representative number, the receptacles were generally found to be in serviceable condition and operating properly, with exceptions noted elsewhere.

192: - 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".

SWITCHES: OVERALL

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

LIGHTS: OVERALL

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

GFI PROTECTION

195: - 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.

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

197: - GFCI devices are installed in this home, however they're not at all locations required. We recommend adding these devices at all locations currently requiring this protection. This includes receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior. In addition, we recommend upgrading all older devices (pre-2007) with newer devices for safety.

GENERAL COMMENT

198: - 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

- 199:** - Number of bedrooms: Two
- 200:** - Number of bathrooms: One
- 201:** - Window material: PVC plastic
- 202:** - Window type: Double-hung windows
- 203:** - Window type: Fixed pane windows
- 204:** - Window glazing: Double pane
- 205:** - Finished ceiling material: Wood
- 206:** - Finished ceiling material: Drywall and/or Plaster
- 207:** - Finished floor material: Wood
- 208:** - Finished floor material: Tile
- 209:** - Finished ceiling material: Drywall and/or Plaster

SURFACES: OVERALL

210: - There is wear and tear throughout the house, of the type generally resulting from age and heavy use. We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by routine maintenance and upgrading.

WALLS & CEILINGS

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

FLOORS: OVERALL

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

213: - The interior floors are sloped and/or squeaky in some areas. Individual perception and sensitivity to floor sloping, squeaking and/or settlement varies greatly.

214: - If these conditions are of concern, more detailed evaluation and proposals for corrective work could be obtained from a licensed general contractor. Measurement and evaluation of floor slope and/or settlement is beyond the scope of our inspection.

STAIRS

215: - The cellar stairs are nonconforming. This is typical of most cellar stairs.



RAILINGS

216: - There are no railings where needed at the cellar stairs. As a safety measure, we recommend that railings be installed.

DOORS: OVERALL

217: - The interior doors appear to be properly installed and in good condition, with exceptions noted below or elsewhere in the report.

- The north west bedroom entry door won't latch.

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.

219: - The windows tested appear to be properly installed and in serviceable condition. We operate a representative sample of the windows, but do not necessarily open, close, and latch every window.

DETECTORS: OVERALL

220: - 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.

221: - Carbon monoxide detectors are not provided.

222: - Effective January 1, 2017: The seller of a multi-family or single family home that has a fuel-fired heater or appliance, a fireplace, or an attached garage shall have a carbon monoxide detector plugged into the dwellings electrical systems outlet, equipped with a battery-powered back up and located on each habitable floor. A carbon monoxide detector is to be placed on each habitable floor of the home. Fuel fired by means coal, oil, fuel gases, or other petroleum products or hydrocarbon such as wood that emit carbon monoxide as a byproduct of combustion. Carbon monoxide alarm means a device that detects carbon monoxide and produces a distinct audible alarm. The device must be listed by a nationally recognized, independent product-safety testing and certification laboratory as determined by the State Fire Marshal.

HEAT SOURCE

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

GENERAL COMMENT

224: - The interior surfaces, hardware, fixtures, doors and windows appear to be properly installed and generally in serviceable condition, with exceptions noted above.

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

225: - Foundation type: Raised perimeter

226: - Foundation material: Brick masonry

227: - Wall system: Wood stud walls

228: - Wall system: Brick walls

229: - Floor system: Wood joists support by beams

ACCESS

230: - The basement is accessible from an interior stair.

BASE FOUNDATION

231: - The foundation and footings are unreinforced brick and mortar. This system does not do well withstanding soil pressures over time. With proper maintenance the existing installation can perform adequately, but consideration should be given to eventual replacement.

WALLS

232: - There are small and/or moderate gaps at the brick mortar joints present. The small openings where exterior daylight is visible will allow wind, moisture and insect entry. Other than sealing the openings we observed no related conditions suggesting the need for immediate repair. This cracking should be monitored. If ongoing movement is observed, further review would then be recommended.



233: - The white powder on the basement walls is known as 'efflorescence' and is a result of moisture passing through and evaporating on the surface of the concrete. This causes no harm but indicates excessive moisture on the soil side of the walls.



234: - The basement walls have a surface scaling known as 'spalling', which can result from deterioration of old, weak concrete or from a moisture reaction known as 'sulfating'. We find the concrete still serviceable but we recommend monitoring.

FLOOR

235: - The basement floor is a concrete slab. Minor cracks are visible. These cracks are considered cosmetic in nature and are not structurally significant. No action is indicated.

236: - The basement floor is dirt. This is the original configuration and is not considered a deficiency, even though, by present standards, it is a bit primitive. A slab could be poured for a cleaner, more useable space.

POSTS

237: - The floor system is supported by wooden posts set over concrete pier blocks.



MOISTURE

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

GENERAL COMMENT

239: - All of the visual structural elements appear to be performing as would be expected for a building of this age and type. However, we direct your attention to the items noted above. Additional basement comments can be found under the heading basement.

Crawl Space

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible 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 and dampness in crawl spaces. Significant 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 crawl space, some items will be reported under the individual systems to which they belong.

BASIC INFORMATION

- 240:** - Foundation type: Raised perimeter
- 241:** - Foundation material: Brick masonry
- 242:** - Wall system: Wood stud walls
- 243:** - Wall system: Brick walls
- 244:** - Floor system: Wood joists support by beams

ACCESS

245: - The crawl space is accessible from the basement.

FOUNDATION

246: - The foundation and footings are unreinforced brick and mortar. This system is not designed for today's standards. However, the existing installation has performed adequately to date, but consideration should be given to eventual replacement.

FLOOR JOISTS

247: - In the areas where the floor framing is visible, all components appear to be properly installed and in good condition.

MOISTURE

248: - The soil was dry at the time of our inspection, and there were no adverse conditions or damage observed related to excessive moisture.

VAPOR BARRIER

249: - There is no vapor barrier in place in this crawl space. A vapor barrier is considered a beneficial feature and we recommend one be installed.

250: - This will help create a dry air space between the damp soil and the framing and limit the amount of moisture that is able to rise into the framing, and reduce the possibility of future moisture damage.

251: - The vapor barrier will also help keep the moisture content of the soil at an equilibrium and minimize changes in soil moisture that can cause movement in the support structure.

252: - Lastly, a vapor barrier will provide a more hospitable surface to crawl on when access to the crawl space is required during the rainy season.

DUCTS

253: - The ducts appear to be properly installed and are in serviceable condition.

DUCT INSULATION

254: - The ducts are insulated with fiberglass. The insulation appears to be properly installed and in good condition.

FLOOR INSULATION

255: - There is no insulation at the rim joist or beneath the floors, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.

GENERAL COMMENT

256: - 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 crawl space comments can be found under the heading crawl space.

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.

BASIC INFORMATION

257: - Energy: Electric appliances only



258: - Ventilation: Exhaust ducted to the exterior

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

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

DRAIN TRAPS

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

262: - 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.

263: - 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.

SINK

264: - The sink is metal.

265: - There is a double sink.

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

RECEPTACLES

267: - [The receptacles are the ungrounded three prong type. For an increased margin of safety, we recommend either the receptacles be repaired and grounded or equivalently protected by adding a GFCI receptacle or receptacles, as necessary.](#)

268: - A GFCI receptacle has been installed on an ungrounded circuit and trips with the test button. 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.

WALLS

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

CEILING

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

FLOOR

271: - The wood flooring is worn. We recommend refinishing. 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 few years as preventive maintenance.

CABINETS

272: - The cabinets are in serviceable condition. Only minor adjustments may be needed.

COUNTERTOPS

273: - The countertop is a plastic laminate.

274: - 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

275: - 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

276: - 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

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

DISPOSAL

278: - The garbage disposal failed to respond to normal user controls. We recommend an appliance technician be retained to evaluate its condition and determine what corrected measures are necessary.

GENERAL COMMENT

279: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

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.

BASIC INFORMATION

280: - Toilet: Ceramic unit with a porcelain finish



281: - Wash basin: Ceramic unit with a porcelain finish

282: - Bathtub: Pressed steel with a porcelain finish

283: - Shower walls: Mortar set ceramic tile

DRAIN TRAP

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

TOILET

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

WATER BASIN

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

BATHTUB

287: - The bathtub appears to be properly installed and in serviceable condition.

SHOWER

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

RECEPTACLES

289: - [The receptacles are the ungrounded three prong type. For an increased margin of safety, we recommend either the receptacles be repaired and grounded or equivalently protected by adding a GFCI receptacle or receptacles, as necessary.](#)

290: - 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.

RESISTANCE HEATER

291: - The electrical resistance heater appears to be properly installed and in serviceable condition and responded to the user controls.

INTERIOR WALLS

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

SHOWER WALLS

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

BATHROOM FLOOR

294: - The finish floor in this bathroom is tile.

295: - [There are minor cracks in the floor tiles. These cracks appear cosmetic in nature and no action is indicated.](#)



296: - [The bathroom floor is noticeably sloped. We noted no resulting weakness, failure or nonperformance as a result of the slope. No immediate corrective actions are required. See foundation and/or other sections of this report regarding this issue.](#)

BATHROOM CEILING

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

CABINETS

298: - The cabinets are in serviceable condition. Only minor adjustments may be needed.

VENTILATION

299: - Ventilation in this bathroom is adequate.

300: - [No vent timer switch. We recommend the installation of timers on vent fans to prevent accidental overheating and possible fires.](#)

GENERAL COMMENT

301: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

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

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

303: - 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.

WALLS

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

CEILING

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

FLOOR

306: - There are minor blemishes in the vinyl floor covering but the floor is in serviceable condition. No action is indicated.

DRYER VENT

307: - The dryer vent appears properly installed and in serviceable condition.

308: - 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

309: - The hookups for the washer and dryer are properly installed and in serviceable condition. The appliances themselves were not tested.

310: - 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.

GENERAL COMMENT

311: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

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

312: - The gas meter is outside at the rear of the building on the alley. 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

313: - The domestic water supply main shut-off valve is the red handle posted in the furnace room to the left of the water heater.



SEWER CLEANOUT

PLUMBING

314: - The sewer cleanout is located in the basement.

ELECTRIC METER
ELECTRICAL SYSTEM

315: - The electric meter is located on a utility pedestal in the alley.



MAIN SERVICE
ELECTRICAL SYSTEM

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

MAIN DISCONNECT
ELECTRICAL SYSTEM

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

318: - The main electrical service disconnect is located in a weathertight enclosure next to the electric meter.



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

319: - 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.