



## ***America's Buyers Interest Inspection Services, LLC***

*On the web at [www.BuyersInterestHomeInspection.com](http://www.BuyersInterestHomeInspection.com)*

*5427 Johnson Drive, #151, Mission, Kansas 66205*

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# **Inspection Report**

**on the property at**

**123 New Street**

**Newtown, KS 54321**

**Prepared for: Sam Sampleton**

**Inspected on: Tuesday, August 03, 2004 at 9:00 AM**

**Prepared by: Bruce Gersenson**

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**This report was prepared for the exclusive use of Sam Sampleton**

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## REPORT SUMMARY

At your request, a visual inspection of the above referenced property was conducted. This inspection report reflects the visual conditions of the property at the time of the inspection only. Limitations of this report and inspection are covered in the Inspection Agreement that you have read, acknowledged and signed. **Please review the terms set forth in the Inspection Agreement. This confidential report has been prepared for the exclusive use of our client, Sam Sampleton.**

The following report is the professional opinion of the inspector and expresses the observations collected during the inspection. On your behalf, the inspector has made an earnest effort to discover all visible defects and significant deficiencies. The following summary items and citations in the body of the report were selected in accordance with the standards and practices as set forth in the Inspection Agreement. **Please take the time to review the entire report thoroughly.** Notify our company immediately, if any discrepancies or omissions are discovered in the report. In the unlikely event of an oversight leading to a claim, the maximum liability of the inspector and the company was set forth in the Inspection Agreement that you have read, acknowledged and signed.

### REPORT SUMMARY

**§1 - SIGNIFICANT CONCERNS - (RED)** In the professional opinion of the inspector, these items should receive prompt attention. These items generally effect the immediate habitability of the home. Often these items represent a significant deficiency in a structural element or mechanical system. Generally these items effect the performance of a that system. Often items included in this list require considerable expense to rectify or present a safety hazard.

#### HEATING & COOLING SYSTEMS

##### HEATING SYSTEM 1:

###### HEATING SYSTEM TYPE:

- Gravity furnace - Gravity furnaces use heat convection to circulate the warm air. No automatic blower unit was incorporated into such a system. Gravity furnaces are considerably less efficient than forced air furnaces. Consider updating the heating system with a modern forced air furnace for greater efficiency and lower operating cost.

###### BLOWER FAN/AIR HANDLER:

- The air return for the furnace draws from the basement. The air should not return from the room containing the furnace. The suction generated by the blower may cause improper venting of the exhaust fumes. It may even draw the harmful exhaust fumes into the heat supply ductwork. This condition presents a potential safety hazard. The return air should be routed from a location outside of the furnace room. Routing air return from the conditioned interior space of the home should increase the efficiency and lower operating cost, as well. Consult with a qualified heating, ventilation and air conditioning (HVAC) contractor for further evaluation and repair or improvement as necessary.

###### EXHAUST VENTING:

- The single wall metal flue pipe runs across half of the basement to the chimney. This pipe will be extremely hot when the system is in operation. This configuration presents a potential safety and fire hazard. improvement is recommended for safety purposes.  
 - The flue pipe runs a considerable distant, more than standard. Further evaluation of the draft performance is recommended. Consult with a qualified heating, ventilation and air conditioning (HVAC) contractor for further evaluation and repair or improvement as necessary.

##### HEATING SYSTEM 2:

###### LOCATION OF HEATING SYSTEM:

The secondary heating system was located in the wall of the second story rear room.

###### HEATING SYSTEM TYPE:

Radiant heater.

###### FUEL TYPE:

Natural Gas.

###### CONDITION OF OVERALL SYSTEM:

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- This heating system was shut down at the time of inspection.
- It appears that the thermostat control had been bypassed. This condition presents a potential safety hazard. Unattended operation of this heating system is not recommended. Consult with a qualified heating, ventilation and air conditioning (HVAC) contractor for further evaluation and repair or improvement as necessary.

## ELECTRICAL SYSTEM

### SUB ELECTRICAL PANELS:

#### ELECTRIC PANEL BOX:

- The old design of the fuse panel box allows exposed conductors to be readily accessible beneath the hinged access door. Exercise extreme caution when this access door is opened. Consider upgrading this fuse box with a modern circuit breaker box for safety purposes. Consult with a qualified electrical contractor for further evaluation and repair or improvement as necessary.

#### SUB PANEL 2: LOCATION:

Basement.

#### ELECTRIC PANEL BOX:

- The front cover was missing for the electric panel. The cover should be replaced for safety purposes.
- Oversized fuses have been installed in the panel box. Such conditions may result in overloading of the wiring and potentially, fire may occur. Install the properly sized fuses for safe performance. Consider the installation of a properly rated, circuit breaker panel to avoid such overload conditions.
- No bus connector was provided for the ground conductors in the panel box. The ground conductors were twisted together. A bus connector is recommended.

## PLUMBING

### WATER HEATER 1:

- The single wall metal flue pipe runs across half of the basement to the chimney. This pipe will be extremely hot when the system is in operation. This configuration presents a potential safety and fire hazard. Improvement is recommended for safety purposes.
- The flue pipe runs a considerable distance, more than standard. In addition, the flue pipe was too large. Also, a coffee can was used as a section of the flue pipe. Further evaluation of the draft performance is recommended.

## INTERIOR

### FIREPLACE/WOOD BURNING DEVICE 1:

- No fireplace was present. An old-fashioned, unvented radiant gas heater was present in the wall niche in the living room. Use of unvented gas heaters is not recommended, since they may be unsafe and are known to produce carbon monoxide gas. It is recommended that this heater be disconnected from the gas supply, if not already disconnected.

## GARAGE - CARPORT

### OTHER OBSERVATIONS:

- The north wall of the garage was buried in soil. This condition is conducive to moisture damage and infestation of wood destroying insects. Modification of the yard is recommended to provide clearance between the wood frame and the soil.
- The roof ridge was sagging. It appears that the rafter ties were damaged or otherwise poorly connected. The large amount of belongings present in the garage limited evaluation of this condition. Repair or improvement is recommended. Consult with a qualified general contractor or master carpenter for further evaluation and repair or improvement as necessary.

## ROOF SYSTEM

### ROOF 1:

- The approximate age of the roof appears to be over 20 years. Several layers of roofing appear to be present. The roof was heavily worn and appears to be at or near the end of its average expected economic life. Leakage had occurred at the northeast bedroom. Replacement of the roof covering is recommended at this time. Consult with a qualified roofing contractor for further evaluation and repair or improvement as necessary.
- The original wood shingle roofing serves as a roof sheathing (nailing base) for the current roofing materials. This wood shingle sheathing may require complete removal, down to the rafters in order to install solid sheathing to receive the new roofing materials during renovation. Sometimes another layer of roofing materials can be installed over the existing roofing materials.
- The rolled asphalt composition roofing was not installed in the half-lap configuration. Only a few inches

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of over-lap was present at the seams. The durability of the roofing may be compromised.

## EXTERIOR

### EXTERIOR WALLS:

- The heavy covering of vines over the wood shingle siding has resulted in damaged and broken shingles. removal of the vines from the house and repair of the siding is recommended. Consult with a qualified exterior siding contractor for further evaluation and repair or improvement as necessary.
- Many of the corners were not properly closed at the areas with wood shingle siding. Repair or improvement is recommended.
- The north side windows in the rear second level room were covered with plywood on the exterior. plywood is not durable as an exterior siding. It is suspected that the windows remain under the plywood. Proper closure of the wall and installation of exterior siding is recommended.

**§2 - MINOR CONCERNS - (GREEN) In the professional opinion of the inspector, these items should receive eventual attention at some point in time. None of these items effect the immediate habitability of the home. Generally, these items concern non-essential services or systems.** However, these items should not be ignored. Small problems, when left in disrepair, may result in further damage or damage of another system or component A majority of these concerns are the result of normal wear and tear. Remedy of these concerns should be matter of routine maintenance.

## FOUNDATION & CONSTRUCTION

### BASEMENT:

#### FLOOR DRAINAGE & SUMP PUMP:

- The concrete around the floor drain was wet (approximately two square feet). This condition is indicative of slow drainage at this floor drain. Consult with a qualified plumbing contractor for further evaluation and repair or improvement as necessary.

#### FOUNDATION WALLS:

- Decay and softness of the mortar between the bricks/stones of the foundation was observed at a few small areas at various locations both inside and out. Re-point, i.e. replace mortar as necessary as preventative maintenance and to ensure the integrity of the foundation wall.

#### FLOOR JOISTS:

- The cut out in the floor structure for the stair opening was not properly supported. Consequently, the post at the base of the stairs on the main level was no longer straight. Only single headers were employed and single joists to carry the headers. Some separation of the crippled joists from the headers was evident in the basement. Some joist hanging brackets were added. The installation of additional support is recommended to reinforce the area. Consult with a qualified general contractor or master carpenter for further evaluation and repair or improvement as necessary.

## HEATING & COOLING SYSTEMS

### HEATING SYSTEM 1:

#### AIR FILTERS:

- No air filter was provided. Modification is recommended to accommodate the installation of an air filter.

## ELECTRICAL SYSTEM

### MAIN ELECTRICAL PANEL:

#### MAIN PANEL: LOCATION:

Basement.

#### ELECTRIC PANEL BOX:

- The front cover was missing for the electric panel. The cover should be replaced for safety purposes.

### SUB ELECTRICAL PANELS:

#### SUB PANEL 1: LOCATION:

Garage.

#### ELECTRIC PANEL BOX:

- The neutral and ground wires were not separated in the electrical sub-panel box. These wires should be separated in all locations, other than the main panel box to conform with electrical construction standards.

#### SUB PANEL 3: LOCATION:

Basement.

#### ELECTRIC PANEL BOX:

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- The front cover was missing for the electric panel. The cover should be replaced for safety purposes.

#### CONDUCTORS & WIRING:

- Several electrical junction boxes were uncovered at the ceiling of the basement and crawlspace. Installation of junction box covers is recommended for safety purposes and to comply with modern electrical standards.
- An electrical cable not in use was improperly terminated at the ceiling of the crawlspace near the entrance. Electrical wiring should terminate in a closed junction box. The conductors should be capped with wire nuts and tape. The cable should be securely fastened into the junction box or onto nearby framing. Improvements are recommended for safety purposes and to comply with electrical standards.
- Many electrical cables at the basement and crawlspace ceiling were not well supported. Proper support of the wiring is recommended for safety purposes.
- Some older knob and tube wiring was observed and in service in the attic eaves and may be present in other areas in the house, such as concealed within walls or ceilings. This type of wiring does not provide grounding to the power outlets. Often the wire insulation is brittle and easily damaged. The presence of knob & tube wiring may effect the insurability of the home. Consider replacing the knob and tube wiring to provide grounding to outlets and ensure reliability. If extensive renovations are undertaken, replacement of knob and tube wiring is strongly recommended.

#### SWITCHES & OUTLETS:

- Many of the switches and outlets were missing their cover plates throughout the house. Installation of missing cover plates is recommended for safety purposes and as good maintenance.
- Open ground connections were observed at most of the three-hole electrical outlets throughout the house. Three-hole electrical outlets should provide a ground connection at the third hole. Improvement is recommended for safety purposes and to conform with electrical standards.
- No power was present at the electrical outlet at the exterior side the rear door. Repair or improvement is recommended to restore proper operation.
- Some ceiling lights were controlled by switches located on the fixtures. Switches should be present when you enter and exit rooms and corridors for safety and convenience. Installation of additional switches is recommended for compliance with modern electrical standards and safety purposes.

#### PLUMBING

##### WASTE WATER PIPES:

- A right-angle elbow was present in the drain pipe for the kitchen where it runs through the crawlspace. The use of long sweep elbows are recommended in waste pipes to facilitate cleaning of pipe and improve performance. In addition, the pipe elbow was low and creates a reverse pitch in a portion of the drain. A continuous positive pitch toward the main drain pipe is recommended. Repair or improvement is recommended to improve performance and to conform with current standards.
- S-trap drain configurations were present under the sinks in the kitchen and bathrooms. Generally, the use S-traps are no longer acceptable in the waste plumbing system. The S-trap configuration does not provide adequate venting of the waste pipes for pressure equalization. Consequentially, the S-trap may be siphoned clear and not provide the required water seal to prevent entry sewer gases. This condition is associated with the "gul-ug-ing" sound when water drains. Consider installation of the P-trap drain configurations with drain waste vent pipes, if such problems arise.
- The main clean out for the building drain has a loose cap. Re-installation of this cap is recommended to prevent potentially unhealthful and volatile sewage gas from entering the house. The loose cap appears to accommodate the improperly installed laundry drain. The loose cap may indicate recent sewer service. Acquire any sewer service information from the current owner, if available. Much of the sewer system is underground and inaccessible to this visual inspection.

##### FUEL SYSTEM:

- Soft copper pipe was used to supply gas to the water heater. In addition, galvanized pipe was used in part of the gas supply plumbing. The soft copper and galvanized pipe is no longer approved for use with natural gas. Installation of approved gas supply pipe is recommended for safety purposes. Consult with a qualified plumbing contractor for further evaluation and repair or improvement as necessary.

#### BATHROOMS

##### BATHROOM 1:

###### TYPE/LOCATION:

This three-quarter bathroom was located in the lower level hall.

###### VENTILATION:

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- Insufficient ventilation was provided in the bathroom. Improvement is recommended. Install a vent fan or a functional window to provide adequate ventilation as necessary for compliance with modern building standards.

**BATHROOM 2:****TYPE/LOCATION:**

This full bathroom was located in the second level hall.

**SINK:**

- The sink was loosely secured. Generally, the sink is fastened to the wall with the pedestal configuration to ensure a stable mount. Loosely secured sinks may lead to leakage problems at the supply or drainage plumbing connections. Repair or improvement should be considered.

**BATHROOM 3:****TYPE/LOCATION:**

This full bathroom was located on the upper level.

**TUB/SHOWER PLUMBING FIXTURES:**

- The overflow drain cover did not fit flush to the tub opening. The improper fit of the overflow drain assembly may allow leakage. Repair or improvement should be considered to improve performance.  
- Drainage at the tub/shower was slower than average. Slow drainage is often due to build of hair and soap scum in the drain pipes. The drain pipe should be cleaned or serviced as necessary to restore good performance.

**KITCHEN****KITCHEN SINK:****TYPE & CONDITION:**

- The hand sprayer at the kitchen sink was broken. Replacement of the sprayer is recommended as good maintenance.  
- Leakage was evident at the compression fitting on the cold water supply pipe under the sink. Repair or improvement is recommended as good maintenance.

**VENTILATION:****TYPE & CONDITION:**

- The kitchen exhaust fan was noisy during operation. Noisy operation often indicates damaged parts or advanced wear and impending failure. Plan for repair or replacement of the kitchen exhaust fan in the near future.

**GARBAGE DISPOSAL:**

- The rubber gasket was not present at the drain strainer of the garbage disposal. The gasket reduces splash out during operation of the disposal. Replacement should be considered.

**OTHER OBSERVATIONS:**

- The faucet at the kitchenette on the third story dripped. Repair or replacement of the faucet is recommended as good maintenance.

**LAUNDRY****CONNECTIONS & HOOK-UPS:****HOOK-UPS:**

- No proper drain pipe was provided for the clothes washer. Typically clothes washers were set-up to drain into the floor drain when no drain pipe was present. Proper installation of a drain pipe with trap is recommended for modern convenience and compliance with plumbing standards.  
- The 220 volt power outlet for the clothes dryer was not properly supported. The power cable and outlet should be firmly anchored for safety purposes.  
- A vent was provided for the clothes dryer. Since the exterior vent was mounted on a sloped wall the draft flap remains open. Improvement is recommended for energy savings.

**INTERIOR****WINDOWS:**

- The ropes that connect the balancing weights to the window sash were broken at several locations. Replacement of the sash ropes or installation of new spring loaded tracks to carry the windows is recommended.  
- The stop molding that holds the sash in the track was missing at a second level bedroom window. Repair or improvement is recommended as good maintenance.  
- The panes in several windows were cracked. Replacement of the window panes is recommended as good maintenance.

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- The exterior of the north side windows on the main level were covered with plastic. The large amount of belongings in this room limited full evaluation of these windows.

**CEILINGS:**

- Damage was present at the ceiling of the southeast second floor bedroom from roof leakage. Repair or improvement is recommended as good maintenance after the roof renovation is completed.

**ROOF SYSTEM****GUTTERS & DOWNSPOUTS:**

- No gutter was present over the porch roof on the south side. Roof runoff has contributed to the decay of the mortar between the stones in the foundation at this corner. Consider installing additional sections of gutter and downspout to reduce erosion and saturation of the soil around the foundation.

**EXTERIOR****CHIMNEY, FLUE or GAS VENT 1:**

- Deteriorated brick mortar was evident at the exterior of the chimney. Repointing is recommended to ensure future reliability of the chimney.
- No chimney rain cap with pest screen was present on the chimney flue. Installation of a rain cap with pest screen is recommended to keep out damaging moisture and to prevent entry of annoying pests.

**GROUNDS****SIDE WALKWAYS:**

- The paving was cracked and has settled in places. The paved surface was sloping toward the house. Poor drainage at this area was evident.

**§3 - INFORMATIONAL CONCERNS - (BLUE) Most of these items are included for informational purposes only. In the professional opinion of the inspector, these items deserve attention and consideration. Some items may represent only minor maintenance or cosmetic concerns. Others may concern optional amenity features or specialized systems present in the home at the time of inspection. Evaluation of these items may be beyond the scope of this inspection service. Finally, some of these items may not conform to the latest construction standards, yet perform adequately.**

Upon further evaluation by a qualified professional, it may be determined that repair or remedial action is not necessary.

**INSPECTION SITE STATUS****RESIDENTIAL INFORMATION:****RESIDENCE STATUS:**

- A large amount of personal belongings and stored items were present throughout the house. This condition limited this visual inspection of the home. Re-inspection should be considered when the home is empty and before the closing of the sale. Appropriate fees apply.

**FOUNDATION & CONSTRUCTION****CRAWLSPACE:****ACCESSIBILITY:**

- The access to the crawlspace was limited due to the large amount of debris present at the crawlspace entrance. This limitation hampered visual inspection of the crawlspace.

**VENTILATION:**

- Consider installation of a vapor barrier sheet on the floor of the crawlspace to control humidity resulting from ground dampness. Humidity has the potential to be detrimental to the wood framing of the entire house over long periods of exposure.

**HEATING & COOLING SYSTEMS****HEATING SYSTEM 1:****CONDITION OF OVERALL SYSTEM:**

- The heating system has exceeded the end of its average expected economic life. Short remaining life should be expected. It is difficult to estimate the remaining life expectancy. The heating system appears to be serviceable.

**BURNERS/HEAT EXCHANGERS:**

- Routine inspection of the heat exchanger in the aged furnace is recommended and should be performed by a qualified furnace technician prior to closing. A professional technician is capable of performing a more thorough inspection than this limited visual inspection.
- An obsolete gas control valve was present on the heating system. In the event that the pilot light goes out, this gas control would only stop gas from flowing into the main burner. The pilot light gas would continue to flow. In comparison, a modern pilot light safety system stops the gas supply to both the pilot light and

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the main burner. Installation of a modern gas control valve should be considered.

**BLOWER FAN/AIR HANDLER:**

- A manually operated blower was retrofit onto the furnace. The blower switch was present in the living room.

**COOLING SYSTEM 1:**

**SYSTEM CONDITION:**

- Evaluation of window air conditioners was not performed during this inspection.

**AIR SUPPLY DUCTWORK 1:**

**DUCT INSULATION:**

- Insulation on the heat ducts in the basement was suspected of containing asbestos. The presence of asbestos represents a potential health risk. Testing for asbestos and evaluating the potential risk is beyond the scope of this inspection. Consult an asbestos testing specialist for further evaluation.

**ELECTRICAL SYSTEM**

**MAIN ELECTRICAL PANEL:**

**ELECTRIC PANEL BOX:**

- Multiple panel boxes were present in the basement. Some of the panel boxes were of an antiquated design. Consolidation of all circuits into a sufficiently large and properly rated main panel box should be considered.

**LIGHT FIXTURES**

- Note that some light switches were present in ambiguous locations. Consult with the home owner to become familiar with the location of light switches. Relocation of some switches should be considered for safety purposes and convenience.

**GROUND FAULT CIRCUIT INTERRUPTERS (GFCI or GFI)**

- No electrical Ground Fault Circuit Interrupter (GFCI) devices were present in the home. Installation of GFCI devices at appropriate circuits should be considered for safety purposes. Ground Fault Circuit Interrupter (GFCI) devices are recommended for installation at exterior, garage, basement, bathroom, kitchen and pool/spa circuits. GFCI devices provide additional protection against lethal shock where electricity is present at wet locations. Test the GFCI function every month as per manufacturer's instructions. Replace defective GFCI units when necessary.

**PLUMBING**

**MAIN WATER SERVICE PIPE:**

- Galvanized pipe is susceptible to corrosion problems, particularly at junctions where dissimilar metals join. Corrosion often occurs inside the pipe and restricts the flow of water. Corrosion may eventually result in leakage. In addition, pipe threads may weaken and fail. Periodically inspect galvanized pipes. Plan for future renovation.

**WASTE WATER PIPES:**

- Sometimes older underground drain pipes can become clogged with roots or other debris and may need to be cleaned periodically. Similarly underground drain pipes may be damaged by soil settlement conditions. Due to the inaccessibility of underground drain pipes, these conditions may not be evident at the time of inspection and may show up after occupancy and usage by a new owner. Consult the seller or the seller's disclosure statement for additional information concerning the frequency of any prior drain cleaning and service or repair.

**WATER HEATER 1:**

- The water heater was approaching the end of its average economic life. Short remaining life should be anticipated.

**BATHROOMS**

**BATHROOM 2:**

**TUB/SHOWER PLUMBING FIXTURES:**

- Note that no escutcheons were present at the tub/shower valve handles. Generally, escutcheons are provided for cosmetic purposes to cover the valve stems and improve the appearance of the fixture.

**INTERIOR**

**DOORS:**

**OTHER EXTERIOR DOORS:**

- The side entry door at the basement stairs was an old door with no dead bolt lock. Improvement should be considered for security purposes.

- A make-shift screen door was present. Replacement may be desired to improve the appearance.

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## GARAGE - CARPORT

## ROOF:

- Three different colored roof shingles were present on the roof.
- The roof shingles show advancing wear. Short remaining roof life should be anticipated.

## GARAGE DOOR(S):

- Barn style doors were present. The doors were opened prior to the inspection and were not operated.

## ROOF SYSTEM

## ATTIC 1:

- The insulation level was 5-6 inches thick, approximate value of R-11. Installation of additional insulation in the attic area is recommended for energy savings and comfort. The standard level of insulation in this area is 12 inches (R-30).
- Insulation was installed between roof rafters in the attic. Consequently, insulation was against the roof sheathing. Such an arrangement is not recommended. Insulation against the roof sheathing can trap moisture and heat, which may result in damage of the roof system. Consider removing this insulation where practical and installing the insulation on the floor or knee wall. At least provide adequate ventilation against the roof sheathing. Vent baffles are available to ensure sufficient ventilation space exists between the roof sheathing and insulation.

Note: During roof renovation ventilation baffles can readily be installed.

## VENTILATION:

- No attic ventilation was provided. Installation of vents at the soffits and roof is recommended. Consider the installation of a power ventilator fan for optimal performance. Alternatively, a roof ridge ventilation system may be substituted for a power ventilator. Improved attic ventilation can reduce heat build-up in the attic, lower cooling costs and reduce wear on roofing shingles.

## EXTERIOR

## EXTERIOR TRIM:

- The exterior trim appears to be serviceable. Peeling and weathered paint was observed on the exterior trim. Maintenance service is recommended to increase the life expectancy of the exterior trim. Maintenance service is recommended at regular intervals. Maintenance consists of removal of loose paint and spot repair to provide a sound base, sealing all joints and nail holes with caulk and painting of all exterior surfaces exposed to the weather.

## GROUNDS

## DRIVEWAY:

- The paving was cracked and has settled in places. This condition should be monitored periodically. If the condition progresses, corrective action should be performed as needed.

## PATIO/PORCH COVER:

- A make shift shed/closet was attached to the rear of the house beside the patio. Improvement or removal may be desired.

**Failure to remedy any items cited in this report may cause further damage to the system/component or another system/component.** Each of these items will likely require further evaluation and repair by a qualified professional. Obtain at least three competitive estimates for remedy of these items.

**PLEASE READ THE ENTIRE REPORT THOROUGHLY.** This report summary should not be considered the entire findings of the home inspection service. There may be additional important comments or suggestions for maintenance or improvements that could be of value to you in considering this property.

**Thank you for selecting our company to be of service to you. If you have any questions regarding the inspection or report, please call our office. The company considers you a client for a lifetime. As such, we are available to answer questions in the future concerning repair, maintenance or remodeling of your home.**

<b>SERVICES CONTRACTED</b>
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**DETAILS:****THIS REPORT WAS PREPARED BY:**


Bruce Gersenson.

**THIS REPORT WAS PREPARED FOR:**

Sam Sampleton.

**SERVICES/FEES:**

Home Inspection-\$225.00, Termite Inspection-\$65.00, Radon Screening-\$105.00.

**TOTAL:**

\$395.00.

**KIND OF THE INSPECTION SERVICES & ATTENDEES:****PURPOSE OF INSPECTION:**

This home inspection was contracted by the prospective purchaser of this home.

**PARTY PROVIDING ACCESS:**

The listing agent provided access to the home and was responsible for securing the home at the completion of the on-site inspection. Prior to leaving the premises, the inspector had restored the house systems to their original settings found upon beginning the inspection.

**PEOPLE PRESENT:**

Purchaser's Parents, Owner, Listing Agent provided access then departed.

**REPORT LIMITATIONS:**

This home inspection report is intended only as a guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions, which by the nature of their location are concealed, camouflaged or difficult to inspect, are excluded from the report. **This report incorporates by reference the "Inspection Agreement" previously entered into by the parties on the date the parties signed said agreement.**

Only properly qualified contractors in the appropriate trades should perform repairs of conditions cited in this report. Employment of inexperienced, incompetent or otherwise unreliable contractors may result in additional damage or problems. Acquire competitive estimates from at least three contractors before authorizing any repair or determining the cost for repair.

**This inspection is being performed for the exclusive use and benefit of the Client, and the inspection, including the written report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of America's Buyers Interest Inspection Services, LLC.**

**In the event of a claim, disagreement, dispute or complaint arising from this inspection or report, the Client will allow America's Buyers Interest Inspection Services, LLC to inspect the claim prior to any repairs or waive the right to make the claim. The Client agrees not to disturb or repair or have repaired anything that may constitute evidence relating to the complaint, except in the case of an emergency.**

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<b>INSPECTION SITE STATUS</b>
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**CLIMATIC CONDITIONS:**

**WEATHER:**

Clear.

**SOIL CONDITIONS:**

Dry.

**OUTSIDE TEMPERATURE:**

60-69 degrees.

**BUILDING CHARACTERISTICS:**

**MAIN ENTRY FACES:**

East.

**ESTIMATED AGE OF HOUSE:**

75-100 years.

**BUILDING TYPE:**

Three story, Arts & Crafts style.

**UTILITY SERVICES:**

**WATER SOURCE:**

Public water was supplied.

**SEWAGE DISPOSAL:**

Public sewer was connected.

**UTILITIES STATUS:**

All utilities were ON at the time of inspection.

**RESIDENTIAL INFORMATION:**

**LEVEL OF DEVELOPMENT IN THE AREA:**

Urban.

**RESIDENCE STATUS:**

The current owner resides at the property.

- A large amount of personal belongings and stored items were present throughout the house. This condition limited this visual inspection of the home. Re-inspection should be considered when the home is empty and before the closing of the sale. Appropriate fees apply.

## FOUNDATION & CONSTRUCTION

### **CONSTRUCTION:**

Satisfactory general construction practices were employed in the building of this house. Standard quality materials and workmanship were evident throughout the house consistent with the period and style of the home. Balloon style construction techniques were employed in the framing of this house. The feature that identifies this type of construction is that the wall studs are continuous from sill at the foundation to top plate of the wall at the roof. Floor and ceiling joists are attached to the wall studs. This technique provides great framing strength, but is cost prohibitive in a modern market and cumbersome to erect. Also, balloon framing style construction creates an air passageway from the basement and/or crawlspace up to the attic. In the event of fire, this type of construction, if unblocked, will facilitate the rapid spread of flames. Insulation or other material should be installed in the basement and/or crawlspace perimeter to block air passage, in order to limit the potential spread of fire.

### **BASEMENT:**

#### **ACCESSIBILITY:**

The basement area was unfinished.

Visual inspection of the basement area was limited by the large amount of personal items in storage in the basement. Consider having a re-inspection when the area is cleared.

#### **FLOOR:**

The basement floor was concrete. The basement floor appears to be serviceable.

- Some small cracks were observed in the concrete floor of the basement. Such cracks often result from shrinkage during the curing process or normal settlement. These cracks appear to be routine in nature and were within normal tolerance.

#### **FLOOR DRAINAGE & SUMP PUMP:**

- The concrete around the floor drain was wet (approximately two square feet). This condition is indicative of slow drainage at this floor drain. Consult with a qualified plumbing contractor for further evaluation and repair or improvement as necessary.

#### **FOUNDATION WALLS:**

The basement foundation walls were stone and mortar. Most of the basement foundation walls appear serviceable. However, some areas need attention as follows:

- Decay and softness of the mortar between the bricks/stones of the foundation was observed at a few small areas at various locations both inside and out. Re-point, i.e. replace mortar as necessary as preventative maintenance and to ensure the integrity of the foundation wall.

#### **SUPPORT COLUMNS:**

The support columns were steel. The support columns in the basement appear to be serviceable.

Note that a few adjustable columns were present under the main beam and floor joists. It appears that these columns were in use to facilitate past repairs and are not necessary.

#### **BEAMS:**

The beams were wood. The main beam(s) appear(s) to be serviceable.

#### **FLOOR JOISTS:**

The floor joists were wood 2x10 floor joists set at 16" on center. Most of the floor joists appear to be serviceable. However, some areas require attention as follows:

- The cut out in the floor structure for the stair opening was not properly supported. Consequently, the post at the base of the stairs on the main level was no longer straight. Only single headers were employed and single joists to carry the headers. Some separation of the crippled joists from the headers was evident in the basement. Some joist hanging brackets were added. The installation of additional support is recommended to reinforce the area. Consult with a qualified general contractor or master carpenter for further evaluation and repair or improvement as necessary.

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**INSULATION**

The basement had insulation present. Fiberglass batts were installed against the box joist. The coverage of the insulation was not complete. Consider installing additional insulation for energy savings and comfort.

**CRAWLSPACE:****ACCESSIBILITY:**

- The access to the crawlspace was limited due to the large amount of debris present at the crawlspace entrance. This limitation hampered visual inspection of the crawlspace.

**FLOOR:**

The crawlspace floor was dirt. The crawl space floor appears to be serviceable.

**FOUNDATION WALLS:**

The crawl space foundation walls were stone and mortar, and poured concrete. The crawlspace foundation walls appear serviceable.

**SUPPORT COLUMNS:**

The support columns were stone and mortar. The support columns in the crawlspace appear to be serviceable.

**BEAMS:**

The main beam was not in view and could not be fully inspected.

**FLOOR JOISTS:**

The floor joists were wood, 2x10 floor joists set at 16" on center. The floor joists appear serviceable.

**INSULATION:**

No Insulation was installed in the crawl space. Consider installing insulation for energy savings and comfort as well as to guard against freezing conditions.

**VENTILATION:**

Ventilation of the crawlspace was not provided.

- Consider installation of a vapor barrier sheet on the floor of the crawlspace to control humidity resulting from ground dampness. Humidity has the potential to be detrimental to the wood framing of the entire house over long periods of exposure.

## HEATING & COOLING SYSTEMS

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantle the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

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**HEATING SYSTEM 1:****LOCATION OF HEATING SYSTEM:**

The primary heating system was located in the basement.

**HEATING SYSTEM TYPE:**

- Gravity furnace - Gravity furnaces use heat convection to circulate the warm air. No automatic blower unit was incorporated into such a system. Gravity furnaces are considerably less efficient than forced air furnaces. Consider updating the heating system with a modern forced air furnace for greater efficiency and lower operating cost.

**FUEL TYPE:**

Natural Gas.

**CAPACITY OF HEATING SYSTEM:**

Approximately 135,000 BTUs.

**APPROXIMATE AGE OF HEATING SYSTEM:**

50-75 years.

**CONDITION OF OVERALL SYSTEM:**

Most of the heating system appears to be serviceable. However, some areas need attention as cited in this report.

- The heating system has exceeded the end of its average expected economic life. Short remaining life should be expected. It is difficult to estimate the remaining life expectancy. The heating system appears to be serviceable.

**BURNERS/HEAT EXCHANGERS:**

The burners/heat exchanger appear to be serviceable.

- Routine inspection of the heat exchanger in the aged furnace is recommended and should be performed by a qualified furnace technician prior to closing. A professional technician is capable of performing a more thorough inspection than this limited visual inspection.

- An obsolete gas control valve was present on the heating system. In the event that the pilot light goes out, this gas control would only stop gas from flowing into the main burner. The pilot light gas would continue to flow. In comparison, a modern pilot light safety system stops the gas supply to both the pilot light and the main burner. Installation of a modern gas control valve should be considered.

**BLOWER FAN/AIR HANDLER:**

- A manually operated blower was retrofit onto the furnace. The blower switch was present in the living room.

- The air return for the furnace draws from the basement. The air should not return from the room containing the furnace. The suction generated by the blower may cause improper venting of the exhaust fumes. It may even draw the harmful exhaust fumes into the heat supply ductwork. This condition presents a potential safety hazard. The return air should be routed from a location outside of the furnace room. Routing air return from the conditioned interior space of the home should increase the efficiency and lower operating cost, as well. Consult with a qualified heating, ventilation and air conditioning (HVAC) contractor for further evaluation and repair or improvement as necessary.

**COMBUSTION AIR SUPPLY:**

The combustion air supply appears to be serviceable.

**EXHAUST VENTING:**

Most of the exhaust venting system appears to be serviceable. However, some areas need attention as follows:

- The single wall metal flue pipe runs across half of the basement to the chimney. This pipe will be extremely hot when the system is in operation. This configuration presents a potential safety and fire hazard. Improvement is recommended for safety purposes.

- The flue pipe runs a considerable distance, more than standard. Further evaluation of the draft performance is recommended. Consult with a qualified heating, ventilation and air conditioning (HVAC) contractor for further evaluation and repair or improvement as necessary.

**AIR FILTERS:**

- No air filter was provided. Modification is recommended to accommodate the installation of an air filter.

**SYSTEM CONTROLS:**

The system controls appear to be serviceable.

**COOLING SYSTEM 1:**

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**TYPE:**

The primary cooling system was a few window air conditioners.

**POWER SOURCE:**

The cooling system was electric powered (110 volt).

**APPROXIMATE AGE OF COOLING SYSTEM:**

The age of this system is unknown. Consult with the owner for information about the age of this system.

**SYSTEM CONDITION:**

- Evaluation of window air conditioners was not performed during this inspection.

**AIR SUPPLY DUCTWORK 1:**

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**TYPE:**

Sheet Metal Plenum. Round Metal Ducts. The air plenum appears to be serviceable.

**DUCTS/AIR SUPPLY:**

The supply ducts appear to be serviceable.

**DUCT INSULATION:**

- Insulation on the heat ducts in the basement was suspected of containing asbestos. The presence of asbestos represents a potential health risk. Testing for asbestos and evaluating the potential risk is beyond the scope of this inspection. Consult an asbestos testing specialist for further evaluation.

**HEATING SYSTEM 2:**

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**LOCATION OF HEATING SYSTEM:**

The secondary heating system was located in the wall of the second story rear room.

**HEATING SYSTEM TYPE:**

Radiant heater.

**FUEL TYPE:**

Natural Gas.

**CAPACITY OF HEATING SYSTEM:**

Approximately 25,000 BTUs.

**APPROXIMATE AGE OF HEATING SYSTEM:**

30-50 years.

**CONDITION OF OVERALL SYSTEM:**

- This heating system was shut down at the time of inspection.  
- It appears that the thermostat control had been bypassed. This condition presents a potential safety hazard. Unattended operation of this heating system is not recommended. Consult with a qualified heating, ventilation and air conditioning (HVAC) contractor for further evaluation and repair or improvement as necessary.

**EXHAUST VENTING:**

The exhaust venting system appears to be serviceable.

<b>ELECTRICAL SYSTEM</b>
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**SERVICE:****SIZE, TYPE AND CONDITION:**

110/220 Volt. 100 Ampere. Overhead service drop.

**MAIN ELECTRICAL PANEL:****MAIN PANEL: LOCATION:**

Basement.

**ELECTRIC PANEL BOX:**

Circuit breakers were present in the panel box.

- The front cover was missing for the electric panel. The cover should be replaced for safety purposes.
- Multiple panel boxes were present in the basement. Some of the panel boxes were of an antiquated design. Consolidation of all circuits into a sufficiently large and properly rated main panel box should be considered.

**SUB ELECTRICAL PANELS:****SUB PANEL 1: LOCATION:**

Garage.

**ELECTRIC PANEL BOX:**

The garage power had been turned off in the basement at the time of inspection. Fuses were present in the panel box.

- The old design of the fuse panel box allows exposed conductors to be readily accessible beneath the hinged access door. Exercise extreme caution when this access door is opened. Consider upgrading this fuse box with a modern circuit breaker box for safety purposes. Consult with a qualified electrical contractor for further evaluation and repair or improvement as necessary.
- The neutral and ground wires were not separated in the electrical sub-panel box. These wires should be separated in all locations, other than the main panel box to conform with electrical construction standards.

**SUB PANEL 2: LOCATION:**

Basement.

**ELECTRIC PANEL BOX:**

Fuses were present in the panel box.

- The front cover was missing for the electric panel. The cover should be replaced for safety purposes.
- Oversized fuses have been installed in the panel box. Such conditions may result in overloading of the wiring and potentially, fire may occur. Install the properly sized fuses for safe performance. Consider the installation of a properly rated, circuit breaker panel to avoid such overload conditions.
- No bus connector was provided for the ground conductors in the panel box. The ground conductors were twisted together. A bus connector is recommended.

Consult with a qualified electrical contractor for further evaluation and repair or improvement as necessary.

**SUB PANEL 3: LOCATION:**

Basement.

**ELECTRIC PANEL BOX:**

Circuit breakers were present in the panel box.

- The front cover was missing for the electric panel. The cover should be replaced for safety purposes.

**CONDUCTORS & WIRING:****ENTRANCE SERVICE CABLES:**

The entrance service cables appear to be serviceable. The entrance service cable was copper.

**SERVICE GROUND BOND:**

The service equipment ground bond appears to be serviceable.

**SERVICE GROUND CONDUCTORS/METHOD:**

The grounding conductor connection at the water supply pipe appears to be serviceable.

**BRANCH WIRING:**

The conductors in the branch cables were copper.

The type of branch cables were Romex (plastic or fabric sheathed cable), conduit (metal or plastic tube casing), and knob & tube.

Most of the branch wiring appears to be serviceable. However, some of the wiring requires attention as follows:

- Several electrical junction boxes were uncovered at the ceiling of the basement and crawlspace. Installation of junction box covers is recommended for safety purposes and to comply with modern electrical standards.

- An electrical cable not in use was improperly terminated at the ceiling of the crawlspace near the entrance.

Electrical wiring should terminate in a closed junction box. The conductors should be capped with wire nuts and tape. The cable should be securely fastened into the junction box or onto nearby framing. Improvements are recommended for safety purposes and to comply with electrical standards.

- Many electrical cables at the basement and crawlspace ceiling were not well supported. Proper support of the wiring is recommended for safety purposes.

- Some older knob and tube wiring was observed and in service in the attic eaves and may be present in other areas in the house, such as concealed within walls or ceilings. This type of wiring does not provide grounding to the power outlets. Often the wire insulation is brittle and easily damaged. The presence of knob & tube wiring may effect the insurability of the home. Consider replacing the knob and tube wiring to provide grounding to outlets and ensure reliability. If extensive renovations are undertaken, replacement of knob and tube wiring is strongly recommended.

Consult with a qualified electrical contractor for further evaluation and repair or improvement as necessary.

**SWITCHES & OUTLETS:**

A representative sample of switches and outlets was evaluated. Most of those outlets and switches operated appeared to be serviceable. However, some need attention as follows:

- Many of the switches and outlets were missing their cover plates throughout the house. Installation of missing cover plates is recommended for safety purposes and as good maintenance.

- Open ground connections were observed at most of the three-hole electrical outlets throughout the house. Three-hole electrical outlets should provide a ground connection at the third hole. Improvement is recommended for safety purposes and to conform with electrical standards.

- No power was present at the electrical outlet at the exterior side the rear door. Repair or improvement is recommended to restore proper operation.

- Some ceiling lights were controlled by switches located on the fixtures. Switches should be present when you enter and exit rooms and corridors for safety and convenience. Installation of additional switches is recommended for compliance with modern electrical standards and safety purposes.

Consult with a qualified electrical contractor for further evaluation and repair or improvement as necessary. to restore proper operation.

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## LIGHT FIXTURES

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A representative sample of light fixtures was evaluated. Those light fixtures operated appeared to be serviceable.

- Note that some light switches were present in ambiguous locations. Consult with the home owner to become familiar with the location of light switches. Relocation of some switches should be considered for safety purposes and convenience.

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## GROUND FAULT CIRCUIT INTERRUPTERS (GFCI or GFI)

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- No electrical Ground Fault Circuit Interrupter (GFCI) devices were present in the home. Installation of GFCI devices at appropriate circuits should be considered for safety purposes. Ground Fault Circuit Interrupter (GFCI) devices are recommended for installation at exterior, garage, basement, bathroom, kitchen and pool/spa circuits. GFCI devices provide additional protection against lethal shock where electricity is present at wet locations. Test the GFCI function every month as per manufacturer's instructions. Replace defective GFCI units when necessary.

<h2>PLUMBING</h2>
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Water quality or hazardous materials (lead) testing is available from local testing labs and is not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground pipes cannot be detected by a visual inspection this kind. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety feature that should be connected to a drain pipe of proper size and terminating just above the floor elevation. If no drain is located in the floor, a catch pan for the blow-off should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected for safety purposes.

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### MAIN WATER SERVICE PIPE:

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The main water supply pipe was galvanized.

The main water service pipe appears to be serviceable. The main water shut off valve was located in the basement near the water meter at the northeast corner.

- Galvanized pipe is susceptible to corrosion problems, particularly at junctions where dissimilar metals join. Corrosion often occurs inside the pipe and restricts the flow of water. Corrosion may eventually result in leakage. In addition, pipe threads may weaken and fail. Periodically inspect galvanized pipes. Plan for future renovation.

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### INTERIOR WATER SUPPLY PIPES:

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The interior water supply pipes were plastic (CPVC), copper and galvanized.

The interior water supply pipes appear to be serviceable.

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### WASTE WATER PIPES:

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The waste water pipes were plastic and cast iron.

Most of the waste water pipes appear to be serviceable. However, some waste water pipes require attention as follows:

- A right-angle elbow was present in the drain pipe for the kitchen where it runs through the crawlspace. The use of long sweep elbows are recommended in waste pipes to facilitate cleaning of pipe and improve performance. In addition, the pipe elbow was low and creates a reverse pitch in a portion of the drain. A continuous positive pitch toward the main drain pipe is recommended. Repair or improvement is recommended to improve performance and to conform with current standards.

- S-trap drain configurations were present under the sinks in the kitchen and bathrooms. Generally, the use S-traps are no longer acceptable in the waste plumbing system. The S-trap configuration does not provide adequate venting of the waste pipes for pressure equalization. Consequentially, the S-trap may be siphoned clear and not provide the required water seal to prevent entry sewer gases. This condition is associated with the "gul-ug-ing" sound when water drains. Consider installation of the P-trap drain configurations with drain waste vent pipes, if such problems arise.

- The main clean out for the building drain has a loose cap. Re-installation of this cap is recommended to prevent potentially unhealthful and volatile sewage gas from entering the house. The loose cap appears to accommodate the

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improperly installed laundry drain. The loose cap may indicate recent sewer service. Acquire any sewer service information from the current owner, if available. Much of the sewer system is underground and inaccessible to this visual inspection.

- Sometimes older underground drain pipes can become clogged with roots or other debris and may need to be cleaned periodically. Similarly underground drain pipes may be damaged by soil settlement conditions. Due to the inaccessibility of underground drain pipes, these conditions may not be evident at the time of inspection and may show up after occupancy and usage by a new owner. Consult the seller or the seller's disclosure statement for additional information concerning the frequency of any prior drain cleaning and service or repair.

Consult with a qualified plumbing contractor for further evaluation and repair or improvement as necessary.

## **HOSE FAUCETS:**

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A representative sample of the hose faucets were operated. The hose faucets appear to be serviceable. In order to guard against freezing and associated problems in the winter, disconnect any hoses or other device connected to the faucet, close interior shutoff valves and open the hose faucets outside to drain the water pipes.

## **WATER HEATER 1:**

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### **TYPE:**

Gas.

### **SIZE:**

40 Gallons.

### **AGE:**

10-15 years.

### **LOCATION:**

Basement.

For the most part the water heater appears to be serviceable. However, some attention is needed as follows:

- The water heater was approaching the end of its average economic life. Short remaining life should be anticipated.

- The single wall metal flue pipe runs across half of the basement to the chimney. This pipe will be extremely hot when the system is in operation. This configuration presents a potential safety and fire hazard. Improvement is recommended for safety purposes.

- The flue pipe runs a considerable distant, more than standard. In addition, the flue pipe was too large. Also, a coffee can was used as a section of the flue pipe. Further evaluation of the draft performance is recommended.

Consult with a qualified plumbing or heating, ventilation and air conditioning (HVAC) contractor for further evaluation and repair or improvement as necessary.

## **FUEL SYSTEM:**

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The gas meter was located at the exterior. The main gas shutoff valve was present at the gas meter.

Most of the fuel system appears to be serviceable. However, some attention is needed as follows:

- Soft copper pipe was used to supply gas to the water heater. In addition, galvanized pipe was used in part of the gas supply plumbing. The soft copper and galvanized pipe is no longer approved for use with natural gas. Installation of approved gas supply pipe is recommended for safety purposes. Consult with a qualified plumbing contractor for further evaluation and repair or improvement as necessary.

## BATHROOMS

Shower pans and tub/shower surrounds are visually inspected for signs of leakage at the time of inspection. However, leaks often are not evident except when the shower is actually in normal use. Determining whether shower pans and tub/shower surrounds are water tight is beyond the scope of this inspection. It is important to maintain all grout and caulk joints in the bath areas. Even minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required to ensure reliable performance.

### **BATHROOM 1:**

#### **TYPE/LOCATION:**

This three-quarter bathroom was located in the lower level hall.

#### **VENTILATION:**

- Insufficient ventilation was provided in the bathroom. Improvement is recommended. Install a vent fan or a functional window to provide adequate ventilation as necessary for compliance with modern building standards.

#### **SINK:**

The bathroom sink(s) appear(s) to be serviceable.

#### **TOILET:**

The toilet appears to be serviceable.

#### **TUB/SHOWER PLUMBING FIXTURES:**

The shower fixtures appear to be serviceable.

#### **BATHTUB, SHOWER & WALLS:**

The shower basin appears to be serviceable. The shower walls appear to be serviceable.

### **BATHROOM 2:**

#### **TYPE/LOCATION:**

This full bathroom was located in the second level hall.

#### **VENTILATION:**

A window was present and operational to provide sufficient ventilation in the bathroom. Installation of a vent fan may be desired for better control of moisture buildup and humidity when showering.

#### **SINK:**

- The sink was loosely secured. Generally, the sink is fastened to the wall with the pedestal configuration to ensure a stable mount. Loosely secured sinks may lead to leakage problems at the supply or drainage plumbing connections. Repair or improvement should be considered.

#### **TOILET:**

The toilet appears to be serviceable.

#### **TUB/SHOWER PLUMBING FIXTURES:**

The shower/bathtub fixtures appear to be serviceable.

- Note that no escutcheons were present at the tub/shower valve handles. Generally, escutcheons are provided for cosmetic purposes to cover the valve stems and improve the appearance of the fixture.

#### **BATHTUB, SHOWER & WALLS:**

The bathtub appears to be serviceable. The bathtub and shower walls appear to be serviceable.

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**BATHROOM 3:****TYPE/LOCATION:**

This full bathroom was located on the upper level.

**VENTILATION:**

A window was present and operational to provide sufficient ventilation in the bathroom. Installation of a vent fan may be desired for better control of moisture buildup and humidity when showering.

**SINK:**

The bathroom sink(s) appear(s) to be serviceable.

**TOILET:**

The toilet appears to be serviceable.

**TUB/SHOWER PLUMBING FIXTURES:**

- The overflow drain cover did not fit flush to the tub opening. The improper fit of the overflow drain assembly may allow leakage. Repair or improvement should be considered to improve performance.

- Drainage at the tub/shower was slower than average. Slow drainage is often due to build of hair and soap scum in the drain pipes. The drain pipe should be cleaned or serviced as necessary to restore good performance.

Consult with a qualified plumbing contractor for further evaluation and repair or improvement as necessary.

**BATHTUB, SHOWER & WALLS:**

The bathtub appears to be serviceable. The bathtub walls appear to be serviceable.

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**KITCHEN**

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Inspection of stand alone freezers and built-in ice makers are outside the scope of this inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected.

**KITCHEN SINK:****TYPE & CONDITION:**

A stainless steel sink was present. The sink appears to be serviceable.

- The hand sprayer at the kitchen sink was broken. Replacement of the sprayer is recommended as good maintenance.

- Leakage was evident at the compression fitting on the cold water supply pipe under the sink. Repair or improvement is recommended as good maintenance.

Consult with a qualified plumbing contractor for further evaluation and repair or improvement as necessary.

**RANGE/COOK TOP AND OVEN:****TYPE & CONDITION:**

The range was electric powered. The cooking appliances appear to be serviceable.

**VENTILATION:****TYPE & CONDITION:**

An exhaust hood with fan and light was present. The ventilation unit recirculates filtered air into the kitchen.

- The kitchen exhaust fan was noisy during operation. Noisy operation often indicates damaged parts or advanced wear and impending failure. Plan for repair or replacement of the kitchen exhaust fan in the near future.

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**REFRIGERATOR:**

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A refrigerator was present, but not inspected.

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**DISHWASHER:**

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The dishwasher appears to be serviceable.

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**GARBAGE DISPOSAL:**

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The garbage disposal appears to be serviceable.

- The rubber gasket was not present at the drain strainer of the garbage disposal. The gasket reduces splash out during operation of the disposal. Replacement should be considered.

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**TRASH COMPACTOR:**

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A trash compactor was present, but not inspected.

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**INTERIOR COMPONENTS:**

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**COUNTERS & CABINETS:**

The counter tops were plastic laminate (aka Formica). The counter tops appear to be serviceable.

The cabinets were wood. The cabinets appear to be serviceable.

**WALLS/CEILINGS/FLOORS:**

The walls and ceilings appear to be serviceable. The floor appears to be serviceable.

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**OTHER OBSERVATIONS:**

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Kitchenettes were present on the second and third stories. The cooking appliances were not fully evaluated at these areas.

- The faucet at the kitchenette on the third story dripped. Repair or replacement of the faucet is recommended as good maintenance.

<b>LAUNDRY</b>
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Laundry appliances are not tested or moved during the inspection. The condition of any walls or flooring hidden by these appliances cannot be evaluated. Drain pipes and water supply valves serving the clothes washer are not operated. Water supply valves may be subject to leaking if operated. - It is recommended that the water supplies at the clothes washer be shut-off between uses to avoid damage from a burst supply hose. Alternatively, consider the installation of steel braided, heavy duty supply hoses to connect the clothes washer. Corrugated vent ducts for clothes dryers may be a fire hazard. Installation of a smooth, rigid metal duct is recommended. Consult the manufacturer's instructions for proper installation. The dryer vent duct should be inspected and cleaned on a regular basis. Damaged, collapsed, kinked or constricted dryer ducts should be repaired or replaced to ensure optimal safety and performance.

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**CONNECTIONS & HOOK-UPS:**

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**LOCATION:**

The laundry area was located in the basement.

**HOOK-UPS:**

- No proper drain pipe was provided for the clothes washer. Typically clothes washers were set-up to drain into the floor drain when no drain pipe was present. Proper installation of a drain pipe with trap is recommended for modern convenience and compliance with plumbing standards.

- The 220 volt power outlet for the clothes dryer was not properly supported. The power cable and outlet should be firmly anchored for safety purposes.

- A vent was provided for the clothes dryer. Since the exterior vent was mounted on a sloped wall the draft flap remains open. Improvement is recommended for energy savings.

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**WASHER AND DRYER:****CLOTHES WASHER:**

Evaluation of the clothes washer was not performed during this inspection.

**CLOTHES DRYER:**

None present.

<b>INTERIOR</b>
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The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

**DOORS:****MAIN ENTRY DOOR:**

The main entry door was wood. The main entry door appears to be serviceable.

**OTHER EXTERIOR DOORS:**

- The side entry door at the basement stairs was an old door with no dead bolt lock. Improvement should be considered for security purposes.
- A make-shift screen door was present. Replacement may be desired to improve the appearance.

**INTERIOR DOORS:**

The interior doors appear to be serviceable.

**WINDOWS:****TYPE:**

The windows were the wood frame double hung type with single glass panes.

- The ropes that connect the balancing weights to the window sash were broken at several locations. Replacement of the sash ropes or installation of new spring loaded tracks to carry the windows is recommended.
- The stop molding that holds the sash in the track was missing at a second level bedroom window. Repair or improvement is recommended as good maintenance.
- The panes in several windows were cracked. Replacement of the window panes is recommended as good maintenance.
- The exterior of the north side windows on the main level were covered with plastic. The large amount of belongings in this room limited full evaluation of these windows.

**INTERIOR WALLS:****TYPE:**

The interior walls were finished with plaster and drywall.

The overall condition of the interior walls appears to be serviceable.

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**CEILINGS:**

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**TYPE:**

The interior ceilings were finished with plaster and drywall.

The general condition of the ceilings appears to be serviceable.

- Damage was present at the ceiling of the southeast second floor bedroom from roof leakage. Repair or improvement is recommended as good maintenance after the roof renovation is completed.

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**FLOORS:**

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**TYPE:**

The interior floors were finished with wood, vinyl, wall to wall carpet and linoleum.

The overall condition of the floors appears to be serviceable. Heavy wear was evident at some areas.

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**STAIRS & HANDRAILS:**

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The interior stairs appear to be serviceable. The handrail(s) at the stairs appear to be serviceable.

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**FIREPLACE/WOOD BURNING DEVICE 1:**

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**LOCATION:**

Living Room.

- No fireplace was present. An old-fashioned, unvented radiant gas heater was present in the wall niche in the living room. Use of unvented gas heaters is not recommended, since they may be unsafe and are known to produce carbon monoxide gas. It is recommended that this heater be disconnected from the gas supply, if not already disconnected.

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**SMOKE/FIRE DETECTOR:**

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**COMMENTS:**

The smoke detector(s) responded to test button operation. Change smoke detector batteries annually. Even most hard-wired smoke detectors have batteries as a back-up measure.

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**CENTRAL VACUUM SYSTEM**

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**CONDITION:**

The central vacuum system was activated and appears to be serviceable. Based on this limited visual inspection, the inspector can not guarantee that the system is working properly or will operate as intended in the future.

<b>GARAGE - CARPORT</b>
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Determining the actual heat resistance rating of the firewall between the garage and interior habitable areas of the home is beyond the scope of this inspection. Flammable materials should not be stored within closed garage and basement areas.

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**TYPE & LOCATION:**

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A detached, single car garage was present.

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**ROOF:**

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The garage roof appears to be serviceable.

- Three different colored roof shingles were present on the roof.

- The roof shingles show advancing wear. Short remaining roof life should be anticipated.

**FLOOR:**

The garage floor appears to be serviceable.

- Some small cracks were observed in the concrete floor of the garage. Such cracks often result from shrinkage during the curing process or normal settlement. These cracks appear to be routine in nature and were within normal tolerance.

**GARAGE DOOR(S):**

- Barn style doors were present. The doors were opened prior to the inspection and were not operated.

**OTHER OBSERVATIONS:**

- The north wall of the garage was buried in soil. This condition is conducive to moisture damage and infestation of wood destroying insects. Modification of the yard is recommended to provide clearance between the wood frame and the soil.

- The roof ridge was sagging. It appears that the rafter ties were damaged or otherwise poorly connected. The large amount of belongings present in the garage limited evaluation of this condition. Repair or improvement is recommended. Consult with a qualified general contractor or master carpenter for further evaluation and repair or improvement as necessary.

**ROOF SYSTEM**

The foregoing is an opinion of the general quality and condition of the roofing material. **The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage.** This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged and heavy rainfall. Often, such weather conditions are not present during the inspection.

**ATTIC 1:****LOCATION/ACCESS/METHOD OF INSPECTION:**

The main attic was finished as a top story to the house. Interior finishes limit the visual inspection of insulation, ventilation, and the condition of the roof framing.

**FRAMING: TYPE:**

Conventional framing was employed in the construction of the roof. The roof was framed with 2x6 wood rafters set at 16" on center. Knee walls were present under the roof spans. Collar ties were present at rafter pairs.

The attic framing appears to be serviceable.

**INSULATION:**

The attic was insulated with fiberglass batts.

- The insulation level was 5-6 inches thick, approximate value of R-11. Installation of additional insulation in the attic area is recommended for energy savings and comfort. The standard level of insulation in this area is 12 inches (R-30).

- Insulation was installed between roof rafters in the attic. Consequently, insulation was against the roof sheathing. Such an arrangement is not recommended. Insulation against the roof sheathing can trap moisture and heat, which may result in damage of the roof system. Consider removing this insulation where practical and installing the insulation on the floor or knee wall. At least provide adequate ventilation against the roof sheathing. Vent baffles are available to ensure sufficient ventilation space exists between the roof sheathing and insulation.

Note: During roof renovation ventilation baffles can readily be installed.

**VENTILATION:**

- No attic ventilation was provided. Installation of vents at the soffits and roof is recommended. Consider the installation of a power ventilator fan for optimal performance. Alternatively, a roof ridge ventilation system may be substituted for a power ventilator. Improved attic ventilation can reduce heat build-up in the attic, lower cooling costs and reduce wear on roofing shingles.

**ROOF 1:****LOCATION/ACCESS/METHOD OF INSPECTION:**

The main roof was not walked on during this inspection. The roof was viewed from the roof edge on a ladder.

**STYLE & COMPOSITION:**

The gable roof was covered with composition asphalt shingles. The flat or low pitch roof was covered with rolled asphalt composition membrane.

- The approximate age of the roof appears to be over 20 years. Several layers of roofing appear to be present. The roof was heavily worn and appears to be at or near the end of its average expected economic life. leakage had occurred at the northeast bedroom. Replacement of the roof covering is recommended at this time. Consult with a qualified roofing contractor for further evaluation and repair or improvement as necessary.
- The original wood shingle roofing serves as a roof sheathing (nailing base) for the current roofing materials. This wood shingle sheathing may require complete removal, down to the rafters in order to install solid sheathing to receive the new roofing materials during renovation. Sometimes another layer of roofing materials can be installed over the existing roofing materials.
- The rolled asphalt composition roofing was not installed in the half-lap configuration. Only a few inches of overlap was present at the seams. The durability of the roofing may be compromised.

**EXPOSED FLASHINGS:**

The roof flashings and joints were sealed with roofing tar. Periodically, inspect the tar seal around the roof flashings and joints, and reseal as necessary.

Note: the roof flashing should be replaced during roof renovation.

**GUTTERS & DOWNSPOUTS:**

An aluminum gutter system was present. Most of the gutter system and downspouts appear to be serviceable. However, some need attention as follows:

- No gutter was present over the porch roof on the south side. Roof runoff has contributed to the decay of the mortar between the stones in the foundation at this corner. Consider installing additional sections of gutter and downspout to reduce erosion and saturation of the soil around the foundation.

<b>EXTERIOR</b>
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**EXTERIOR WALLS:****MATERIAL:**

The exterior walls were covered with stone siding, wood shingle siding and hardboard siding, lapboard style.

Most of the exterior walls and siding appear to be serviceable. However, a few areas require attention as follows:

- The heavy covering of vines over the wood shingle siding has resulted in damaged and broken shingles. removal of the vines from the house and repair of the siding is recommended. Consult with a qualified exterior siding contractor for further evaluation and repair or improvement as necessary.
- Many of the corners were not properly closed at the areas with wood shingle siding. Repair or improvement is recommended.
- The north side windows in the rear second level room were covered with plywood on the exterior. plywood is not durable as an exterior siding. It is suspected that the windows remain under the plywood. Proper closure of the wall and installation of exterior siding is recommended.

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**EXTERIOR TRIM:**

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**MATERIAL:**

The exterior trim was wood.

- The exterior trim appears to be serviceable. Peeling and weathered paint was observed on the exterior trim. Maintenance service is recommended to increase the life expectancy of the exterior trim. Maintenance service is recommended at regular intervals. Maintenance consists of removal of loose paint and spot repair to provide a sound base, sealing all joints and nail holes with caulk and painting of all exterior surfaces exposed to the weather.

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**CHIMNEY, FLUE or GAS VENT 1:**

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**TYPE:**

The brick chimney services the heating system and water heater.

- Deteriorated brick mortar was evident at the exterior of the chimney. Repointing is recommended to ensure future reliability of the chimney.  
- No chimney rain cap with pest screen was present on the chimney flue. Installation of a rain cap with pest screen is recommended to keep out damaging moisture and to prevent entry of annoying pests.

<b>GROUNDS</b>
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This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

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**DRIVEWAY:**

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The driveway was concrete paved. Most of the driveway appears to be serviceable. However, some areas need attention as follows:

- The paving was cracked and has settled in places. This condition should be monitored periodically. If the condition progresses, corrective action should be performed as needed.

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**SIDEWALKS:**

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The sidewalks were concrete paved. The sidewalk appears to be serviceable.

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**FRONT WALKWAYS:**

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The walkways were concrete paved. The walkway(s) appear(s) to be serviceable.

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**SIDE WALKWAYS:**

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The walkways were concrete paved.

- The paving was cracked and has settled in places. The paved surface was sloping toward the house. Poor drainage at this area was evident.

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**FRONT STAIRS/STOOPS:**

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The exterior stairs/stoop were/was concrete. The exterior stairs/stoop(s) appear(s) to be serviceable.

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**FRONT PATIO/PORCH:**

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The porch was masonry. The porch appears to be serviceable. The large amount of belongings limited the inspection.

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**REAR PATIO/PORCH:**

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The patio was concrete with ceramic tile. The patio appears to be serviceable.

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**PATIO/PORCH COVER:**

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- A make shift shed/closet was attached to the rear of the house beside the patio. Improvement or removal may be desired.

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**RETAINING WALLS:**

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The retaining wall was stone and concrete. The retaining wall(s) appear(s) to be serviceable.

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**GRADE OF GROUNDS & PAVING:**

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The grade at the foundation appears to be serviceable. Maintain the slope of the grade in the direction away from the foundation.