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RESIDENTIAL HOMEOWNER'S FULL-SCALE INSPECTION

1234 Main St. Thorold Ontario L2V2X6

Buyer Name
07/08/2021 9:00AM

Inspector
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SUMMARY

67	25	30	23
ITEMS INSPECTED	MAINTENANCE ITEM	DEFECT	MAJOR DEFECT

- 2.4.1 Roof - Roof Covering: Tree Too Close
- 2.5.1 Roof - Underlayment: No ice barrier at roof edge
- 2.5.2 Roof - Underlayment: None installed, OK
- 2.7.1 Roof - Roof Drainage System: Downspouts: damage/disrepair- QC
- 2.7.2 Roof - Roof Drainage System: Downspouts: discharge to foundation- QC
- 2.9.1 Roof - Chimney: Brick: deterioration severe - QC
- 2.9.2 Roof - Chimney: Brick: loose- QC
- 2.9.3 Roof - Chimney: Chimney Rain Cap Defect
- 2.9.4 Roof - Chimney: Crown: end of useful life- QC
- 3.2.1 Exterior - Grounds: Building lot: planting beds near foundation
- 3.2.2 Exterior - Grounds: Fence posts: failure, corrosion
- 3.2.3 Exterior - Grounds: Fences: end of useful lives- QC
- 3.2.4 Exterior - Grounds: Trees: dead tree, remove- QC
- 3.2.5 Exterior - Grounds: Vines on walls
- 3.2.6 Exterior - Grounds: Retaining Walls: brick deterioration
- 3.5.1 Exterior - Door/Window Exteriors: Brick window sill damage
- 3.5.2 Exterior - Door/Window Exteriors: Door: screen damage
- 3.7.1 Exterior - Wall Exteriors: Minor cracking
- 3.7.2 Exterior - Wall Exteriors: Cracking at corner foundation
- 3.9.1 Exterior - Stairs: Handrail: missing- QC
- 3.11.1 Exterior - Brick Exterior: Repairs, non-matching, mortar
- 3.11.2 Exterior - Brick Exterior: Mortar deterioration: loose brick- QC
- 4.2.1 Attic - Structural Components & Observations in Attic: Possible Mold & Moisture Problem in Attic
- 4.3.1 Attic - Roof Structure: Sheathing discoloration/leakage, normal moisture
- 4.4.1 Attic - Attic/Roof Structure Ventilation: Mold: discoloration, localized
- 4.5.1 Attic - Thermal Insulation: Depth: 12-14"
- 4.6.1 Attic - Attic Electrical, Plumbing and HVAC: Electrical: light, none
- 4.6.2 Attic - Attic Electrical, Plumbing and HVAC: Electrical: splices not contained- QC
- 5.1.1 Electrical - Service Drop: Drip Loop: none

- 5.1.2 Electrical - Service Drop: Mast: inadequate wall attachment- QC
- 5.1.3 Electrical - Service Drop: Mast: visible damage- QC
- 5.3.1 Electrical - Service Panel: Access: inadequate working clearance
- 5.3.2 Electrical - Service Panel: Interior: corrosion, moderate- QC
- 5.3.3 Electrical - Service Panel: Interior: dirty- QC
- 5.3.4 Electrical - Service Panel: Label: circuit directory, missing- QC
- 5.3.5 Electrical - Service Panel: Wiring: double-tap- QC
- 5.3.6 Electrical - Service Panel: Water damage the exterior of the panel
- 5.6.1 Electrical - Branch Circuits: Lighting: missing light fixture- QC
- 5.6.2 Electrical - Branch Circuits: Switch: cover plate gap at wall- QC
- 5.7.1 Electrical - Basement Electrical: Cover plates, missing- QC
- 5.7.2 Electrical - Basement Electrical: Wiring abandoned, evaluate- QC
- 6.2.1 Plumbing - Drain, Waste and Vent (DWV) : Dissimilar metals contact- QC
- 6.3.1 Plumbing - Water Heater: Fittings: corrosion, severe- QC
- 6.3.2 Plumbing - Water Heater: TPR: improper termination- QC
- 6.3.3 Plumbing - Water Heater: Oxidation on water pipes
- 7.3.1 Structure - Basement: Moisture evidence visible on ceiling
- 8.2.1 Garage - Overhead Doors: Panel damage: moderate- QC
- 8.4.1 Garage - Floors, Walls, & Ceiling: Ceilings: stains, moisture intrusion, elevated moisture- QC
- 8.4.2 Garage - Floors, Walls, & Ceiling: Floor: cracking, moderate
- 8.4.3 Garage - Floors, Walls, & Ceiling: Floor: staining, moisture intrusion, moisture visible- QC
- 8.4.4 Garage - Floors, Walls, & Ceiling: Floor: surface damage, spalling
- 8.4.5 Garage - Floors, Walls, & Ceiling: Walls: stains, moisture intrusion, normal moisture
- 8.4.6 Garage - Floors, Walls, & Ceiling: Ceiling patchwork
- 8.4.7 Garage - Floors, Walls, & Ceiling: Walls: plaster cracking
- 8.5.1 Garage - Conventional Doors: Door to exterior: frame damage
- 8.7.1 Garage - Garage Roof Framing: No hatch access to garage attic
- 9.2.1 HVAC - Cooling: AC refrigerant Lines: damaged or missing insulation
- 9.2.2 HVAC - Cooling: Label on unit deteriorated
- 10.1.1 Interior - General Interior: Ceiling light: not securely mounted- QC
- 10.1.2 Interior - General Interior: Ceilings: damage/deterioration, minor
- 10.1.3 Interior - General Interior: Ceilings: damage/deterioration, moderate
- 10.2.1 Interior - Door/Window/Skylight : Door, interior: damage/deterioration, minor
- 10.2.2 Interior - Door/Window/Skylight : Window: casing, damage/deterioration, minor
- 10.2.3 Interior - Door/Window/Skylight : Wires through window casing
- 10.3.1 Interior - Kitchen: Cabinet: door hinge loose
- 10.3.2 Interior - Kitchen: Sink: faucet broken- QC
- 10.5.1 Interior - Bathroom: Room ventilation: window only, no exhaust fan
- 10.5.2 Interior - Bathroom: Toilet: seat was loose
- 10.6.1 Interior - Bedroom: Door, int.: damage/deterioration, minor
- 10.6.2 Interior - Bedroom: Crack in master bedroom ceiling
- 10.7.1 Interior - Fireplace: Defect at Damper Door

10.7.2 Interior - Fireplace: Wood-burning: damper inoperable- QC
10.7.3 Interior - Fireplace: Main floor chimney not currently operable
10.7.4 Interior - Fireplace: Gas fireplace would not operate
10.8.1 Interior - Stairs: Handrail: none installed, 4+ risers- QC
10.8.2 Interior - Stairs: Staircase: trimming incomplete
10.9.1 Interior - Bar: Cabinetry in poor condition
10.9.2 Interior - Bar: Bar beyond it's useful life

1: INSPECTION DETAILS

1.1	Attendees
1.2	Type of building
1.3	Animals onsite
1.4	Your Job As a Homeowner
1.5	Occupancy
1.6	Inspection Conditions
1.7	Utilities on/off

Information

Attendees: Attendees
Client, Homeowner

Attendees: Portion Attended by Occupant
Entire

Type of building: Type of Building
Detached

Occupancy: State of Occupancy
Owner occupied

Inspection Conditions: Approximate Temperature at the Inspection
25C

Inspection Conditions: Weather at the Inspection
Sunny, Clear

Inspection Conditions: Weather, 2 days prior to the Inspection
Sunny, Clear

Inspection Conditions: Weather-related Property Condition
Dry

Animals onsite: Dog: no problem
A dog was present at the property during the inspection, but was not a hindrance to the inspection.

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've had your home inspection, you may still have some questions about your house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and a True Property Detectives Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention what you noticed yourself, it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

No house is perfect. Keep things in perspective as you move into your new home.

Homeownership is both a joyful experience and an important responsibility, so be sure to call True Property Detectives to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Your Job As a Homeowner: Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

True Property Detectives InterNACHI-Certified Professional Inspectors can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Occupancy: Occupancy: regularly occupied

The home was occupied on a regular basis at the time the inspection was performed.

2: ROOF

2.1	Roof Structure Ext.
2.2	Roof Configuration
2.3	Inspection Method
2.4	Roof Covering
2.5	Underlayment
2.6	Vents
2.7	Roof Drainage System
2.8	Flashing
2.9	Chimney
2.10	Asphalt Shingles

Information

Roof Configuration: **Roof Configuration**
Gable

Roof Configuration: **Roof pitch, ____**
The roof pitch (angle of slope) was approximately _____.

Inspection Method: **Roof inspection method**
walked the roof

The inspector viewed the roof using this method.

Underlayment: **Type of Underlayment**
None installed

Roof Drainage System: **Drainage system materials**
aluminum

Flashing : **Flashing Material**
Aluminum

Chimney: **Crown Material**
Concrete

Chimney: **Heating Chimney Exterior Was Inspected**
The chimney exterior was inspected during my home inspection.

Asphalt Shingles: **Type of Shingle**
3-Tab

Asphalt Shingles: **Type of Fastening**
Roofing nails

Asphalt Shingles: Substrate

1 layer, 15/32-inch plywood

Asphalt Shingles: Type of Valley

Open valley

Roof Structure Ext. : What's inspected?

Inspection of the roof structure from the exterior typically includes:

- The general roof structure appearance;
- Roof-covering material condition;
- Flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- Condition of combustion, plumbing and attic ventilation vents and devices;
- Chimney conditions; and
- Roof drainage systems and components.

Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Roof Covering: Type of Roof-Covering Described

Asphalt

The inspector observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roof's leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Roof Covering: Roof Was Inspected

Roof

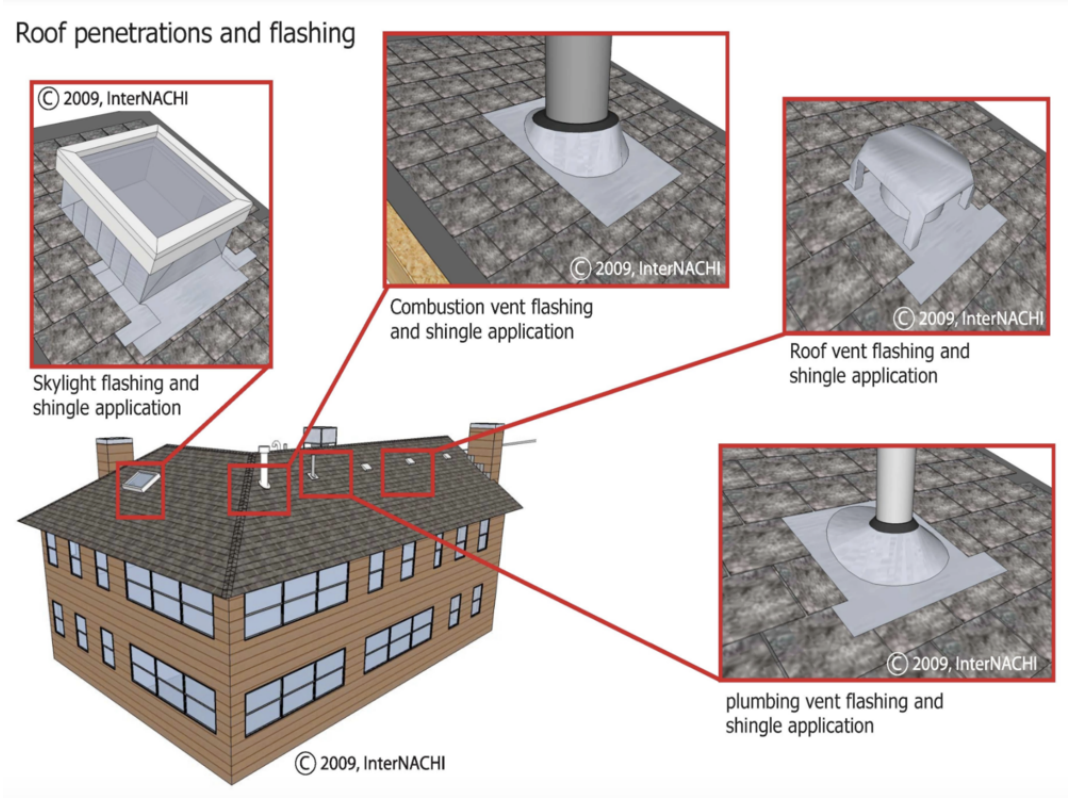
The inspector attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you include comprehensive roof coverage in your home insurance policy.

Vents: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.



Vents: Plumbing Vent Pipes Inspected

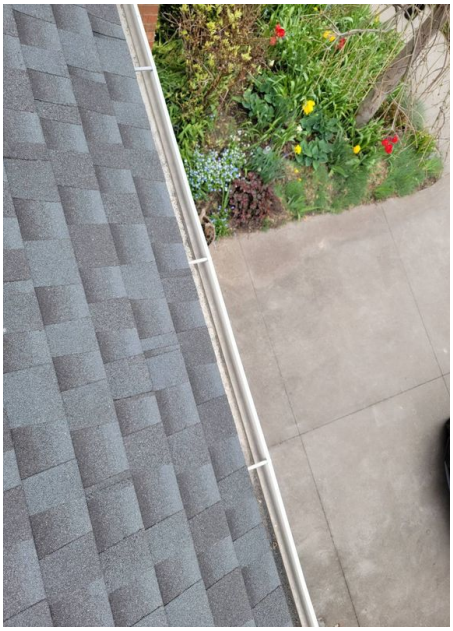
DWV (drain, waste and vent) pipes that pass through the roof covering, were inspected. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

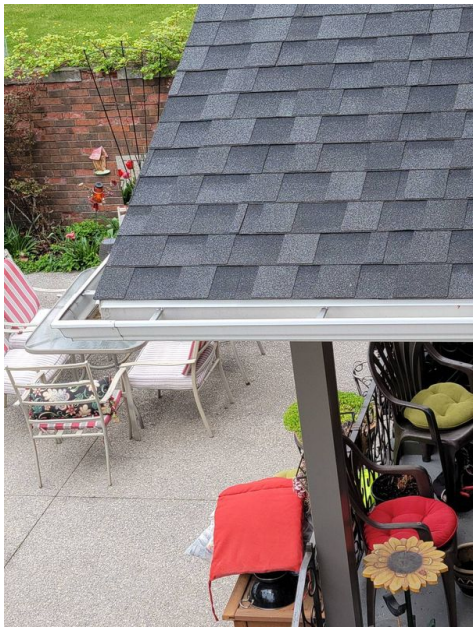
Vents: Flue Gas Vent Pipe Inspected

The inspector observed the flue gas vent pipes that pass through the roof covering. All gas-fired appliances must be connected to venting systems. There should be watertight metal flashing installed around the flue gas vent pipes. The vent pipes should extend far enough above the roof surface.

Roof Drainage System: Gutters & downspouts

The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.





Roof Drainage System: What is inspected?

Inspection of the roof drainage system typically includes examination of any of the following:

- Gutters (condition and configuration);
- Downspouts & extensions (condition and configuration);
- Scuppers; and
- Overflow drains.

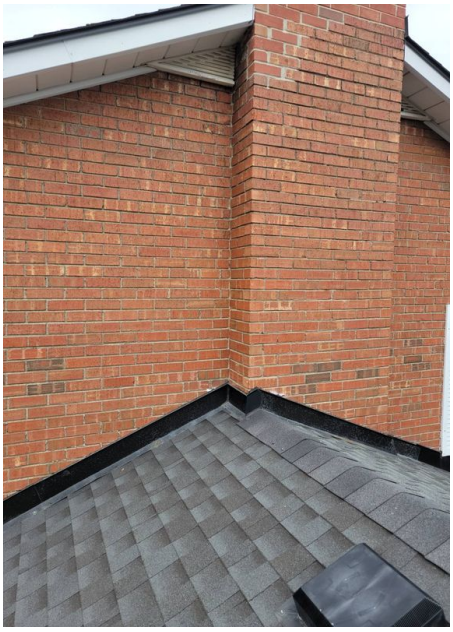
Flashing : General description

Flashing is a general term used to describe (typically) sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:

- Roof penetrations such as vents;
- Electrical masts;
- Chimneys;
- Mechanical equipment;
- Patio cover attachment points;
- Around skylights;
- Junctions at which roofs meet walls;
- Roof edges;
- Areas at which roofs change slope;
- Areas at which roof-covering materials change; and
- Areas at which different roof planes meet (such as valleys).

Flashing : Wall Intersections

The inspector looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Chimney: Crown: concrete

The chimney crown was constructed using concrete. Concrete is very durable and concrete crowns typically have a longer service life than the more common mortar crowns.

Chimney: Masonry Chimney Flashing Was Inspected

The flashing, installed at the chimney, was inspected.

Flashing is installed in areas where the chimney stack meets another system or component of the house. And the flashing is supposed to divert water away from those areas to prevent water intrusion.

Chimney: Masonry Chimney Hood or Cap Installed

A hood or cap was installed at the masonry chimney. Good.

Masonry chimneys without hoods should have stone or reinforced concrete caps at the top. Some masonry chimneys have hoods over the flues. Hoods on masonry chimneys consist of stone or reinforced concrete caps supported on short masonry columns at the perimeter of chimney tops, or sheet metal caps supported on short sheet metal columns.

Asphalt Shingles: Type: 3-tab asphalt

The roof was covered with 3-tab fiberglass asphalt shingles. These shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. An asphalt sealant strip binds shingles together so that they act as a single membrane. 3-tab shingles usually have a 20-30 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection.

Asphalt Shingles: Fastening: 4 fasteners per, OK

The home was located in an area designated "normal wind". The representative shingles examined were fastened with 4 fasteners per shingle, which is acceptable for the area in which the home is located.

Asphalt Shingles: Flashing, sidewall, continuous, AHJ req.

Sidewalls on the asphalt shingle roof had continuous sidewall flashing installed. Shingle manufacturers recommend that step-flashing be installed at sidewalls. Using continuous flashing instead of step flashing can increase the chances of roof leakage. Because the home was located in a designated high-wind area, continuous sidewall flashing is required by the local building department. The Inspector observed no indication that this condition had caused leakage.

Limitations

Flashing

DIFFICULT TO SEE EVERY FLASHING

The Inspector attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Chimney

FLUE: DISCLAIMER

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

Observations

2.4.1 Roof Covering

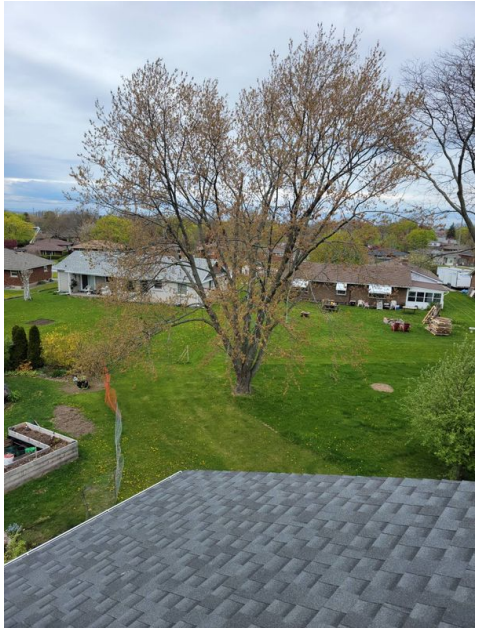
Maintenance Item

TREE TOO CLOSE

A tree and or tree branch is overhanging the roof and maybe in contact with it. In this particular instance the trees were in an adjacent yard but we're so large that if they were to fall they could cause serious damage to the roofing system

Recommendation

Contact a qualified tree service company.



2.5.1 Underlayment

Maintenance Item

NO ICE BARRIER AT ROOF EDGE

The home was located in an area known to have a history of the formation of ice dams along lower roof edges. This condition can cause roof leaks. No ice barrier was installed along the lower edge of the roof. Ice barriers typically consist of two layers of underlayment cemented together or a layer of self-adhering polymer modified bitumen sheet. Commonly accepted current standards require an ice barrier to be installed to a point at least 24 inches inside the exterior wall line of the building. This condition may increase the risk of roof leakage along roof edges.

No underlayment visible

2.5.2 Underlayment

NONE INSTALLED, OK

Maintenance Item

The roof appeared to have no underlayment installed. Because most roof covering materials are designed to be water-resistant rather than water-proof, they are meant to be installed above an underlayment. The absence of this underlayment increases the chances that any water penetrating the roof-covering material will enter the roof structure and possibly the home interior, potentially damaging materials or creating unhealthy conditions associated with the growth of microbes such as mold fungi. The Inspector observed no indications of roof leakage that appeared to be associated with this condition.

2.7.1 Roof Drainage System

DOWNSPOUTS: DAMAGE/DISREPAIR- QC

Defect

Downspouts designed to discharge roof drainage were damaged or in disrepair to an extent that may limit their ability to function as designed. This condition can result in excessively high moisture levels in soil at the foundation with the potential to cause damage related to soil/foundation movement. It is important for downspouts to be in good working condition.

Recommendation

Contact a qualified gutter contractor

2.7.2 Roof Drainage System

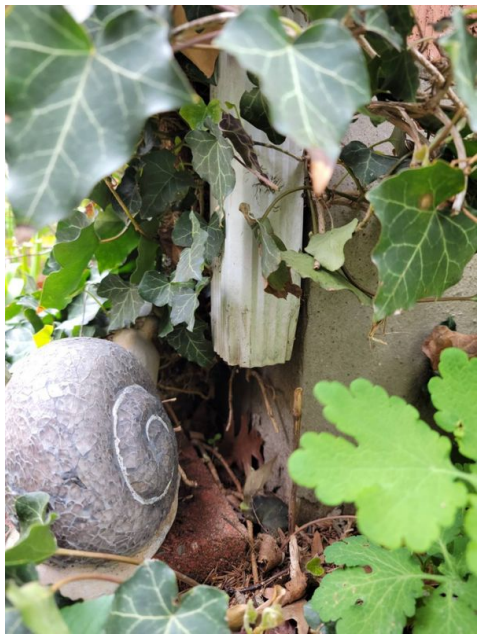
Defect

DOWNSPOUTS: DISCHARGE TO FOUNDATION- QC

One or more downspouts discharged roof drainage next to the foundation. This condition can result in high moisture levels in soil at the foundation that can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage in a manner that discharges runoff away from the foundation.

Recommendation

Contact a qualified gutter contractor



2.9.1 Chimney

Defect

BRICK: DETERIORATION SEVERE - QC

The upper portion of the chimney had severely deteriorated brick and mortar. To extend the lifespan of the brick chimney and to ensure that safe conditions exist, the Inspector recommends that an evaluation and any necessary work be performed by a qualified masonry contractor.

Recommendation

Contact a qualified masonry professional.

2.9.2 Chimney

Major Defect

BRICK: LOOSE- QC

The upper portion of the chimney had loose brick. This condition indicates failure of the bond between brick and mortar. For safety reasons, the Inspector recommends evaluation and repair by a qualified contractor.

Recommendation

Contact a qualified masonry professional.

2.9.3 Chimney

Defect

CHIMNEY RAIN CAP DEFECT

I observed indications of a defect at the chimney rain cap.

The rain cap covers the top opening of the chimney flue liner.

In this case the ring cap was old, rusted, worn down, and at the end of his useful life.

Recommendation

Contact a qualified chimney contractor.

2.9.4 Chimney

Major Defect

CROWN: END OF USEFUL LIFE- QC

The chimney crown had severe deterioration and appeared to be at the end of its useful life. Failure of the crown can allow moisture intrusion of the chimney structure that can damage the structure and create unhealthy conditions. The inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified masonry contractor to discuss options and costs for chimney crown replacement.

Recommendation

Contact a qualified masonry professional.

3: EXTERIOR

3.1	General
3.2	Grounds
3.3	Driveway
3.4	Walkways
3.5	Door/Window Exteriors
3.6	GFCIs & Electrical
3.7	Wall Exteriors
3.8	Exterior Trim
3.9	Stairs
3.10	Patio
3.11	Brick Exterior
3.12	Water Features

Information

General: Exterior Was Inspected

The exterior of the house was inspected

Grounds: Boundary Wall Material

Brick

Grounds: Fence Material

Chain link, Vinyl, Metal posts

Grounds: Retaining wall material: , ____

Retaining walls were constructed using _____.

Exterior Trim: Trim Material

Brick

Stairs: Stair Foundation Material

Concrete pad

Stairs: Stair Location

Front, Rear

Stairs: Stair Structure Materials

Poured concrete, Stone

Stairs: Structure: poured concrete

This staircase was constructed of poured concrete.

Stairs: Treads: concrete

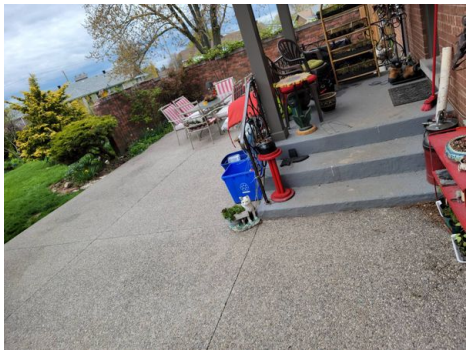
The treads of this stairway were made of concrete.

Stairs: Treads: stone

The treads of this stairway were made of stone.

Patio: Location: rear

This patio was located at the rear of the home.



Patio: Patio Location

Rear of home

Patio: Patio Materials

Stone pavers

Patio: Patio Materials: stone pavers

The patio was paved with stone pavers.

Brick Exterior: Type of Brick Installation

Brick double-wythe

General: Homeowner's Responsibility

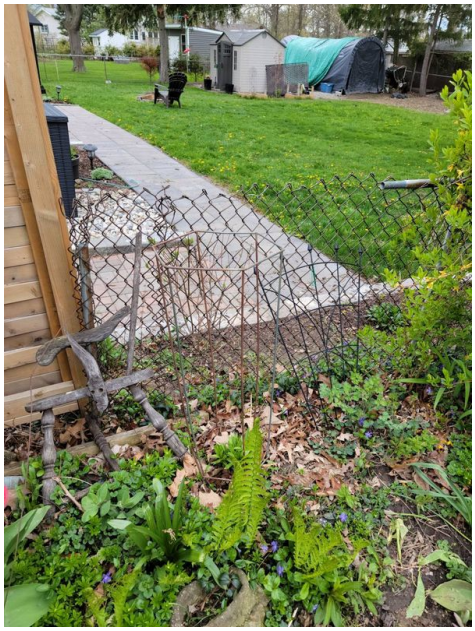
The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the building's exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Grounds: Fence material:

The fences were made of different materials in different sections. Orange plastic construction fence, metal chain link fence and mesh fence where all materials uses for the fencing.



Grounds: **Landscape irrigation: control panel, garage**

The landscape irrigation (sprinkler) system was operated with a control panel located in the garage.

Grounds: **Landscape irrigation: sprinklers OK**

The Inspector observed no deficiencies in the condition of the landscape irrigation (sprinkler) system.

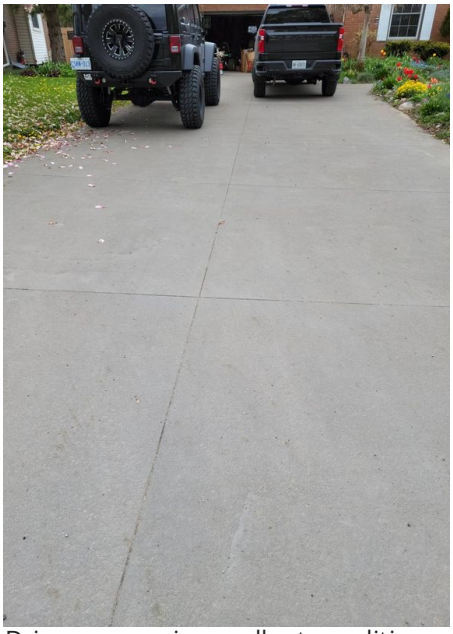
Grounds: **Retaining Wall Material**

Concrete, Brick

Driveway: **Driveway Surface**

Concrete

Driveway was made of concrete. No cracks or damaged many type visible during inspection. Sloped appropriately away from the home. Beautiful driveway.

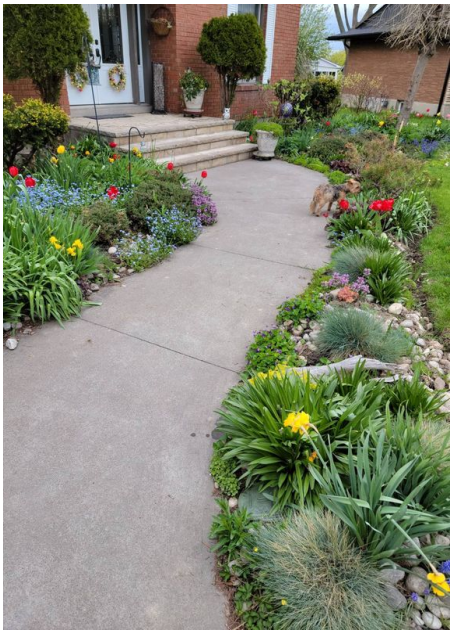


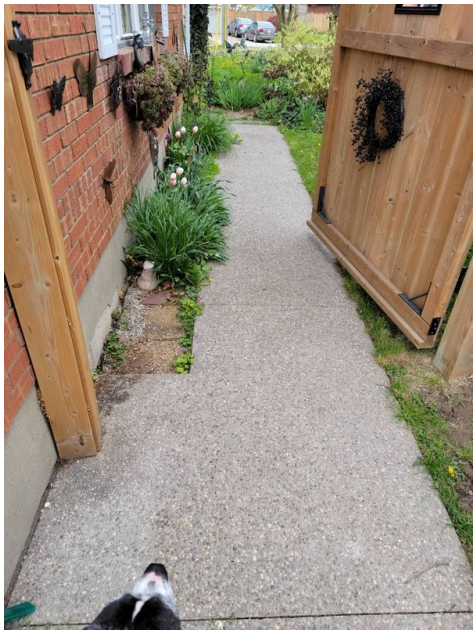
Driveway was in excellent condition

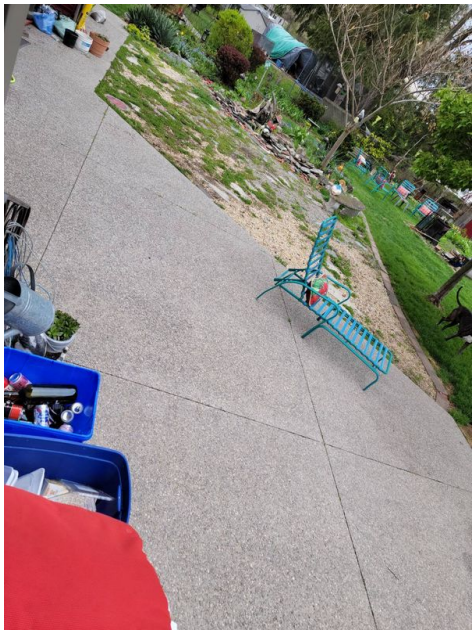
Walkways: **Walkway Materials**

Concrete, Stone pavers

Walkways were in excellent condition. No cracks or defects visible at type of inspection.

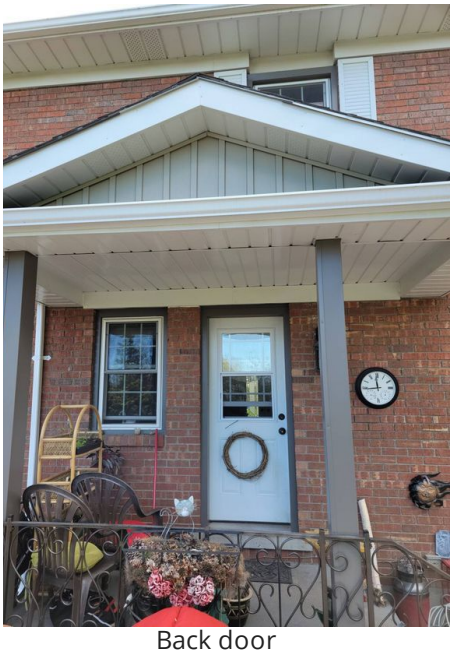






Door/Window Exteriors: Exterior Doors Inspected

The exterior doors were inspected for any signs of defects or deterioration. Both front and rear exterior entrance doors were in great shape no visible signs of any defects. Both were very well maintained, in excellent condition.

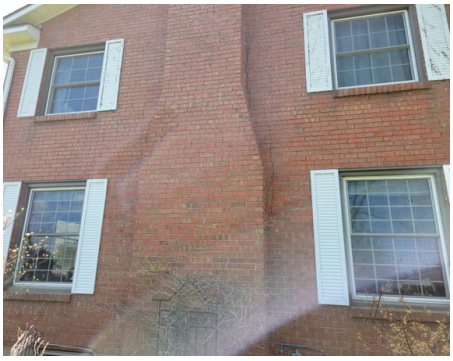


Back door

Front door

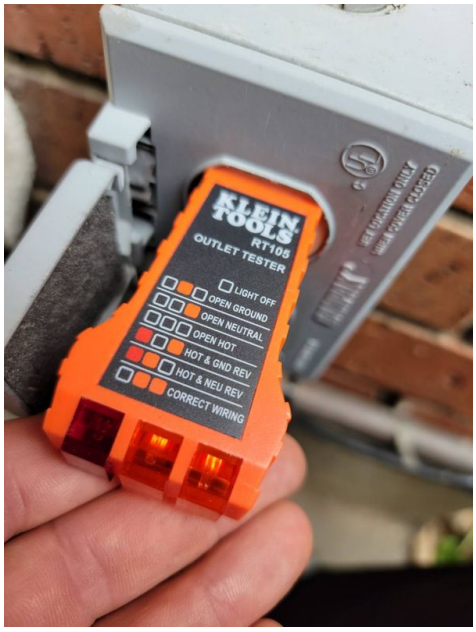
Door/Window Exteriors: Windows Inspected

A representative number of windows, from the ground surface, were inspected.



GFCIs & Electrical: Inspected GFCIs

The Inspector inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.



Wall Exteriors: Exterior walls OK

The Inspector observed no deficiencies in the condition of the exterior walls.

Wall Exteriors: Type of Wall-Covering Material Described

Brick

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

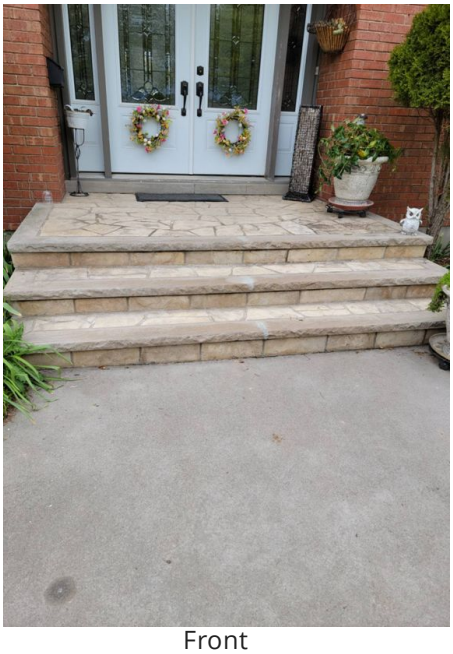
Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Wall Exteriors: Mostly OK

The Inspector observed few deficiencies in the condition of the exterior walls. Notable exceptions will be listed in this report.

Stairs: Stair: photo

This photo shows this set of exterior stairs.



Front

Rear

Stairs: Tread Material

Stone, Poured Cement

Stone

Poured concrete

Patio: General condition: OK

The Inspector observed no deficiencies in the condition of this patio. Inspection of the patio typically includes examination of the following: - surface damage; - installation deficiencies; - level and flat; - deterioration; - heaving or settling; and - roof or cover and its supporting structure.

Brick Exterior: About brick cladding (long)

Although exterior wall construction was not directly visible, walls of the home appeared to be conventional wood framing covered on the exterior by brick. Proper modern construction methods include an air gap left between wood framing and the brick, A moisture-resistant membrane (housewrap) and a method for draining to the exterior any moisture that may enter the air gap. Brick is typically fastened to the framing using metal fasteners.

Brick Exterior: Deterioration: moderate surface

The brick exterior wall cladding exhibited moderate general surface deterioration commensurate with the age of the home. This condition is a cosmetic concern, not a structural problem.

Brick Exterior: Type: brick double-wythe

The exterior walls of the home were double-wythe brick. Double-wythe brick construction includes inner and outer brick walls, which can typically be connected to each other by one of a variety of methods.

Limitations

General

INSPECTION WAS RESTRICTED

Vegetation

The inspection of the exterior of the house was restricted, and the visual-only inspection was limited.

Door/Window Exteriors

INSPECTION RESTRICTED

The Inspector did not inspect all windows, however a representative number of the windows were inspected. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. The inspector did not reach and access closely every window, particularly those above the first-floor level.

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

The Inspector was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. The Inspector inspected the electrical system, to the best of their ability, according to the Home Inspection Standards of Practice.

Wall Exteriors

INSPECTION WAS RESTRICTED

The Inspector did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. The inspection of the exterior was limited. The inspector did not reach and access closely every part of the exterior wall-covering.

Exterior Trim

INSPECTION WAS RESTRICTED

The inspector did not inspect all of the exterior trim material. A home inspection is not an exhaustive evaluation. The inspection of the exterior trim was limited. The inspector did not reach and access closely every part of the exterior trim.

Water Features

POND BEYOND THE SCOPE- QC

Home landscaping included a small man-made pond. Inspection of domestic water features lies beyond the scope of the General Home Inspection. The Inspector recommends having this system inspected by a qualified plumbing or landscape contractor before the expiration of your Inspection Objection Deadline.

Observations

3.2.1 Grounds

Defect

BUILDING LOT: PLANTING BEDS NEAR FOUNDATION

Planting beds have been constructed near the exterior walls. Water for plants will eventually soak into soil and may reach soil supporting the foundation. Excessively high moisture levels in soil supporting the foundation can affect its ability to support the weight of the structure above. The Inspector recommends removal of any planting beds near the foundation or re-planting with vegetation that has low water requirements.

Recommendation

Contact a qualified landscaping contractor

3.2.2 Grounds

Defect

FENCE POSTS: FAILURE, CORROSION

Fence had posts that had failed due to corrosion. The fences were leaning in these areas. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for correction.

Recommendation

Contact a qualified fencing contractor

3.2.3 Grounds

Major Defect

FENCES: END OF USEFUL LIVES- QC

Fences and gates appeared to be at or near the ends of their useful lives. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for replacement.

Recommendation

Contact a qualified fencing contractor

Fence has toppled over

3.2.4 Grounds

Major Defect

TREES: DEAD TREE, REMOVE- QC

A dead tree on the property will eventually fall or be blown over by wind and can cause damage, injury, or death. The Inspector recommends removal of the tree for safety reasons. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified tree service company.

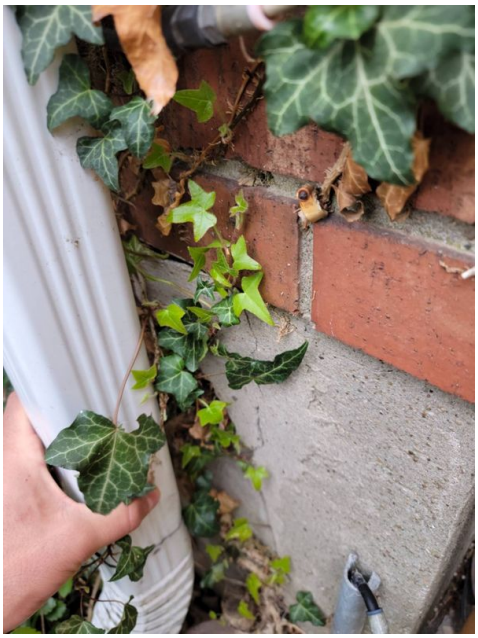
All three trees were dead & of significant size

3.2.5 Grounds

VINES ON WALLS

Defect

Vines growing on the exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Over time, vine tendrils may damage wall covering materials. Watering this vegetation will introduce moisture to the soil which may eventually reach the foundation. Moisture in soil supporting the foundation can affect the ability of the foundation to support the weight of the structure above and can cause damage from soil heaving or settling, depending on soil composition and other conditions. The Inspector recommends removal of the vegetation from exterior walls.



3.2.6 Grounds

RETAINING WALLS: BRICK DETERIORATION

Defect

The retaining wall had loose, damaged, and deteriorated brick. The amount of deterioration is significant. The inspector recommends getting a qualified brick masonry professional to further evaluate and repair if possible.

Recommendation

Contact a qualified professional.

3.5.1 Door/Window Exteriors

Maintenance Item

BRICK WINDOW SILL DAMAGE

There was damage to the brick window sill located in the front and side of the home. Damaged and deterioration visible. Inspector recommends contacting a brick masonry professional to determine cost of repair

Recommendation

Contact a qualified masonry professional.

3.5.2 Door/Window Exteriors

Maintenance Item

DOOR: SCREEN DAMAGE

There was damage to the window screen on the door. This is a maintenance/repair issue.

Recommendation

Contact a qualified professional.

3.7.1 Wall Exteriors

MINOR CRACKING

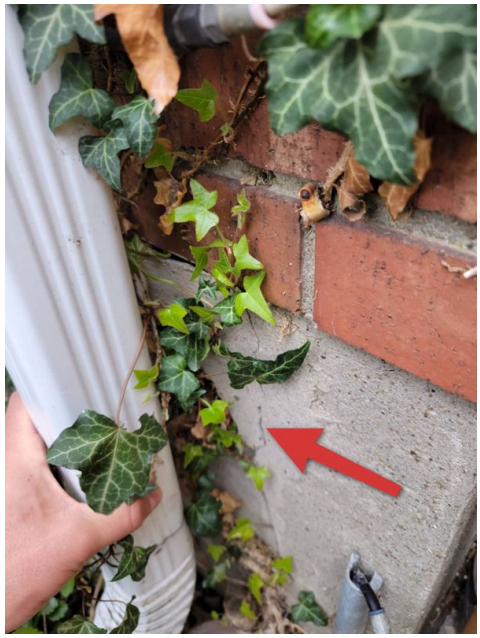
Defect

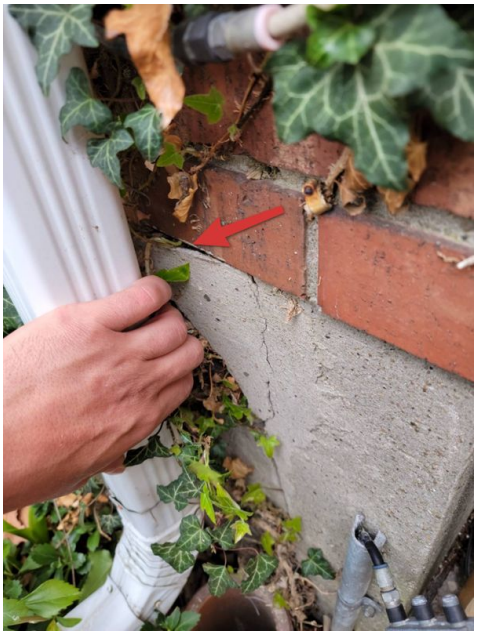
The Inspector observed minor cracking, on the exterior wall, at different areas of the home. Recommended contacting a certified contractor for a quote for repairs

Recommendation

Contact a qualified professional.

Base of chimney





3.7.2 Wall Exteriors

Defect

CRACKING AT CORNER FOUNDATION

The Inspector observed significant cracking at the rear corner exterior wall. Vine vegetation has penetrated the wall and is causing further damage. Recommend a certified contractor further evaluate and to estimate cost to repair.

Recommendation

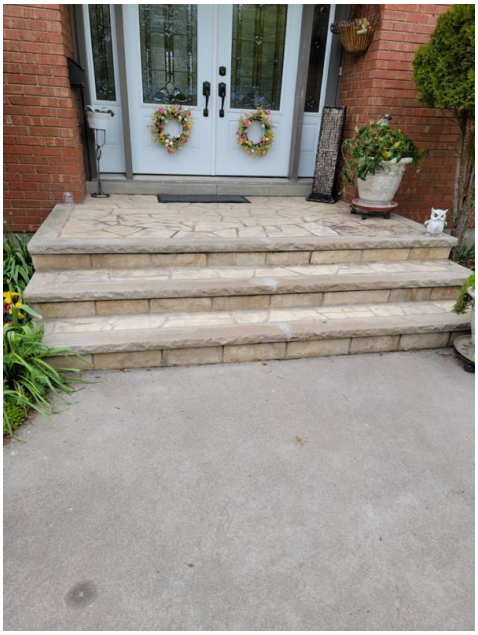
Contact a qualified professional.

3.9.1 Stairs

Major Defect

HANDRAIL: MISSING- QC

This exterior staircase had no handrail. Widely-accepted modern safety standards dictate that stairs with 4 or more risers should have a handrail. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for handrail installation.



Recommendation

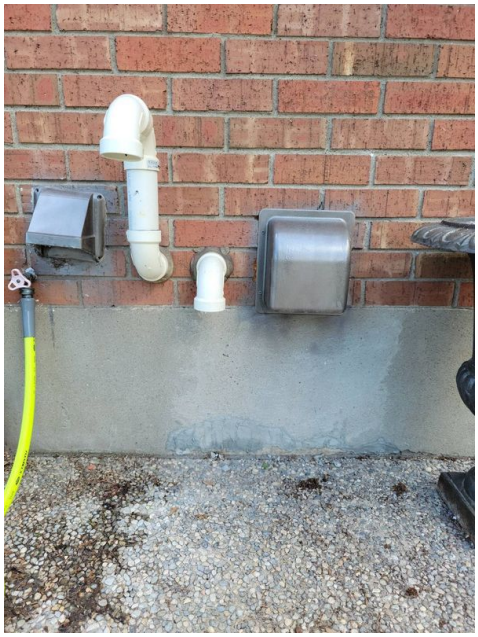
Contact a qualified carpenter.

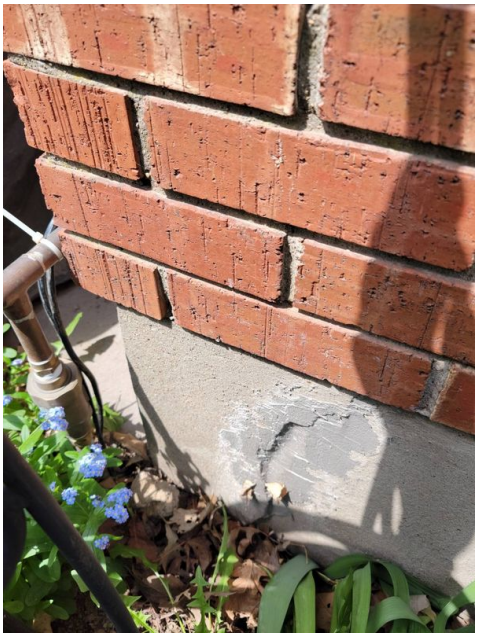
3.11.1 Brick Exterior

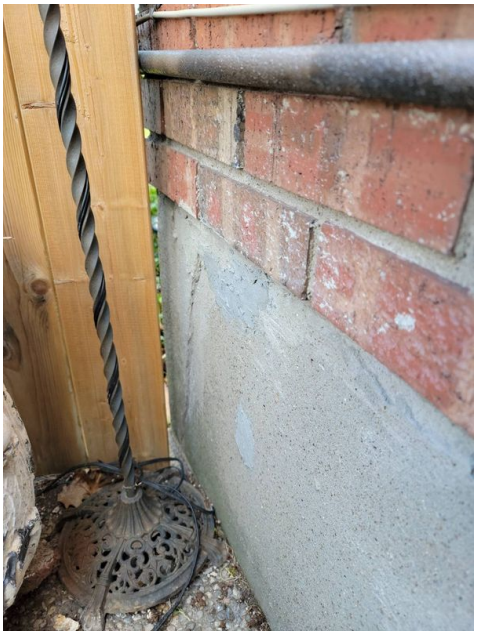
Maintenance Item

REPAIRS, NON-MATCHING, MORTAR

Brick exterior walls had repairs visible in which mortar used for repairs did not match the original mortar. This condition is not unusual in older homes and is typically a cosmetic concern only.







3.11.2 Brick Exterior

Major Defect

MORTAR DETERIORATION: LOOSE BRICK- QC

Exterior walls had areas loose brick indicating deterioration of the bond between mortar and brick. This condition should be evaluated by a qualified masonry contractor, and any loose brick should be securely re-installed. Falling brick can cause severe or fatal injury.

Recommendation

Contact a qualified masonry professional.

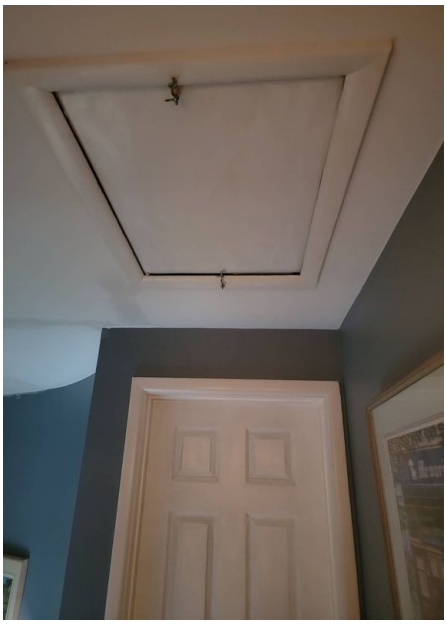
4: ATTIC

4.1	Attic Access
4.2	Structural Components & Observations in Attic
4.3	Roof Structure
4.4	Attic/Roof Structure Ventilation
4.5	Thermal Insulation
4.6	Attic Electrical, Plumbing and HVAC

Information

Attic Access: **Access Hatch Location**

Upstairs hallway



Roof Structure: **Roof Sheathing Material**

1/2-inch plywood

Attic Access: **Attic access: from access hatch**

The Inspector evaluated the attic from the access hatch.

Roof Structure: **Roof Framing Method**

Roof trusses

Attic/Roof Structure Ventilation: Attic Ventilation Method

Roof vents

Attic/Roof Structure Ventilation: Roof Structure Ventilation

Soffit vents, Roof vents

Thermal Insulation: Insulation Average Depth

11-16 inches

Thermal Insulation: Application Type

Attic outside the thermal envelope

Thermal Insulation: Type: blown cellulose

The attic floor was thermally insulated with blown-in cellulose.

Thermal Insulation: Type: fiberglass batt included

The attic floor insulation included fiberglass batts.

Attic Electrical, Plumbing and HVAC: **Plumbing stack ventilation**

Appears to be venting properly

Attic Access: **Attic access: ceiling hatch (loc)**

The attic was accessed through a hatch in the upstairs hallway ceiling.

Structural Components & Observations in Attic: **Structural Components Were Inspected**

Structural components were inspected from the attic space according to the Home Inspection Standards of Practice.

Roof Structure: **Structural Components Were Inspected**

Structural components were inspected from the attic space according to the Home Inspection Standards of Practice.

Thermal Insulation: **Thermal Insulation Type**
Blown fiberglass, Fiberglass batt

Limitations

Attic Access

ATTIC ACCESS: FROM HATCH ONLY

The Inspector evaluated the attic from the access hatch. There was a vast amount of blown in insulation throughout the attic. No clear path to walk or crawl was visible. The Inspector didn't proceed to move around the attic for safety reasons. The inspection was limited to visual inspection from the hatch only.

Attic Access

COULD NOT SEE EVERYTHING IN ATTIC

The Inspector could not see and inspect everything in the attic space. The access is restricted and this inspection is limited.

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

The Inspector could not see and inspect everything in the attic space. The access is restricted and this inspection is limited.

Attic/Roof Structure Ventilation

VENTILATION DISCLAIMER, YEAR-ROUND CONDITIONS

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the Inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

Observations

4.2.1 Structural Components & Observations in Attic

Defect

POSSIBLE MOLD & MOISTURE PROBLEM IN ATTIC

The Inspector observed indications of a possible mold growth issue and excessive moisture or humidity in the attic space. Major defect.

Recommendation

Contact a qualified professional.

4.3.1 Roof Structure

Maintenance Item

SHEATHING DISCOLORATION/LEAKAGE, NORMAL MOISTURE

Roof sheathing had areas of discoloration that appeared to be the result of roof leakage. Although the roof had experienced recent rain, sheathing did not have elevated moisture levels at the time of the inspection. The source of the leak appeared to have been corrected.

4.4.1 Attic/Roof Structure Ventilation

Defect

MOLD: DISCOLORATION, LOCALIZED

The attic had areas of discoloration that appeared to be microbial growth, possibly mold. Confirming the presence of mold would require laboratory analysis. To avoid potential damage to home materials or the development of unhealthy conditions related to mold, the Inspector recommends that the source of moisture be identified and the condition corrected. All work should be performed by a qualified contractor.

Recommendation
Contact a qualified professional.

4.5.1 Thermal Insulation

Maintenance Item

DEPTH: 12-14"

Attic floor insulation depth averages 12 to 14 inches. To maximize savings on heating and cooling costs, insulation levels should comply with local energy codes.

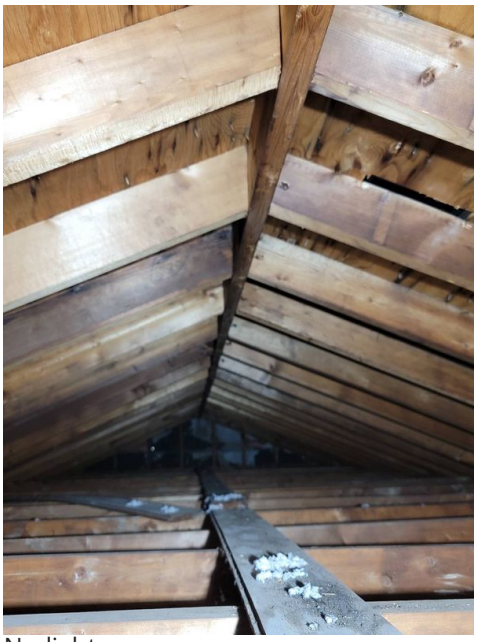
4.6.1 Attic Electrical, Plumbing and HVAC

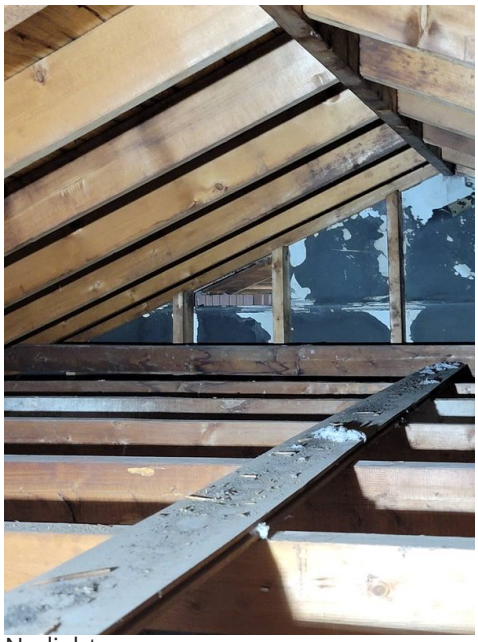
Maintenance Item

ELECTRICAL: LIGHT, NONE

The attic space was not provided with a light.

Recommendation
Contact a qualified electrical contractor.


No light


No light

No light

4.6.2 Attic Electrical, Plumbing and HVAC

Major Defect

ELECTRICAL: SPLICES NOT CONTAINED-QC

Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

5: ELECTRICAL

5.1	Service Drop
5.2	Electric Meter
5.3	Service Panel
5.4	Service Entrance Cables
5.5	Service Grounding & Bonding
5.6	Branch Circuits
5.7	Basement Electrical

Information

Service Drop: Service Conductors
Copper

Service Drop: Service Type
Overhead

Service Drop: Type of Attachment
Electrical mast

Electric Meter: Electric Meter Location
Front

Electric Meter: Electric Meter Type
Electromechanical (conventional)

Service Panel: Service Panel Location
Basement

Service Panel: Service Panel Type
Surface mount

Service Panel: Service Panel Ampacity
200 amps

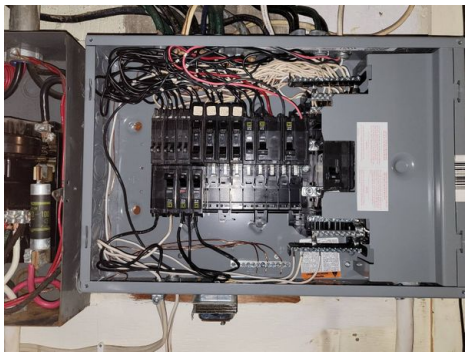
Service Panel: Main Disconnect Type
Breaker

Service Panel: **Main Disconnect Ampacity**

200 amps

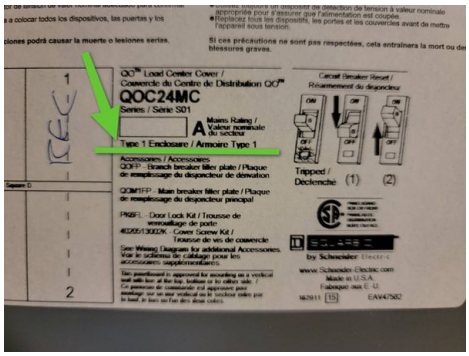
Service Panel: **Overcurrent Protection Type**

Circuit breakers



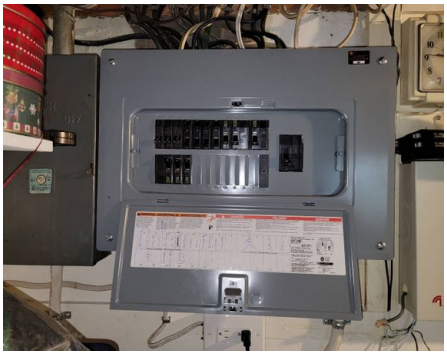
Service Panel: **Service Panel Exposure Rating**

1



Service Panel: **Label: circuit directory photo**

The circuit directory label for the service panel is shown in the photo.

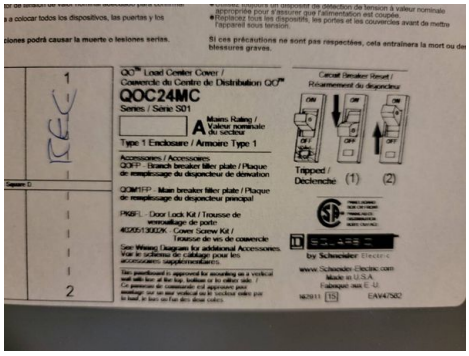


Service Panel: **Main disconnect location: at service panel**

The main disconnect was located at the service panel.

Service Panel: **Manufacturer: label photo**

The manufacturer's label for the service panel is shown in the photo.



Service Entrance Cables: **Service Entrance Cable Ampacity**

Copper

Service Grounding & Bonding: **Grounding Electrode Type**

Unknown

Branch Circuits: **Branch Circuit Conductor Type**

Copper

Service Drop: Atttached to home exterior, OK

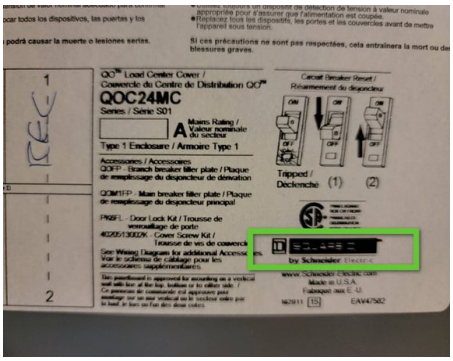
The overhead service-drop conductors attached directly to the home exterior. Although this is an outdated practice, the Inspector observed no deficiencies in the condition of the attachment at the time of the inspection.

Electric Meter: Location: _____

The electric meter was located at the the exterior next to and infront of the garage

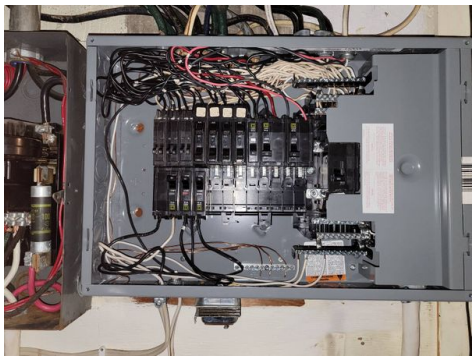
Service Panel: Service Panel Brand

Square D, Amalgamated Electric Corp Ltd



Service Panel: **Main disconnect type: breaker**

The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.

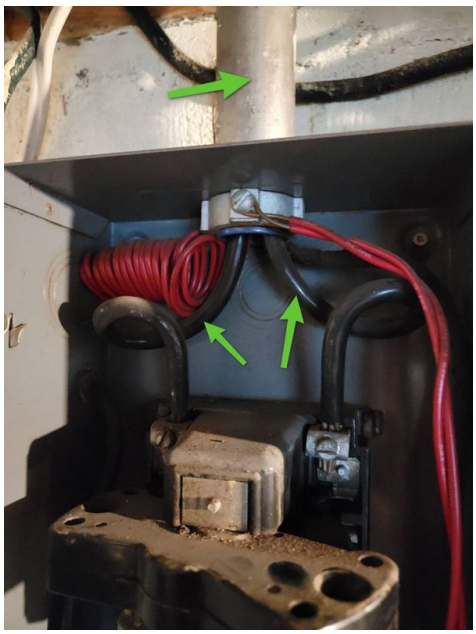
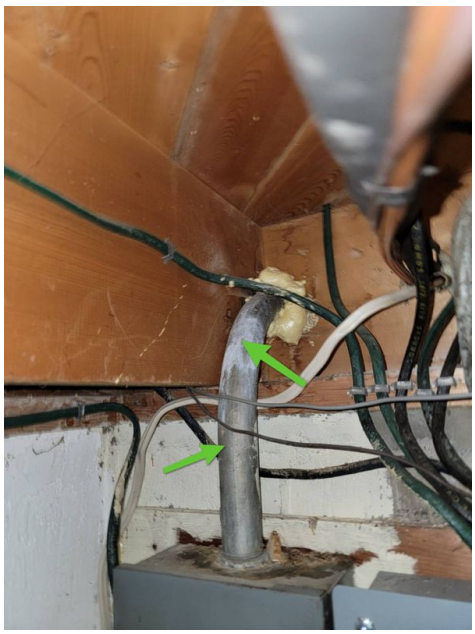


Service Panel: **OCPD: AFCI present**

The main electrical service panel contained Arc Fault Circuit Interrupter (GFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in sleeping rooms is required in new construction.

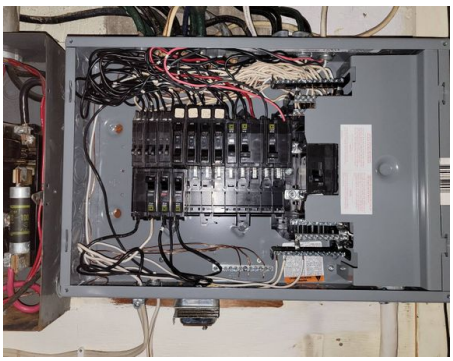
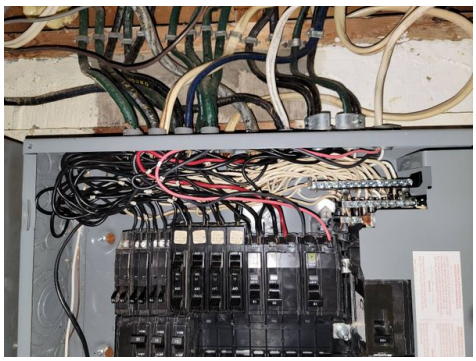
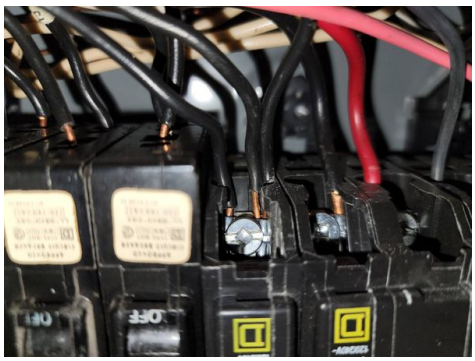
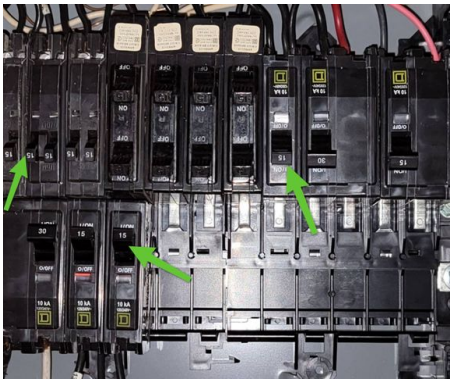
Service Entrance Cables: **Viewed Service Entrance Conductors at:**

In the service panel, At the weatherhead

Branch Circuits: Overcurrent Protection Type

Circuit breakers

Branch Circuits: About AFCI protection

An arc Fault Circuit Interrupter (AFCI) is a life-safety device (typically an AFCI circuit breaker or electrical outlet) designed to prevent fires by detecting unintended electrical arcs and disconnecting power to the affected branch circuit before the arc starts a fire.

AFCI protection of bedroom receptacles (including light fixtures and smoke alarms) was first required by the National Electric Code (NEC) in 1999 (USA) and 2002 (Canada).

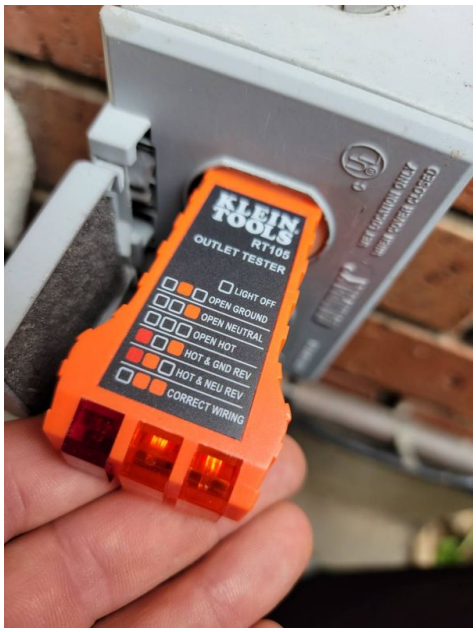
AFCI devices and AFCI protection requirements have changed over the years and requirements vary by jurisdiction, depending on which set of standards has been adopted.

Branch Circuits: Exterior receptacles: GFCI response, OK

At the time of the inspection, the Inspector observed no deficiencies in the response of exterior Ground Fault Circuit Interrupter (GFCI)-protected electrical receptacles.

Branch Circuits: Exterior receptacles: weather-protected

Exterior electrical receptacles were Ground Fault Circuit Interrupter (GFCI)-protected, and enclosed in weather-resistant covers.



Branch Circuits: GFCI protection installed

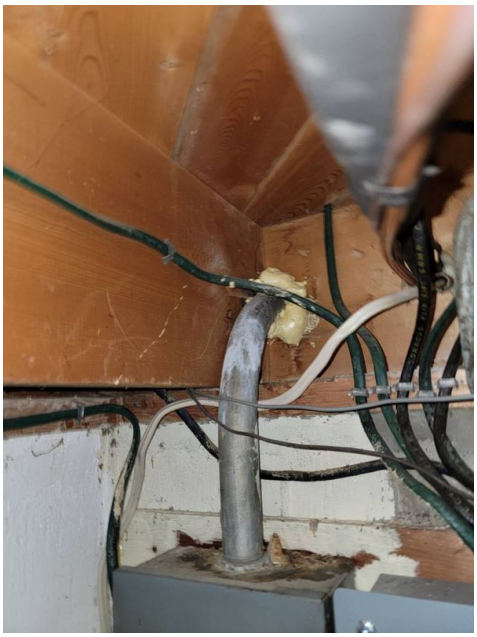
The home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.

Limitations

Service Entrance Cables

SEC MARKINGS NOT VISIBLE

Markings describing the amperage rating of the service entrance conductors were not visible on the conductor insulation and the Inspector was unable to confirm proper rating. Confirmation of correct service entrance conductor rating would require the services of a qualified electrical contractor.



Service Grounding & Bonding

ELECTRODE DISCLAIMER

The Inspector disclaims responsibility for positive identification of the service grounding electrode, its proper installation, and adequate performance for the following reasons:

1. The electrode is often hidden from view;

2. Electrode performance can vary with installation practice and soil conditions,

3. Measuring electrode performance requires specialized instruments and skills that lie beyond the scope of the General Home Inspection.

For an accurate evaluation of the electrical grounding electrode system, you would need to hire a qualified electrical contractor.

Observations

5.1.1 Service Drop

Major Defect

DRIP LOOP: NONE

The service conductors had no drip loop installed. This condition may allow moisture to enter the electrical meter enclosure where it can damage electrical components. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with your electrical service provider to discuss correction. Any work on the service conductors should be performed by a qualified person only.

Recommendation

Contact a qualified professional.

No drip loop

No drip loop

5.1.2 Service Drop

Major Defect

MAST: INADEQUATE WALL ATTACHMENT- QC

The electrical service mast supporting the service drop conductors had inadequate attachment to the exterior wall. This condition is a potential fire and/or shock/electrocution hazard or may result in damage to other electrical components if not corrected. The Inspector recommends correction by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

5.1.3 Service Drop

Major Defect

MAST: VISIBLE DAMAGE- QC

The electrical service mast had damage visible at the time of the inspection. The Inspector recommends correction by a qualified electrical contractor. Tell wrapped around the base of the mast indicates some type of problem likely involving moisture.

Recommendation

Contact a qualified electrical contractor.

5.3.1 Service Panel

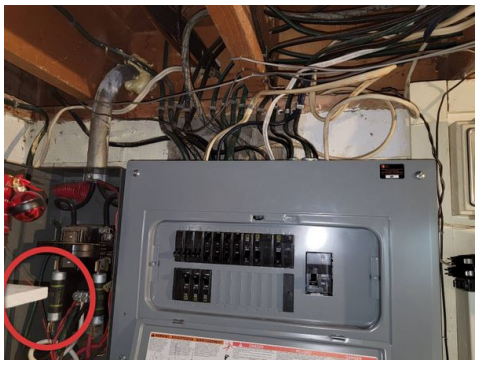
Defect

ACCESS: INADEQUATE WORKING CLEARANCE

The service panel did not have proper clearances to provide quick access for an emergency disconnect. The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6 feet-6 inches. Adequate space should be supplied for safety reasons.

Recommendation

Recommended DIY Project



5.3.2 Service Panel

Defect

INTERIOR: CORROSION, MODERATE- QC

Interior components of the electrical service panel exhibited moderate amounts of corrosion indicating moisture intrusion. Corrosion can degrade electrical contacts with the potential to cause problems related to component overheating. This condition is a potential fire hazard. The Inspector recommends maintenance be performed by a qualified electrical contractor to ensure that electrical connections have not deteriorated.

Recommendation

Contact a qualified electrical contractor.

5.3.3 Service Panel

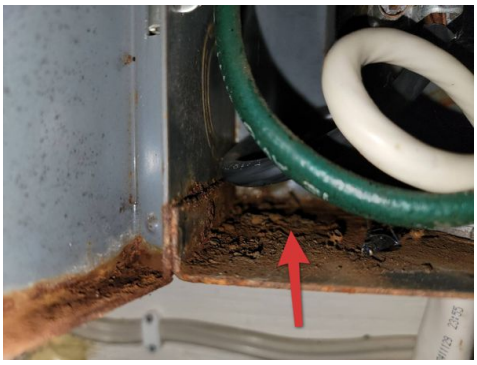
Defect

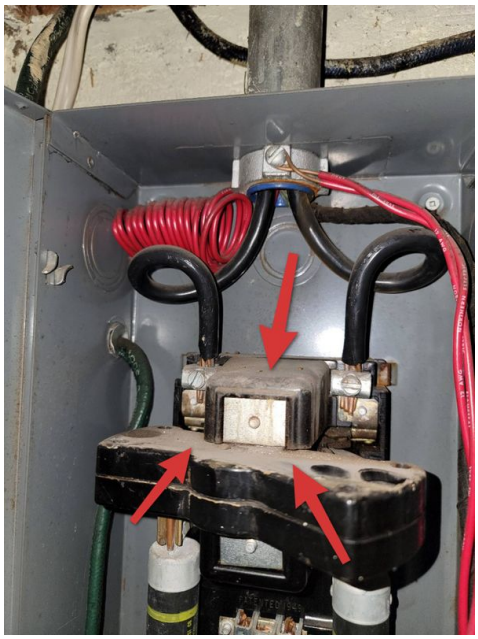
INTERIOR: DIRTY- QC

The interior of the electrical service panel cabinet was dirty. This condition can deteriorate electrical connections. Deteriorated electrical connections can cause overheating, a potential fire hazard. The Inspector recommends maintenance be performed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.





5.3.4 Service Panel

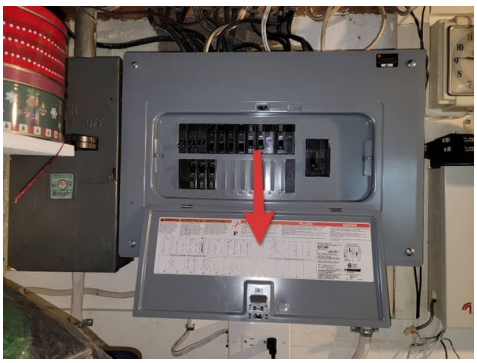
Major Defect

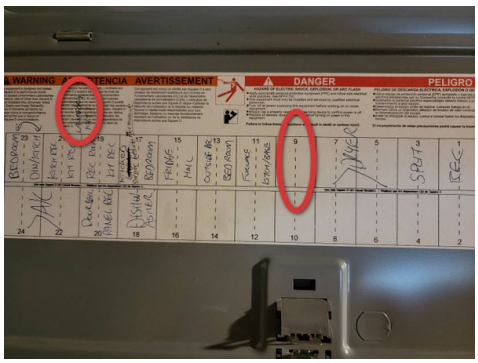
LABEL: CIRCUIT DIRECTORY, MISSING- QC

The circuit directory label identifying individual electrical circuits was missing from the service panel cabinet. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly marked circuit directory label be installed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.





5.3.5 Service Panel

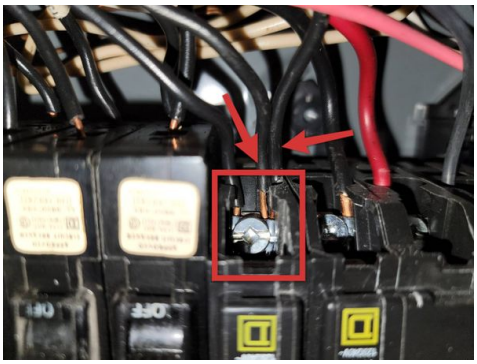
Major Defect

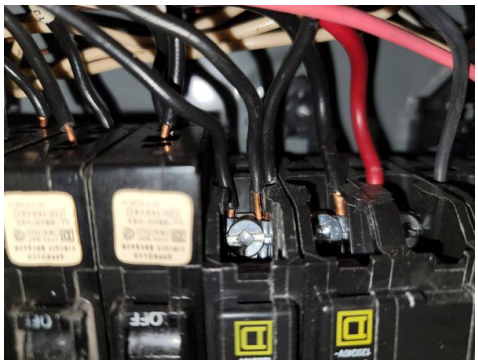
WIRING: DOUBLE-TAP- QC

In the service panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.





5.3.6 Service Panel

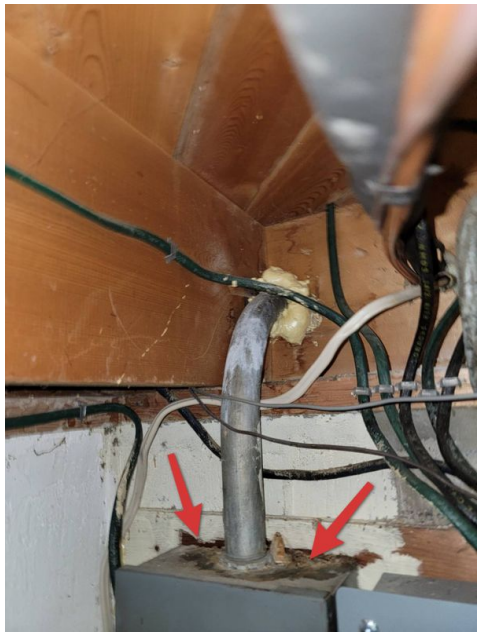
Major Defect

WATER DAMAGE THE EXTERIOR OF THE PANEL

Exterior of the main service panel has significant corrosion. Moisture appears to be reaching the panel. This is a serious shock hazard. Recommend further evaluation form a certified electrician. Replacement is likely needed in this situation.

Recommendation

Contact a qualified professional.



5.6.1 Branch Circuits

LIGHTING: MISSING LIGHT FIXTURE- QC

Major Defect

An interior light fixture was missing. Electrical conductors were exposed to touch. The Inspector recommends proper termination of conductors and a light fixture or listed cover be installed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

5.6.2 Branch Circuits

SWITCH: COVER PLATE GAP AT WALL- QC

Defect

An electrical switch had a gap between the cover plate and the wall through which a person could come into contact with energized electrical components. This is an electrical shock/electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.

Recommendation

Contact a qualified professional.

5.7.1 Basement Electrical

COVER PLATES, MISSING- QC

Major Defect

One or more light, switch, or junction boxes in the basement were missing cover plates at the time of the inspection. This condition is a shock/electrocution. Approved cover plates should be installed by a qualified electrical contractor to prevent direct contact with energized electrical components.

Recommendation

Contact a qualified handyman.

5.7.2 Basement Electrical

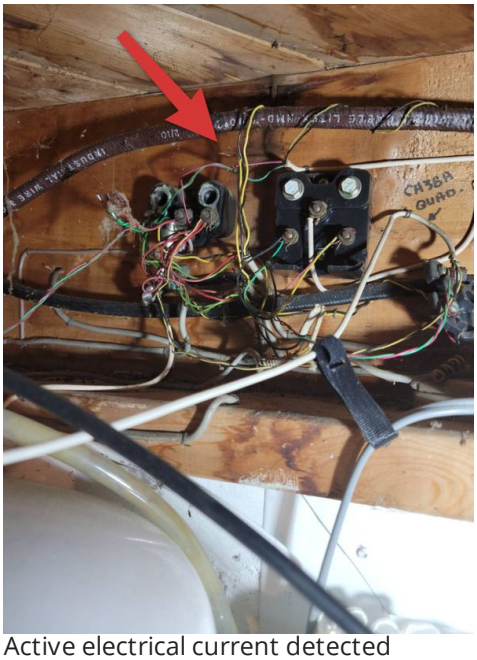
Major Defect

WIRING ABANDONED, EVALUATE- QC

Miscellaneous abandoned wiring visible in the basement should be evaluated by a qualified electrical contractor to determine whether any wiring is still energized. Improperly terminated, energized wiring is a potential shock/electrocution/fire hazard.

Recommendation

Contact a qualified electrical contractor.



Active electrical current detected

Active electrical current detected

6: PLUMBING

6.1	Water Supply
6.2	Drain, Waste and Vent (DWV)
6.3	Water Heater

Information

Water Supply: Distribution Pipe Material

½-inch rigid copper, ¾-inch rigid copper

Water Supply: Main water shut-off: location

Basement

The main water supply shut-off was located in the basement.

Water Supply: Water Service Pipe Material

Copper

Water Supply: Water Source

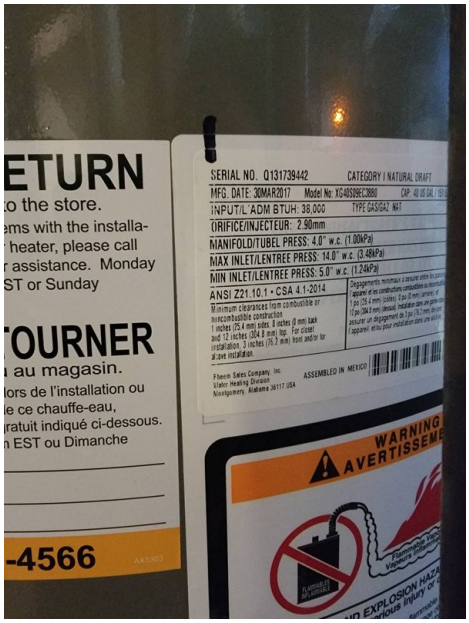
Public

Drain, Waste and Vent (DWV) : Sewer System

Pubic

Water Heater: Data plate: photo

The photo shows the data plate of this water heater.

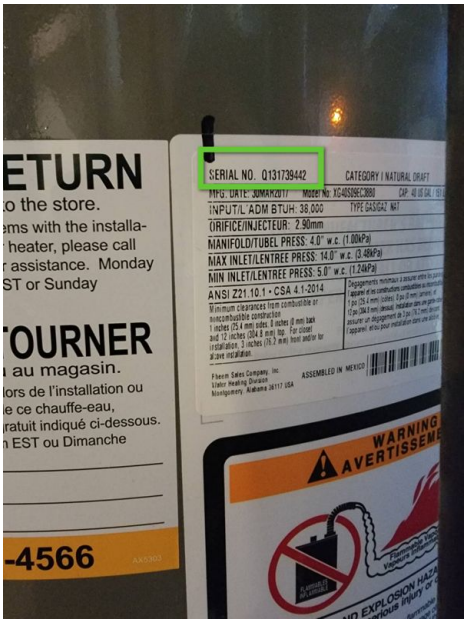


Water Heater: Date of manufacture

The date of manufacture for this water heater appeared to be March 30, 2017

Water Heater: **Gas Water Heater Efficiency**
High

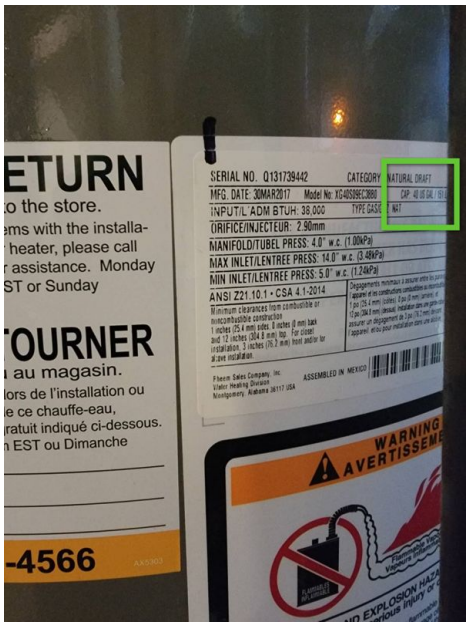
Water Heater: **Serial number**
This water heater serial number was .



Water Heater: **Water Heater Brand**
Rheem

Water Heater: **Water heater location**
basement

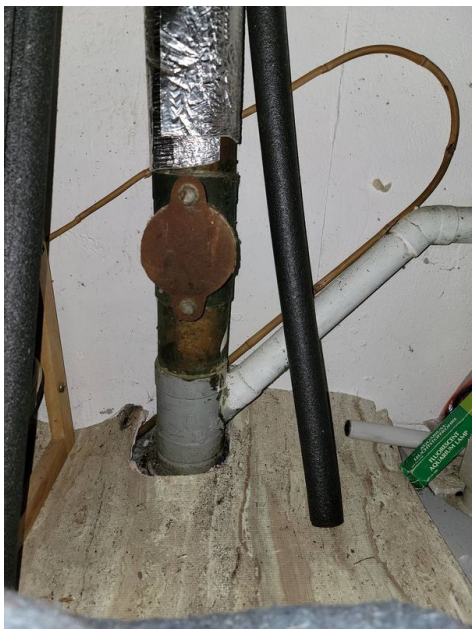
Water Heater: **Water Heater Tank Capacity**
40 gallons



Water Heater: **Water Heater Type**
Gas-fired, Conventional storage tank

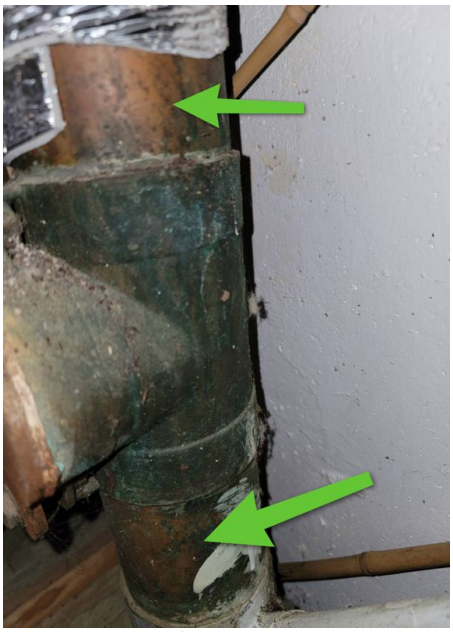
Drain, Waste and Vent (DWV) : Drain, Waste, & Vent Pipe Materials

Rigid copper, Cast iron, Polyvinyl Chloride (PVC)

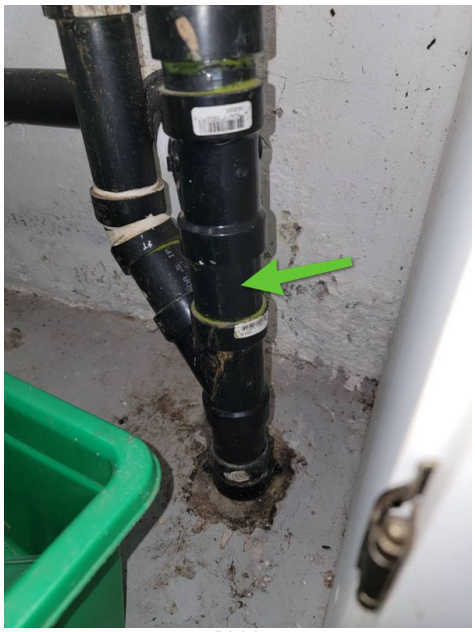


Drain, Waste and Vent (DWV) : DWV Material - 3 Materials, ____

The visible drain, waste and vent (DWV) pipes were a combination of copper, cast iron & PVC plastic


Copper

Cast iron


PVC

Water Heater: About: Conventional Storage Tank Water Heaters

Storage tanks water heaters are the most common type of water heater. They consist of an insulated tank in which water is heated and stored until needed. When a hot water valve is opening somewhere in the home, hot water is pulled from a pipe at the top of the water heater. To prevent overheating resulting in the development of excessive pressure in the tank (with the potential for high-energy explosion) a temperature/pressure relief (TPR) valve is installed that is designed to open if either exceeds a preset level. Natural-gas water heaters typically use less energy and cost less to run (by about half) than electric water heaters, although gas models cost more at the time of purchase.

Water Heater: Gas: photo, shut-off valves gas/water

The photo shows the locations of shut-off valves for gas and water.

Water Heater: Gas Water Heater: efficiency, high

This water heater was a high-efficiency type with a sealed combustion chamber and direct venting which pulled combustion air directly from and expelled exhaust gases directly to the home exterior.

Water Heater: Gas water heater info

This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

Water Heater: TPR valve: present

The water heater was equipped with a temperature/pressure relief (TPR) valve that was not operated by the Inspector. Operating the TPR valve lies beyond the scope of the General Home Inspection. The Inspector recommends that the TPR be operated by the homeowner monthly as a maintenance measure.

Water Heater: Water heater, what's inspected?

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following: The lifespan of water heaters depends upon the following: - the quality of the water heater; - the chemical composition of the water; - the long-term water temperature settings; and - the quality and frequency of past and future maintenance Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

Limitations

Drain, Waste and Vent (DWV)

MOST DWV NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings. The pipe section that was exposed in the basement was covered with thermal insulation wrapping

Observations

6.2.1 Drain, Waste and Vent (DWV)

Major Defect

DISSIMILAR METALS CONTACT- QC

Waste or drain pipes of dissimilar metals were directly connected. This condition is likely to cause deterioration of the connection from galvanic corrosion. The inspector recommends correction by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

6.3.1 Water Heater

Major Defect

FITTINGS: CORROSION, SEVERE- QC

Pipe fittings at this water heater were heavily corroded and should be replaced by a qualified plumbing contractor to avoid leakage.

Recommendation

Contact a qualified plumbing contractor.

6.3.2 Water Heater

Defect

TPR: IMPROPER TERMINATION- QC

The discharge pipe of the water heater temperature/pressure relief (TPR) valve was not properly terminated. The discharge pipe from the pressure relief valve should be re-routed to terminate at an area in which it can not cause personal injury or damage if the valve activates. The Inspector recommends correction by a qualified HVAC or plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

6.3.3 Water Heater

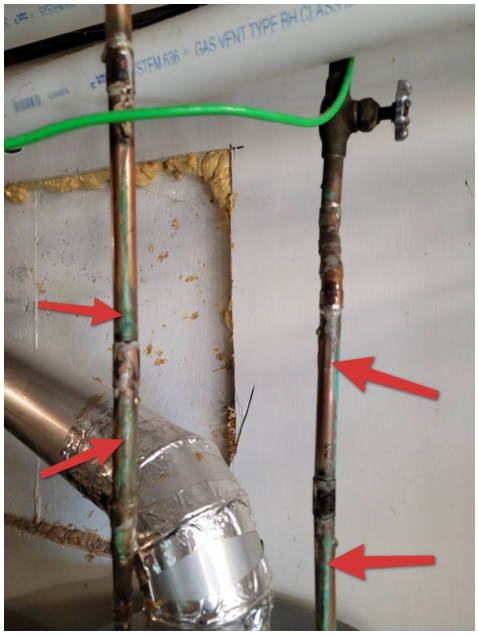
Defect

OXIDATION ON WATER PIPES

Heavy oxidization can be seen on the hot and cold water pipes stemming from the water tank. Possible sign of current or previous leaking. The inspector recommends further evaluation by qualified plumbing contractor.

Recommendation

Contact a qualified professional.


GAS VENT TYPE BH

7: STRUCTURE

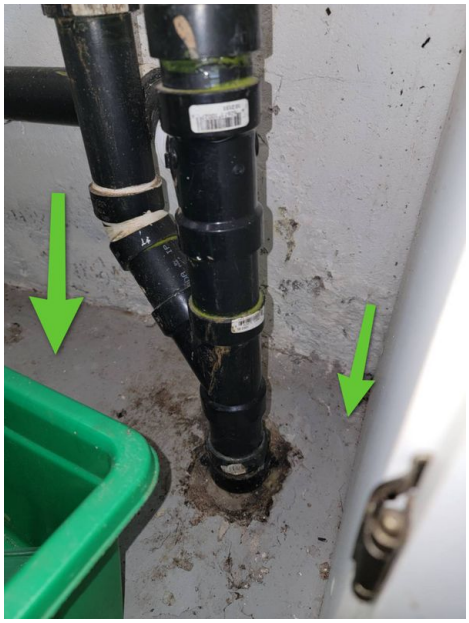
7.1	Foundation
7.2	Floor Structure
7.3	Basement

Information

Foundation: Foundation Type
Basement

Basement: Basement Condition
Unfinished

Basement: Basement description: unfinished basement
Foundation construction included an unfinished basement.

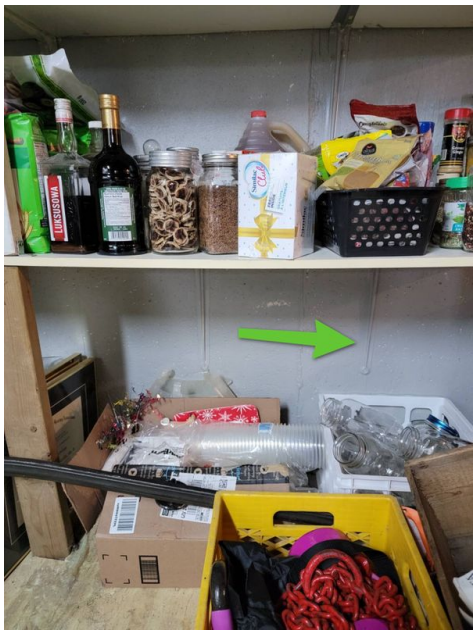


Basement: **Basement Floor Material**

Concrete slab

Foundation: **Foundation Wall Material**

Concrete



Floor Structure: **Poured Concrete**

Floor was unfinished poured concrete. No areas of concern were observed by the Inspector, however cosmetically unpleasing.

Limitations

Foundation

FOOTING: NOT VISIBLE

The footings were not visible.

Foundation

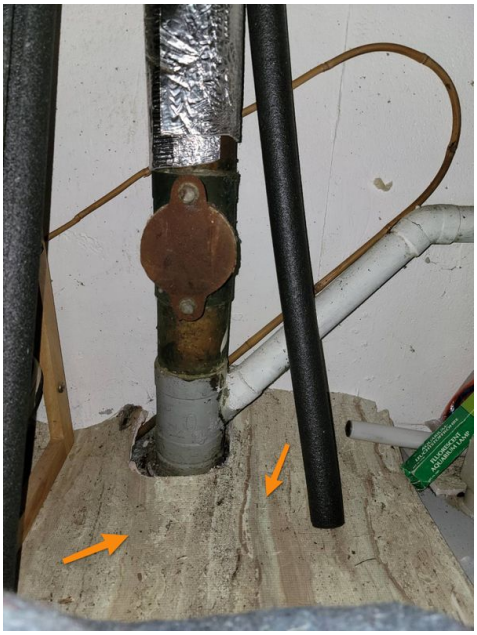
FOOTING: POURED CONCRETE FOOTING

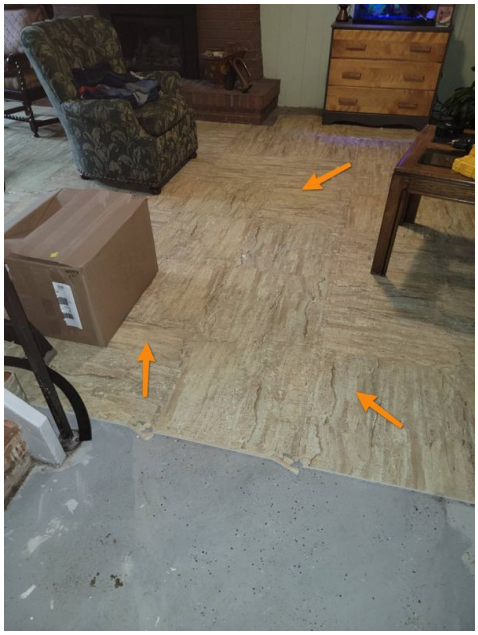
The home appeared to have a continuous poured concrete footing. The footings were only partially visible at the time of the inspection. The majority of the footings were buried in soil.

Basement

BASEMENT FLOOR: FINISHED BASEMENT, LIMITED INSPECTION

Because the General Home Inspection is a visual inspection, inspection of the basement floor slab is limited by the fact that most of the slab was hidden beneath floor covering materials. The Inspectors comments are limited to only those portions of the slab he could view directly.

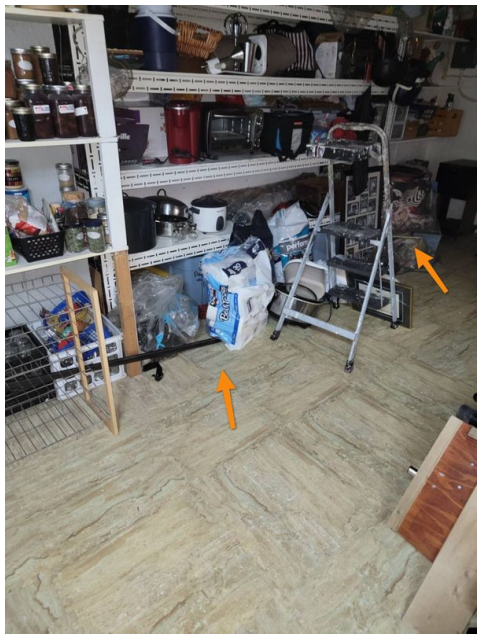




Basement

BASEMENT GENERAL CONDITION - LIMITED VIEW-BELONGINGS

Some areas of the basement were not visible due to the occupant's belongings. The Inspector recommends inspection of these portions of the basement by a qualified inspector after access has been provided.



Observations

7.3.1 Basement

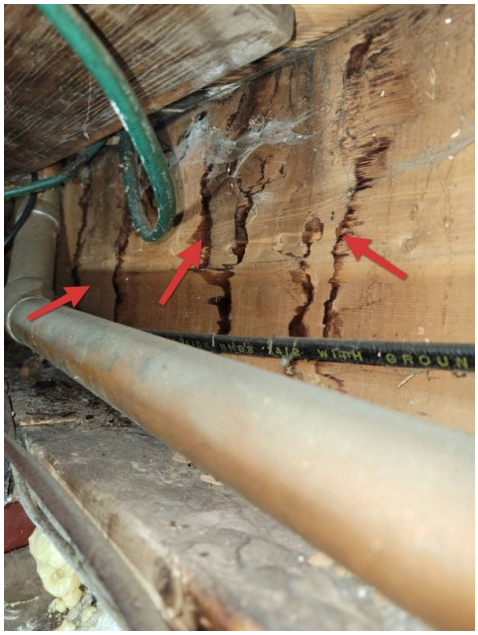
Maintenance Item

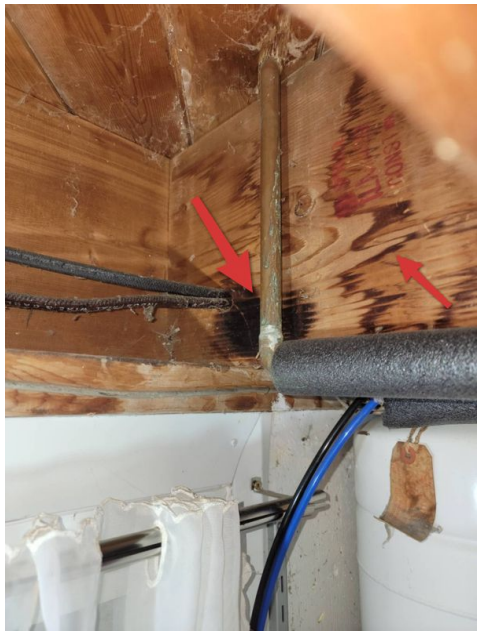
MOISTURE EVIDENCE VISIBLE ON CEILING

The wood joists visible on the ceiling in the basement show signs of previous moisture. No active moisture detected. Appears to be from previous leak situation. Recommend further monitoring on the homeowners part to see if condition worsen.

Recommendation

Contact a qualified professional.





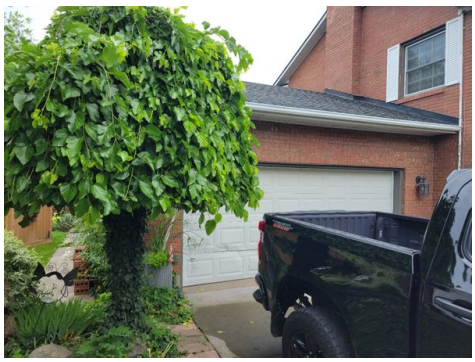
8: GARAGE

8.1	Garage Description
8.2	Overhead Doors
8.3	Automatic Opener
8.4	Floors, Walls, & Ceiling
8.5	Conventional Doors
8.6	Garage Electrical
8.7	Garage Roof Framing
8.8	Garage Ventilation

Information

Automatic Opener: **Number of Automatic Openers**
1

Garage Description: **Garage Description**
Attached, 1-car

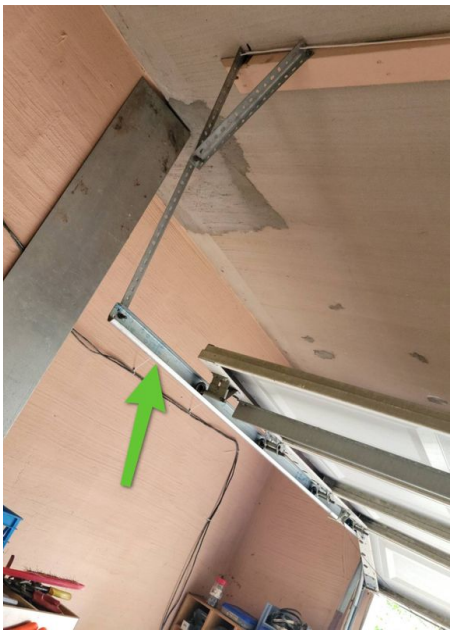


Overhead Doors: **Automatic opener: manual disconnect, OK**

At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

Overhead Doors: **Door tracks: OK**

The overhead garage door tracks appeared to be correctly installed and stable.



Overhead Doors: **Overhead doors: mostly OK**

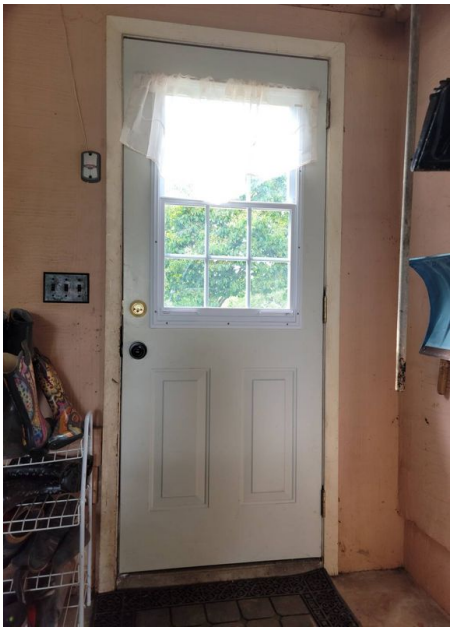
The Inspector observed few deficiencies in the condition of the overhead vehicle doors. Notable exceptions will be listed in this report.

Overhead Doors: **Overhead doors: what's inspected?**

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: - door condition; - mounting brackets; - automatic opener; - automatic reverse; - photo sensor; - switch placement; - track & rollers; and - manual disconnect.

Conventional Doors: **Door in good condition**

The inspector sees no mechanical issues with the door. Everything appears to be installed correctly.

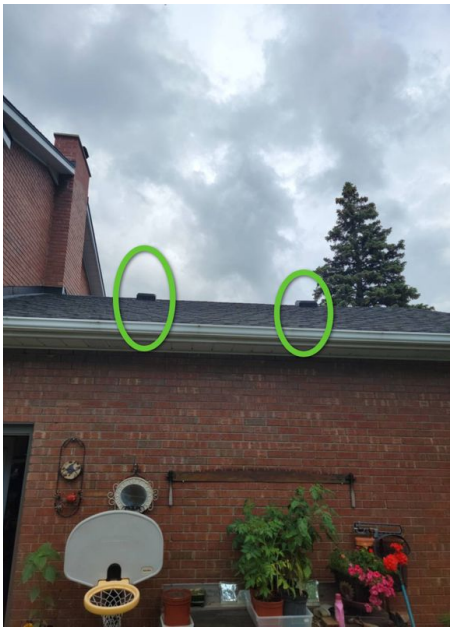


Garage Ventilation: **Roof structure ventilation: gable vents**

Gable vents were installed as part of the garage roof structure ventilation system.

Garage Ventilation: **Roof structure ventilation: roof vents installed**

Roof vents, also called turtle vents, were installed as part of the garage roof structure ventilation system.

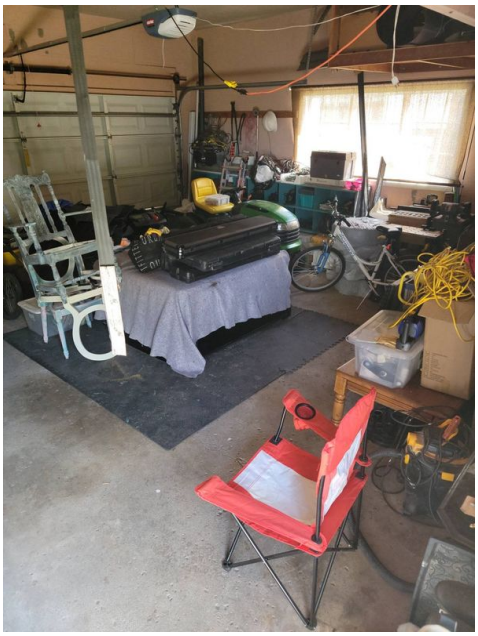


Limitations

Floors, Walls, & Ceiling

FLOOR: LIMITED VIEW

The occupant's belongings significantly limited the Inspector's view of the garage floor.



Garage Roof Framing

UNABLE TO DETERMINE

The inspector was unable to determine the roof framing inside the garage. Roof ceiling is plastered with no access hatch visible. This is a defect.

Garage Ventilation

ROOF STRUCTURE VENTILATION: DISCLAIMER

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Observations

8.2.1 Overhead Doors

Defect

PANEL DAMAGE: MODERATE- QC

One or more overhead garage door panels had moderate damage visible. The Inspector recommends maintenance be performed by a qualified contractor.

Recommendation

Contact a qualified professional.

8.4.1 Floors, Walls, & Ceiling

Major Defect

CEILINGS: STAINS, MOISTURE INTRUSION, ELEVATED MOISTURE- QC

Stains on the garage ceilings indicated damage from moisture. The moisture meter showed elevated levels of moisture in the ceiling materials, indicating that leakage has been recent. The source of leakage should be identified and the condition corrected by a qualified contractor to avoid damage to the home structure and materials and the development of conditions which may encourage the growth of microbes such as mold.

Recommendation

Contact a qualified professional.

8.4.2 Floors, Walls, & Ceiling

Maintenance Item

FLOOR: CRACKING, MODERATE

Moderate cracking was visible in the garage floor slab.

8.4.3 Floors, Walls, & Ceiling

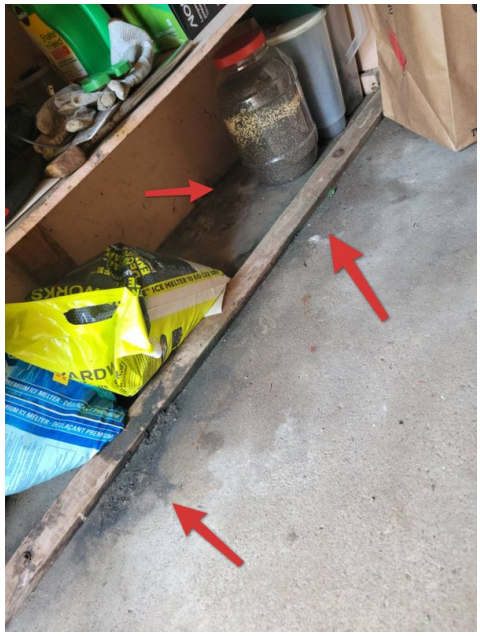
Defect

FLOOR: STAINING, MOISTURE INTRUSION, MOISTURE VISIBLE- QC

Staining of the garage floor appeared to be the result of moisture intrusion. Moisture was visible in this area at the time of the inspection. The Inspector recommends that actions be taken to determine the source of moisture.

Recommendation

Contact a qualified professional.



8.4.4 Floors, Walls, & Ceiling

Maintenance Item

FLOOR: SURFACE DAMAGE, SPALLING

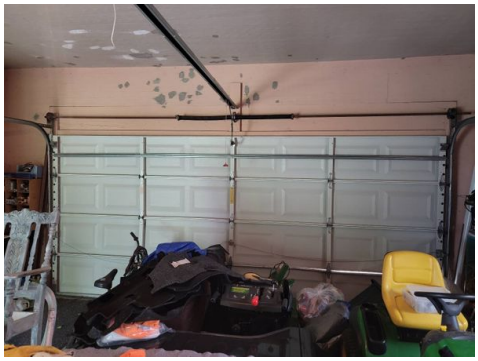
The garage floor had spalling visible. Spalling is the detachment of flakes from the concrete surface. This condition is an indication that the concrete surface is weak. Spalling can have a number of causes, but is an aesthetic concern, not a structural concern.

8.4.5 Floors, Walls, & Ceiling

Maintenance Item

WALLS: STAINS, MOISTURE INTRUSION, NORMAL MOISTURE

Stains on the garage walls indicated moisture intrusion. The moisture meter showed no elevated levels of moisture in the wall materials at the time of the inspection, indicating that intrusion has not been recent. The lack of elevated moisture content may be weather-related or may be an indication that the source of moisture has been corrected. Preventing moisture intrusion is important in order to avoid damage to the home structure and materials and the development of conditions which may encourage the growth of microbes such as mold.



8.4.6 Floors, Walls, & Ceiling

CEILING PATCHWORK

Maintenance Item

Ceiling has significant amount of patchwork. Original problem appears to have been moisture related. Not aesthetically pleasing. Patchwork appears to be doing its job, however the inspector recommends further monitoring to see if problems still exist.

Recommendation

Contact a qualified professional.

8.4.7 Floors, Walls, & Ceiling

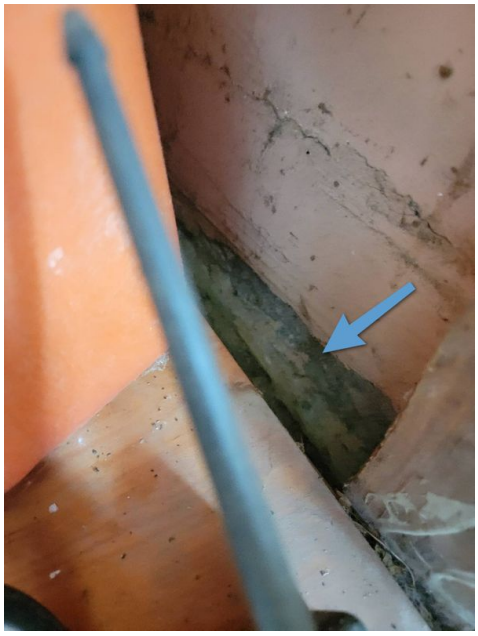
WALLS: PLASTER CRACKING

Maintenance Item

Wall located beside the overhead door showed signs of major cracking. Placer appears to be old and age and has lost integrity over time. The inspector recommends patch / repair work before problem escalates.

Recommendation

Contact a qualified professional.



8.5.1 Conventional Doors

Maintenance Item

DOOR TO EXTERIOR: FRAME DAMAGE

Door to exterior shows signs of damage. Frame appears to be older and damaged due to installation of a new door where a previous door previously existed. Minor deterioration can also be seen on the frame due to age and wear and tear. This is more of a cosmetic issue than a functional issue.

Recommendation

Contact a qualified professional.

8.7.1 Garage Roof Framing

Major Defect

NO HATCH ACCESS TO GARAGE ATTIC

There is no access to the garage attic. This is a defect. The inspector recommends installation of an access hatch by a qualified contractor

Recommendation

Contact a qualified professional.

9: HVAC

9.1	Furnace & Humidifier
9.2	Cooling

Information

Furnace & Humidifier : Air Filter Location
Sliding panel at furnace

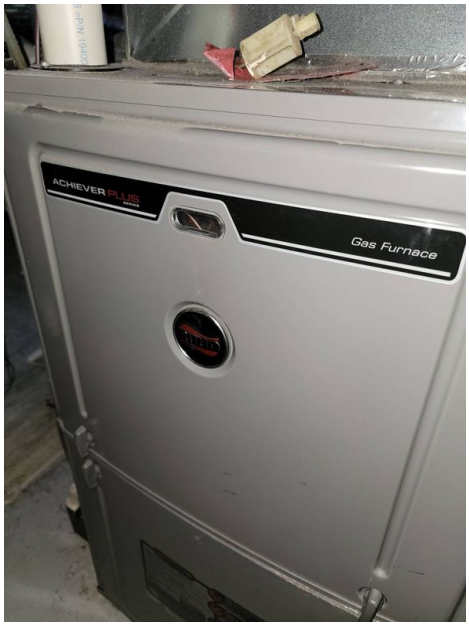
Furnace & Humidifier : Annual Fuel Utilization Efficiency (AFUE) Rating
High (90%-98%)

Furnace & Humidifier : Data plate: original furnace
The furnace appeared to be the original installed when the home was built.

Furnace & Humidifier : Duct Type
Sheet metal

Furnace & Humidifier : Energy Source
Natural gas

Furnace & Humidifier : Furnace Brand
Ruud



Furnace & Humidifier : Furnace Efficiency

High

Furnace & Humidifier : Furnace Location

Basement

Furnace & Humidifier : Humidifier Type

GENERALAire

Furnace & Humidifier : Type of Air Filter

High energy particulate air (HEPA)

Cooling: AC Brand

Ruud

Cooling: AC compressor data plate: date of manufacture

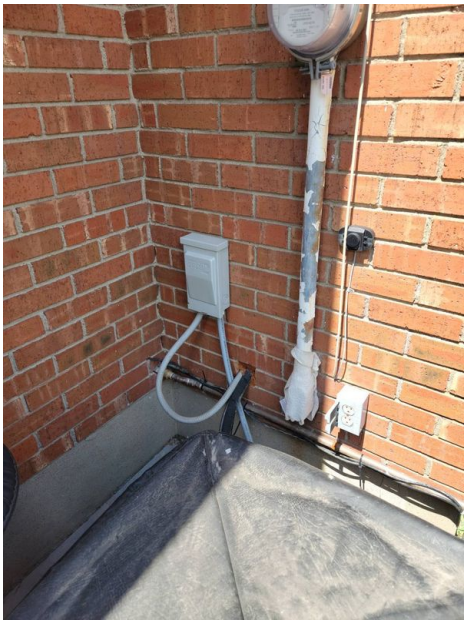
The AC compressor date of manufacture was 04/2011

Cooling: AC compressor data plate: serial number

The AC compressor serial number was 8391W171114184

Cooling: AC compressor unit: disconnect at sub-panel

The air-conditioner disconnect was located at a sub-panel.



Furnace & Humidifier : Combustion air: OK, changes may create problems

Combustion air supply for the furnace in the unfinished basement appeared to be sufficient at the time of the inspection. If in the future you should decide to make changes which include enclosing the furnace or reducing the space from which it draws combustion air, you should consult with a qualified heating, ventilation and air-conditioning (HVAC) contractor to ensure that the furnace has sufficient combustion air. Insufficient combustion air can cause the furnace to produce unacceptably high levels of toxic carbon monoxide.

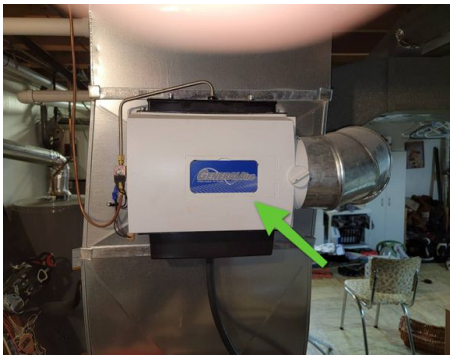
Furnace & Humidifier : Furnace type: what is inspected?

Inspection of gas-fired furnaces typically includes visual examination of the following:

- Cabinet exterior;
- Fuel supply and shut-off (not tested);
- Electrical shut-off;
- Adequate combustion air;
- Proper ignition;
- Burn chamber conditions (when visible);
- Combustion exhaust venting;
- Air filter and blower;
- Plenum and ducts;
- Response to the thermostat;
- Return air system; and
- Condensate drain components (where applicable).

Furnace & Humidifier : Humidifier: humidistat location

The home had a humidifier installed at the furnace. The humidifier was controlled by a humidistat.

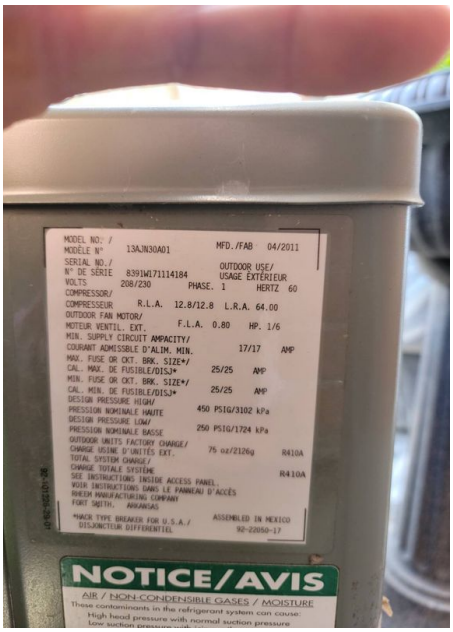


Furnace & Humidifier : Thermostat: programmable, heating/cooling

The furnace and the air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.

Cooling: AC: compressor data plate, photo

Information from the air-conditioner compressor unit data plate is shown in the photo.



Cooling: AC compressor unit: disconnect OK

Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed and in serviceable condition at the time of the inspection.

Cooling: AC: old but functional

The air-conditioning system appeared to be old but functioning as designed at the time of the inspection.

Cooling: AC: what's inspected?

Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.

Limitations

Furnace & Humidifier

COMBUSTION CHAMBER: SEALED CHAMBER- QC

The furnace was a high-efficiency system and had a sealed combustion chamber which would require invasive measures which, to inspect, lie beyond the scope of the General Home Inspection. The Inspector recommends that, before the expiration of the Inspection Objection Deadline, an evaluation be performed by a qualified heating, ventilation and air-conditioning (HVAC) contractor.

Observations

9.2.1 Cooling

AC REFRIGERANT LINES: DAMAGED OR MISSING INSULATION

Defect

Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor.

Recommendation

Contact a qualified professional.

9.2.2 Cooling

LABEL ON UNIT DETERIORATED

Defect

The label located on the exterior of the unit was gravely deteriorated, the Inspector was unable to make out any of the contents of the label. The Inspector was unable to determine the nature of the label. This is a defect. The Inspector recommends service by a qualified air conditioning technician.

Recommendation

Contact a qualified professional.

10: INTERIOR

10.1	General Interior
10.2	Door/Window/Skylight
10.3	Kitchen
10.4	Laundry Room
10.5	Bathroom
10.6	Bedroom
10.7	Fireplace
10.8	Stairs
10.9	Bar

Information

General Interior: Doorbell: none installed

No doorbell was installed in the home.

General Interior: Thermal Insulation, Walls

Fiberglass batt/ R11

Door/Window/Skylight : Window Frame Material

Wood

Wood

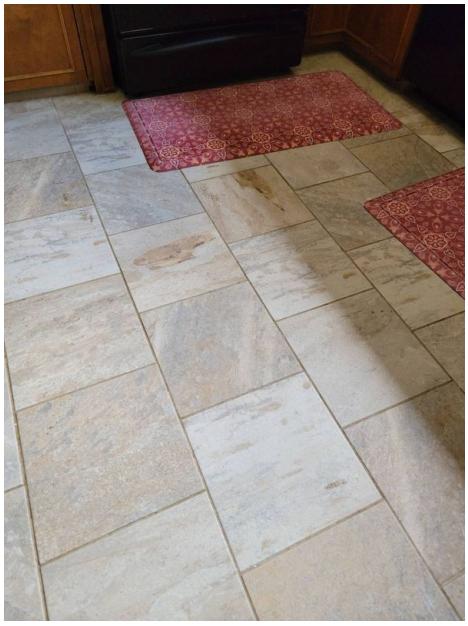
Door/Window/Skylight : Window Glazing Type
Double-pane

Kitchen: Built-in Oven(s)
Built-in gas-fired

Kitchen: Dishwasher Brand
Asko

Kitchen: Disposal: none installed
The kitchen had no garbage disposal installed.

Kitchen: Kitchen Floor Materials
Stone tile



Kitchen: Range/Cooktop Brand
GE

Kitchen: Range/Oven/Cooktop Type
Gas-fired range

Kitchen: Sink: aerator installed

The kitchen sink faucet had an aerator installed to help conserve water.

Laundry Room: Dryer exhaust duct: smooth metal, approved

The dryer exhaust duct was a smooth metal type approved for this use.

Bathroom: Bathroom Floor Materials

Stone tile

Bathroom: Flooring Material

Tile

Bathroom: Number of Bathrooms

3 bathrooms

Bathroom: Room Ventilation

Exhaust fan, Window

Bathroom: Sinks: faucets, aerators installed

The bathroom sink faucets had aerators installed to help conserve water.

Bedroom: **Bedroom Floor Materials**

Natural hardwood

Fireplace: **Cleanout Door and Frame**

Basement

The fireplace cleanout doors and frames were inspected

Fireplace: **Lintel**

The Inspector observed the lintel above the fireplace opening.

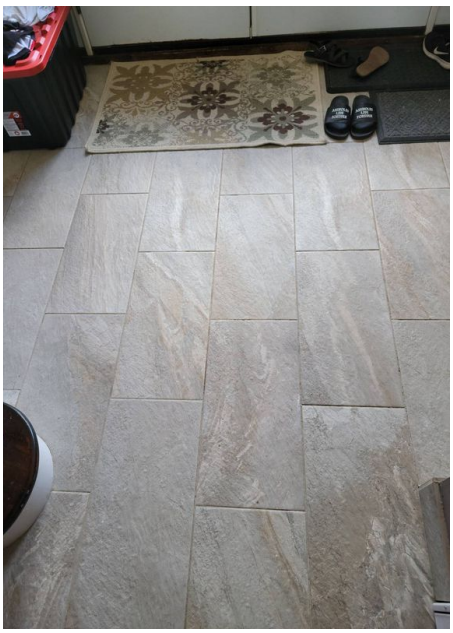
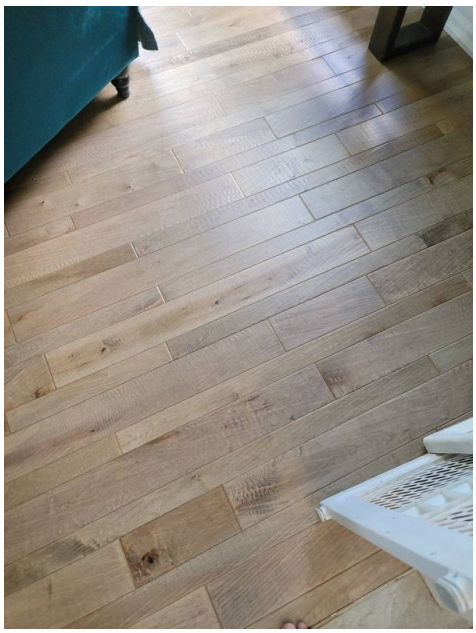
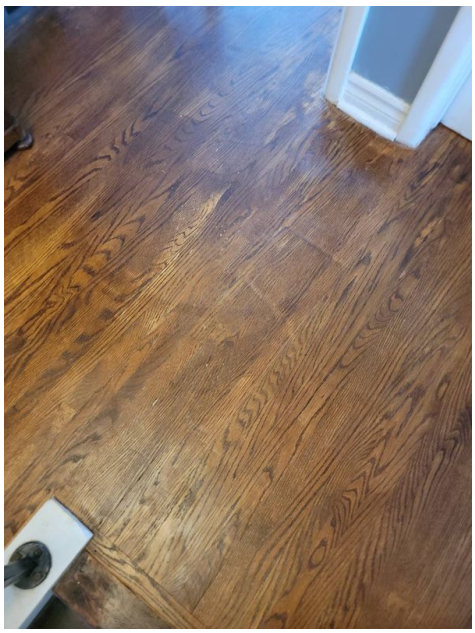
Stairs: **Type of staircase**

Winding

Basement - Main floor

General Interior: General Floor Materials

Natural hardwood, Stone tile, Engineered wood

General Interior: Smoke detectors: hard-wired

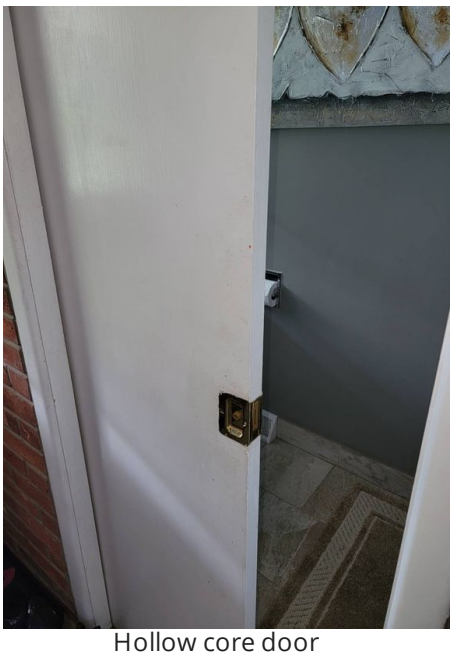
The home had smoke detectors that were interconnected through the home branch wiring. This means that when one detector is activated, all will be activated. Each detector should be checked occasionally to make sure it has power. If a detector has power, the indicator light will be illuminated. A number of types of smoke detectors exist and effective testing methods are not always obvious. The Inspector recommends that you take the time to learn how to check all detectors for proper operation.

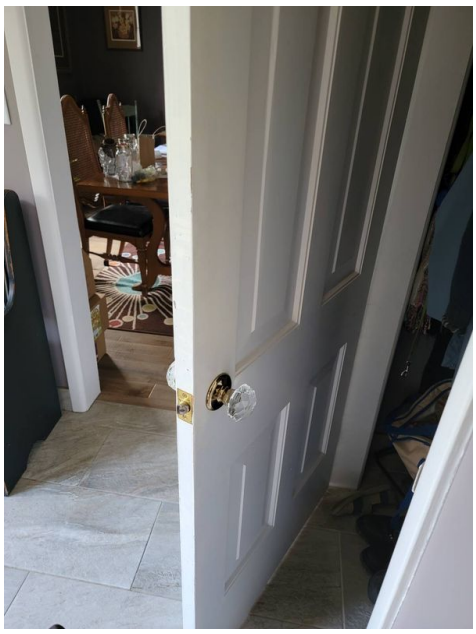
General Interior: Walls: insulation, 2x4/R-11

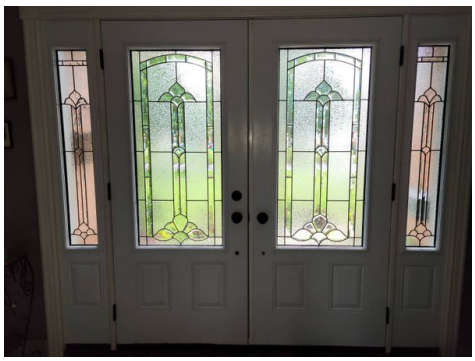
Exterior walls appeared to framed with 2x4 providing cavities for thermal insulation approximately 3.5 inches thick. If insulation is fiberglass batt, which would be typical, this would provide an R-value of R-11.

Door/Window/Skylight : Interior Door Types

Hollow core







Hollow core door

Door/Window/Skylight : Window Style(s)

Double-hung, Casement

Main floor living room

Basement

Basement

Kitchen: Kitchen - What's inspected?

Inspection of kitchens typically includes the following:

ROOM

- Wall, ceiling and floor;
- Windows, skylights and doors

APPLIANCES

- Range/cooktop (basic functions, anti-tip) ;
- Range hood/downdraft (fan, lights, type);
- Dishwasher (operated only at the Inspector's discretion)

CABINETS

- Exterior and interior;
- Door and drawer

SINK

- Basin condition;
- Supply valves;
- Adequate trap configuration
- Functional water flow and drainage
- Disposal

ELECTRICAL

- Switch operation;
- Outlet placement, grounding, and GFCI protection

Note: Appliances are operated at the discretion of the Inspector

Kitchen: Range: gas-fired, what's inspected?

The range was gas-fired. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.

Kitchen: **Range Hood Type**

Vent to exterior

Laundry Room: **Number of laundry rooms ____**

The home had 1 laundry room.

Laundry Room: **Sink: faucets, aerators installed**

The laundry room sink faucets had aerators installed to help conserve water.

Bathroom: **Bathroom Configuration**

1 sink in cabinet/toilet, 2 sinks in cabinet/toilet/shower

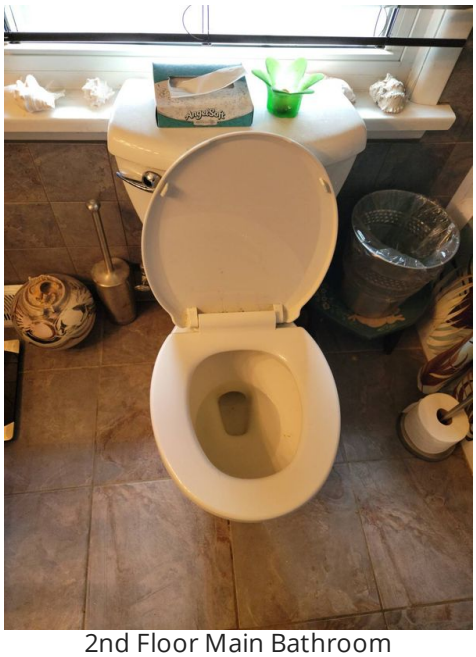
3 bathroom home with one shower, no tub.

Main floor

Main floor

Main floor

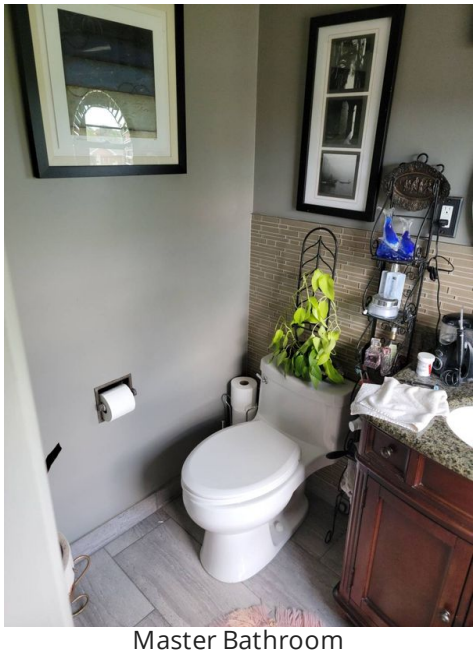
2nd Floor main bathroom

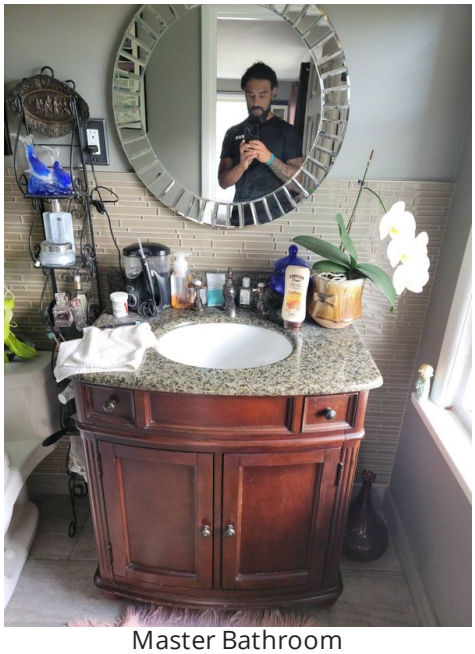


2nd Floor Main Bathroom

2nd Floor Main Bathroom

2nd Floor Main Bathroom


Master Bathroom


Master Bathroom

Master Bathroom

Bathroom: Toilet type: low flow

This bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.

Bathroom: **Toilet type(s)**

Low-flow

Low flow

Low flow

Low flow

Bedroom: **AFCI receptacles: installed**

Arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in the bedrooms.

Fireplace: **Fireplace Type**

Gas-fired, Wood-burning

Living Room

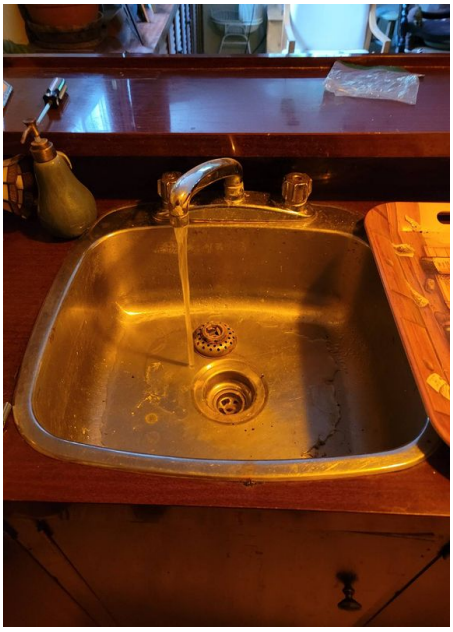
Living Room

Basement

Basement

Bar: **Bar with sink**

This home had a bar with a sink installed located in the basement. The sink was operated and functioned properly. Sink and bar are old and in deteriorating condition.



Limitations

Kitchen

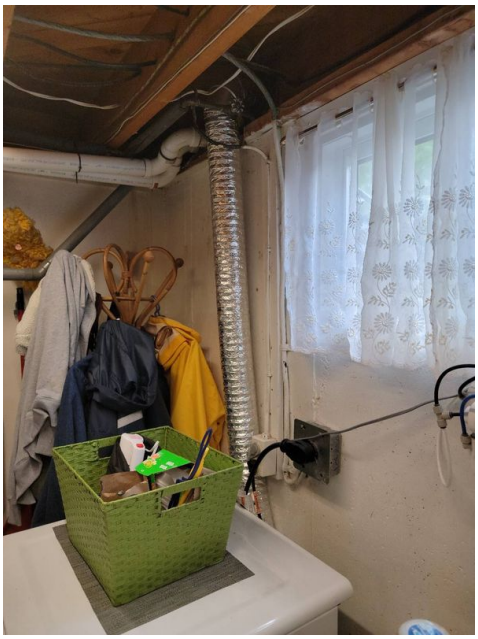
OVEN, BUILT-IN: LIMITED INSPECTION

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features.

Laundry Room

DRYER EXHAUST DUCT: VISUAL INSPECTION ONLY

A dryer exhaust duct connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the duct, which is a potential fire hazard. The Inspector recommends that you have the dryer exhaust duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed ducts. All work should be performed by a qualified contractor.



Bathroom

WATER SUPPLY SHUT-OFFS, NOT OPERATED

Water supply shut-off valves for the toilet and sink were not operated but were evaluated visually only.

Fireplace

FIREPLACE AND STACK INSPECTION LIMITATIONS

Not every part of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. The Inspector inspected only what is required to inspect and only what was visible during the home inspection. It's recommended you hire a certified chimney sweep to inspect, sweep, and further evaluate the interior of the fireplace system immediately and every year as part of a homeowner's routine maintenance plan.

Fireplace

GAS INSERT - DID NOT INSPECT

The gas fireplace insert unit, was not inspected. This was beyond the scope of the home inspection. The inspector recommends getting a certified technician to inspect further and confirm its safe operation and functionality.

Observations

10.1.1 General Interior

Defect

CEILING LIGHT: NOT SECURELY MOUNTED-QC

A ceiling light in this room had damage visible at the time of the inspection. The Inspector recommends service by a qualified contractor. The light is not securely attached to the ceiling. The electrical wires are also exposed making this an shock hazard.

Recommendation

Contact a qualified professional.

Basement

10.1.2 General Interior

Maintenance Item

CEILINGS: DAMAGE/DETERIORATION, MINOR

The ceiling in this room exhibited minor damage. Drop ceiling had some minor damage to tiles.

10.1.3 General Interior

Defect

CEILINGS: DAMAGE/DETERIORATION, MODERATE

The ceiling in this room exhibited moderate damage. Before the expiration of your Inspection Objection Deadline, you may wish to consult with a qualified contractor to discuss options and costs for repairs. The Inspector did not attempt to remove the duct tape from the ceiling. This is a clear attempt of a temporary fix it some kind.

Recommendation

Contact a qualified professional.

Basement

Basement

10.2.1 Door/Window/Skylight

Maintenance Item

DOOR, INTERIOR: DAMAGE/DETERIORATION, MINOR

An interior door in this room exhibited minor damage or deterioration.

Recommendation

Contact a qualified professional.

10.2.2 Door/Window/Skylight

Maintenance Item

WINDOW: CASING, DAMAGE/DETERIORATION, MINOR

Window casing in this room had minor damage or deterioration.

10.2.3 Door/Window/Skylight

Maintenance Item

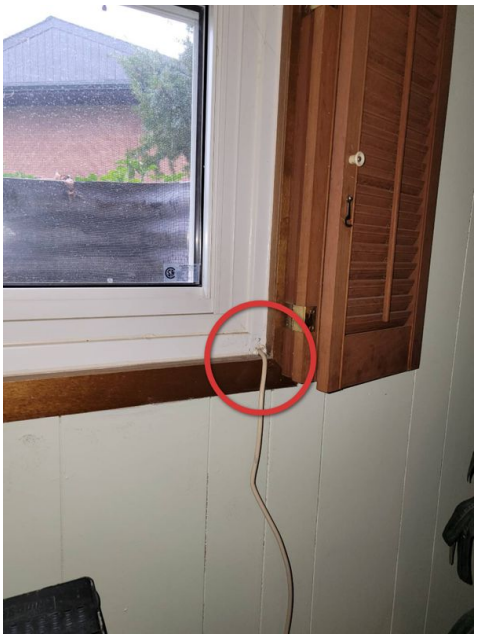
WIRES THROUGH WINDOW CASING

BASEMENT LIVING AREA WINDOWS

Cable wiring that may or may not be so in use can be seen running from the exterior through the window casing. The wiring seems to be caulked and sealed in place but the inspector doubts it's being used. Recommend removal and ceiling of the hole if the cable wire is no longer in use.

Recommendation

Contact a qualified professional.



10.3.1 Kitchen

Maintenance Item

CABINET: DOOR HINGE LOOSE

A kitchen cabinet had a loose door hinge.

Recommendation

Contact a qualified handyman.

10.3.2 Kitchen

Maintenance Item

SINK: FAUCET BROKEN- QC

The kitchen sink faucet was broken. The Inspector recommends repair or replacement by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.

10.5.1 Bathroom

Defect

ROOM VENTILATION: WINDOW ONLY, NO EXHAUST FAN

MAIN FLOOR BATHROOM & MASTER BATHROOM

Although this bathroom had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as deterioration of materials, shower tile detachment, and mold growth. Consider installation of an exhaust fan in this bathroom to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.

1st Floor Bathroom

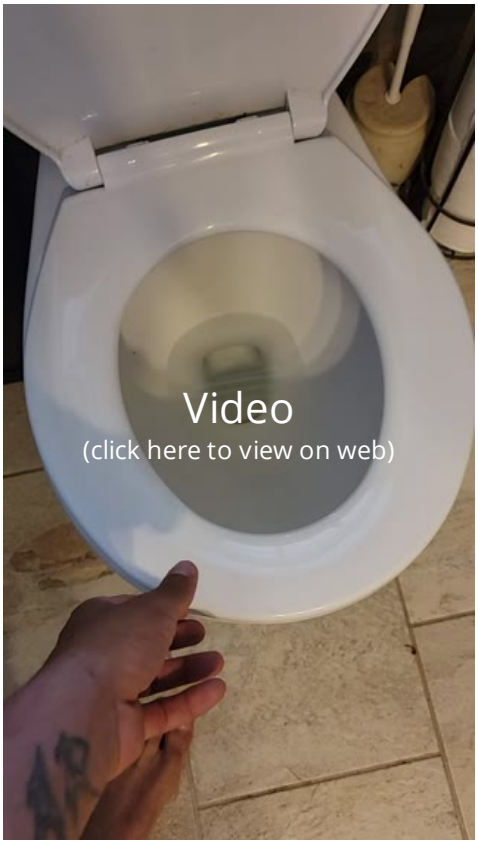
Master Bathroom

10.5.2 Bathroom

Maintenance Item

TOILET: SEAT WAS LOOSE

In this bathroom, the toilet seat was loose.



10.6.1 Bedroom

Maintenance Item

DOOR, INT.: DAMAGE/DETERIORATION, MINOR

An interior door in this bedroom exhibited minor damage or deterioration.

10.6.2 Bedroom

Defect

CRACK IN MASTER BEDROOM CEILING

One large horizontal crack running horizontally along the ceiling. Crack was previously patched and repaired. Cause of the crack is unknown to the inspector at this point. Recommend further evaluation from a qualified contractor.

Recommendation

Contact a qualified professional.

10.7.1 Fireplace

Defect

DEFECT AT DAMPER DOOR

A defect at the fireplace damper door, was observed.

Recommendation

Contact a qualified fireplace contractor.

10.7.2 Fireplace

WOOD-BURNING: DAMPER INOPERABLE- QC

Major Defect

The damper of the wood-burning fireplace appeared to be inoperable at time of the inspection. This condition may prevent proper exhaust of the toxic products of combustion to the home exterior and allow them to enter the living space. The Inspector recommends correction by a qualified HVAC contractor. The flue is intentionally blocked with fiberglass insulation and cannot be used with a combustible fuel source (i.e. wood). Chimney not currently operable.

Recommendation

Contact a qualified fireplace contractor.

10.7.3 Fireplace

MAIN FLOOR CHIMNEY NOT CURRENTLY OPERABLE

Defect

Main floor chimney is not being used for combustible fuel source fires as it was originally intended to do when it was built. The homeowner has currently inserted and electric fire log inside the firebox. The flue has been stuffed with insulation to keep the indoor air from escaping.

Recommendation

Contact a qualified professional.

10.7.4 Fireplace

Defect

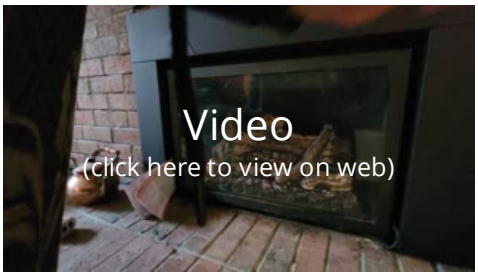
GAS FIREPLACE WOULD NOT OPERATE

BASEMENT

Gas fire place failed to ignite when powered on. Recommend a qualified technician inspect and access the situation.

Recommendation

Contact a qualified fireplace contractor.



10.8.1 Stairs

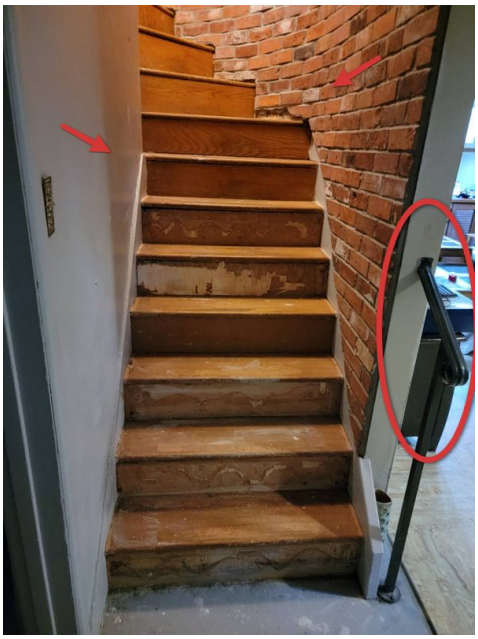
Major Defect

HANDRAIL: NONE INSTALLED, 4+ RISERS- QC

Although it had 4 or more risers, this staircase had no handrail installed. This condition is a potential fall hazard. In order to comply with generally-accepted current standards which require a handrail at staircases with 4 or more risers, this staircase would need a handrail installed. The Inspector recommends that a handrail be installed that complies with modern safety standards. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified carpenter.



10.8.2 Stairs

Maintenance Item

STAIRCASE: TRIMMING INCOMPLETE

There was no trim where the stair treads met the brick wall. This does not affect the function of the stairs however it is unsightly in a potential tripping hazard. The inspector recommends repair.

Recommendation

Contact a qualified professional.

10.9.1 Bar

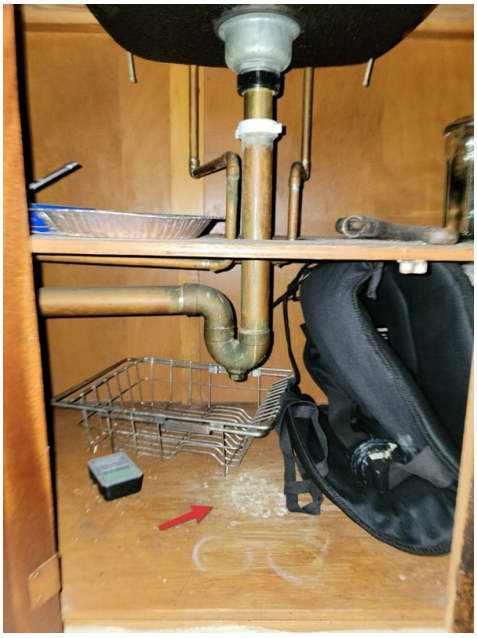
Defect

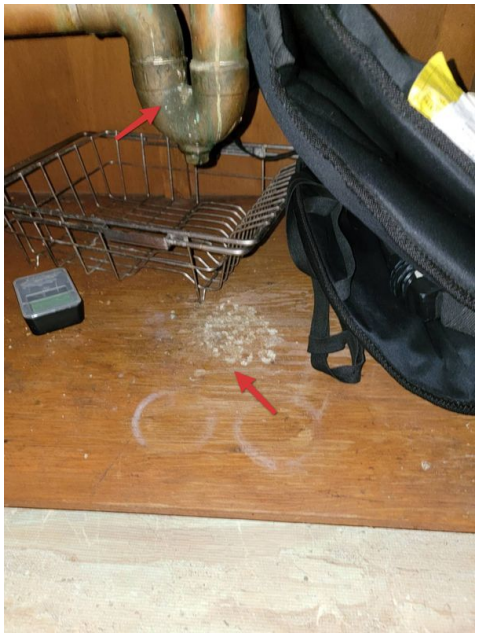
CABINETRY IN POOR CONDITION

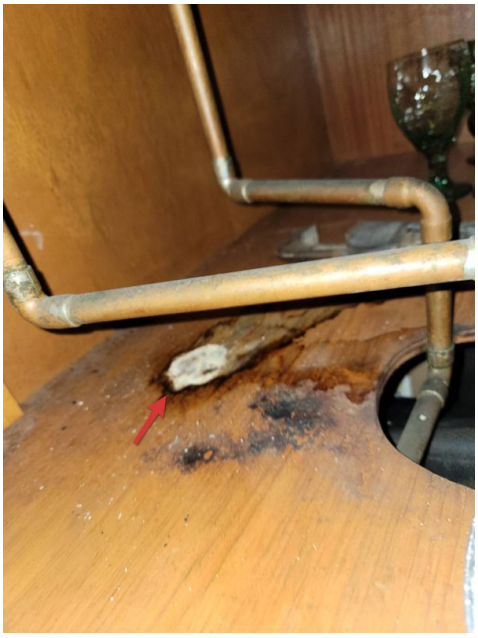
Interior of bar cabinetry in poor condition. Signs of past and/or current leaking coming from the sink system.

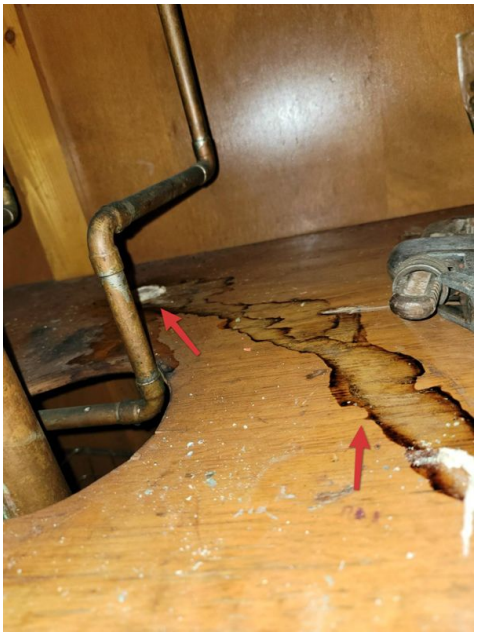
Recommendation

Contact a qualified professional.









10.9.2 Bar

Major Defect

BAR BEYOND IT'S USEFUL LIFE

In the opinion of the Inspector, the bar is beyond its useful life. The Inspector recommends removal and disposal of the bar system.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

Inspection Details

YOUR STANDARDS OF PRACTICE