

**ORIGINAL HOME
INSPECTION
SUMMARY**



SUMMARY

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98672
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2.1.1 Chimneys, Vents & Roof Penetrations

CHIMNEYS DETERIORATED



Chimneys is deteriorating recommend further review and repair. See pictures below.

Recommendation

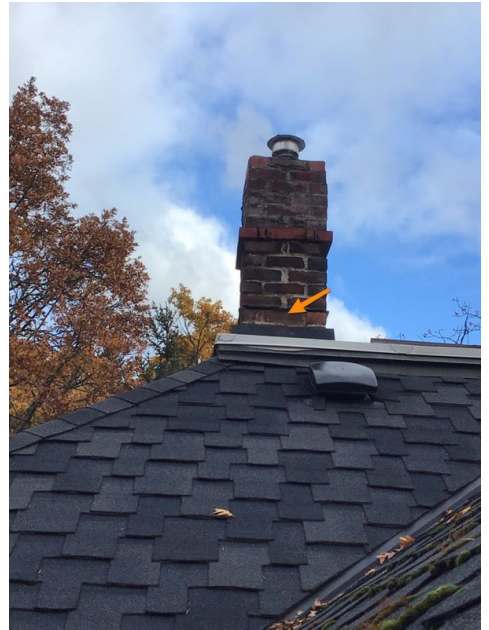
Contact a qualified masonry professional.

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry). Suggest a masonry professional review the homes masonry systems for a final determination of attention needed.

Recommendation

Contact a qualified chimney contractor.



2.1.3 Chimneys, Vents & Roof Penetrations
**SEALING OPENING IS SUGGESTED IN
BASEMENT**

Recommendation
Contact a qualified professional.

 Recommendation



2.1.4 Chimneys, Vents & Roof Penetrations
PAINT ATTENTION TO VENT PIPE

Recommendation
Contact a qualified professional.

 Maintenance



2.2.1 Roof Covering **MOSS | LICHEN GROWTH**

 Recommendation

Moss or lichen was seen growing on the roof recommend cleaning it off. Hiring a professional is the safest method.

Recommendation
Contact a qualified professional.



2.3.1 Flashing **INCORRECT**

 Recommendation

SOUTH DORMER

Flashing is incorrect, recommend further review and repair by a licensed roofing contractor. The vertical lower area of the flashing "should" be exposed. The siding is covering and in contact with the roofing material.

Recommendation
Contact a qualified roofing professional.



South bath dormer roof contact

AGED PAINT/ STAIN

Recommend re-painting or re-sealing areas of the exterior of the home. Paint prep and caulking is required first.

Recommendation

Contact a qualified professional.



West Side SW bedroom wall



South Bath Dormer areas

GAPS FOR SEALING SHUT-

SOUTH

There was some holes seen in the siding and trim where pests could get into the home it would be recommended to seal these openings.

Recommendation

Contact a qualified professional.



3.5.1 Driveways, Walkways, Sidewalks & Patio areas

 Maintenance

SOME CRACKING AT WALKWAY/SIDEWALK

NORTHWEST NEAR LOWER ENTRY DOOR - BUMPS NOTED IN THE ASPHALT.

I observed cracking at the walkway. This condition could be a trip hazard.

Correction and further evaluation is recommended.

Recommendation

Contact a handyman or DIY project



Walkway near lower door entry- NW corner

3.7.1 Electrical & GFCI's
ELECTRICAL DEFECT

 Recommendation

UNDER THE FRONT N STEPS.

I observed indications of an electrical defect at the exterior. Damaged wiring conduit in areas - and not secured.

Recommendation

Contact a qualified electrical contractor.



3.7.2 Electrical & GFCI's
CLEARANCE SERVICE WIRE

 Material Defect

Overhead feed to the within reach of the south porch- this is a possible safety hazard recommend review by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



South

3.9.1 Roof Drainage Systems **PLASTIC GUTTER AT THE CARPORT-**

Noted as clogged and leaking- Future updates are warranted.

Recommendation
Contact a qualified professional.

3.10.1 Foundation **BRICK WORK FOR TUCK POINT REPAIRS** Recommendation

Some exposed brick areas below the E side porch need attention. Suggest a masonry contractor review these areas for a final determination of attention needed. This brick work is likely the construction method used to build the porch support systems covered with a smooth cement layer / covering at sometime in the past.

Recommendation
Contact a qualified professional.



East

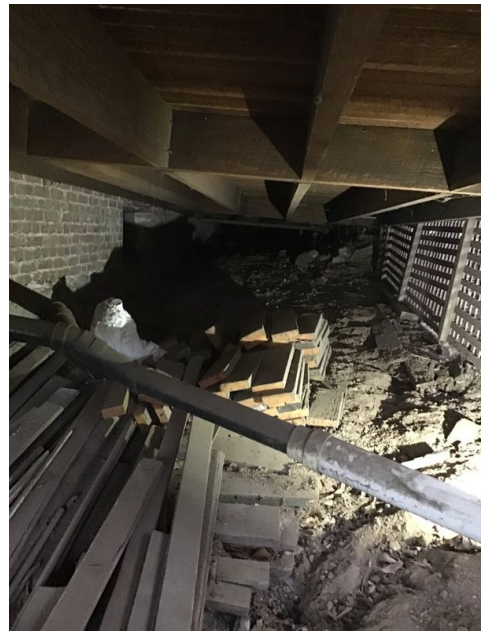
3.10.2 Foundation **WOOD DEBRIS FOR REMOVAL TO GARAGE** Maintenance

Noted under the N porch area.



North

3.10.3 Foundation
LOW ACCESS NOT FULLY VISIBLE



DETERIORATED CONDITION AT FRONT STEP SIDE RAILINGS.

I observed indications of deteriorated and aged conditions at the deck components. The side railing are NOT secured fully to the main stair system it appears. They were noted to move with ease when pushed upon. The smaller rear stair system has limited side hand railings and pickets and supports.

The services of a licensed experienced decking contractor / professional are needed to review the home's stairs and porch systems for a final determination of attention needed.

Recommendation

Contact a qualified deck contractor.



3.11.2 Decks, Balconies, Porches, Covering, Stairs/Steps

Recommendation

LEDGER BOARD FASTNERS ABSENT

I observed indications of a defect at the ledger board of the visible framing of the period porches.

The ledger boards are not properly attached to the building with current standards. This can cause the porches to pull away from the building and possibly collapse. No visible metal bracket fastening devices.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified deck contractor.



3.11.3 Decks, Balconies, Porches, Covering, Stairs/Steps

Recommendation

DAMAGED WOOD

AT THE BASE OF THE MAIN STEPS.

Some damaged wood seen recommend repair by a qualified professional.

Recommendation

Contact a qualified deck contractor.



3.11.4 Decks, Balconies, Porches, Covering, Stairs/Steps

Recommendation

HANDRAIL IS NOT CONTINUOUS

I observed that the handrail is not continuous.

Handrails for stairs must be continuous for the full length of the stairway. The hand railing is not graspable as newer standards suggest. Main N side stair system.

Recommendation

Contact a qualified professional.

DECK - WOOD DECAY / ROT

I observed wood decay / rot at the deck. This condition is a structural defect. More decay / rot may be found at other areas.

Correction and further evaluation of the deck is recommended.

Recommendation

Contact a qualified deck contractor.



At the base of the N steps



At the lower areas of the N steps

DECK - GROUND CLEARANCE

Framing members for the deck are either in or very close to the soil, the material does not appear to be pressure treated or naturally decay resistant- recommend repair. If not corrected- overtime the wooden members will decay.

Areas noted in contacts with soils and or needing updated support work include -

1. Areas below the wood steps at the N side- Lower level steps. See prior pics.
2. Two wooden supports were noted in contact with soils under the lower height NW porch area near the lower level N side door. Past repair were noted. (Some newer wood with metal brackets)
3. Areas adjacent to this area of the wood porch are in contact with rock and soils it appears and will require ongoing attention.

Recommendation

Contact a qualified professional.



DECK-HARDWARE RECOMMENDED

Recommend installing hardware on the post and beam connections for the porch/stair framing. Consider updates to newer seismic standards. A licensed decking contractor can offer a final determination of attention needed.

Recommendation

Contact a qualified deck contractor.



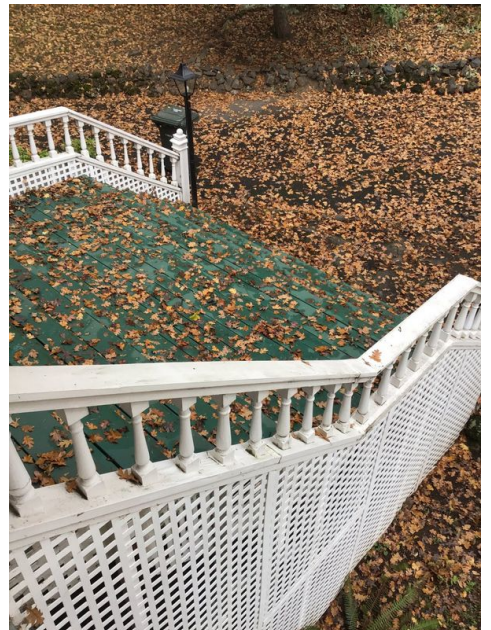
GUARD RAILING LOOSE / LOW IN HEIGHT-

Guard railing was loose recommend repair by a licensed carpenter. Noted to move when leaned upon. Updates are needed for occupant safety. See prior notes.

NOTE: Most all porch railings are lower in height than today's common standards. Future updates would be prudent.

Recommendation

Contact a qualified deck contractor.



LOOSE PORCH POST

The post installed on the porch is loose recommend further review and repair by a licensed general contractor.

Recommendation

Contact a qualified general contractor.



IMPROPER GUARDRAIL HEIGHT (NOT 36")

I observed indications of a defect related to the height of a guardrail.

Guardrails are normally required to be 36 inches above standing surface next to the guardrail.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified carpenter.



GUARD RAILING UNSAFE 4"/ 6"

There are unsafe opening in the porch system railings. The spacing on the rail should not exceed 4 inches and 6 inches in the triangular area next to the stair riser . An opening greater than 4 is a serious safety hazard especially for children as their head or other body part can become trapped.

(Code standards change every few years- but no longer meets up with todays standards)

Recommendation

Contact a qualified deck contractor.

SCABBED TOGETHER STAIR TREAD RISERS - PAST REPAIRS-

N STEPS LOWER PORTION-

Joists under the N steps are scabbed together recommend repair by a licensed carpenter. This is an indication of past repairs that in fact might be ongoing as the stair system ages. See prior notes and pics.

Recommendation

Contact a qualified deck contractor.

STEPS - STRINGER ATTACHMENT

The attachment and supports for the North stairs is limited- recommend the installation of joist hanger brackets and review and repair by a licensed carpenter. See prior notes.

Recommendation

Contact a qualified deck contractor.

HEADROOM AT STAIRWAY TOO LOW (6' 8")

UNDER THE REAR S SIDE PORCH - OFF OF THE CARPORT.

The headroom at the rear S stairs is low. The minimum is 6 feet and 8 inches. Warning signage might be prudent if not addressed.

Recommendation

Contact a qualified professional.

3.11.15 Decks, Balconies, Porches, Covering, Stairs/Steps

 Recommendation

UPDATED RAILINGS NEEDED FOR SAFETY

Recommendation

Contact a qualified professional.



Rear lower S Side stairs

3.12.1 Copper pipe visible - east side

PERHAPS PART OF A UST

 Recommendation

Suggest the property be searched for any UST (Underground Storage Tank) onsite. As it appears the home once had an oil heating device.

Recommendation

Contact a qualified professional.



3.13.1 Minor cleaning needed - west side

SOILED AREAS

Recommendation

Contact a qualified professional.



4.1.1 Attic Opening, Structural Components & Observations in Attic

PAST FIRE INDICATIONS NOTED

Confer with the seller and or the local fire official for information about the past history of a fire(s) in the home. The amount of charred or replaced newer wood appears limited.

Recommendation

Contact a qualified professional.



EXPOSED AGED LIVE WIRING

The services of a licensed electrician are needed for a final determination of attention needed with the the period homes aged Knob and Tube wiring. The aged fuse panel system is nearby. See notes.

Recommendation

Contact a qualified professional.



POSSIBLE ACTIVE PEST ENTRY

Noted in a few areas within the large attic. Trapping or sealing of gaps is suggested around windows and or chimney systems. A pest professional can offer more information.

Recommendation

Contact a qualified professional.



4.2.1 Attic Insulation

INSUFFICIENT INSULATION



Insulation depth was inadequate. (Likely none)- Fixed flooring noted. Recommend a qualified attic insulation contractor install additional insulation.

The only visible limited insulation noted in the home was below the lower level covering most of the sub flooring as seen from the lowest sub surface cellar area. Period homes often times have no insulation within wall and ceiling areas.

Recommendation

Contact a qualified insulation contractor.

4.3.1 Ventilation

ATTIC VENTILATION INSUFFICIENT



Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space.No eave or soffit venting noted- which is not uncommon in a period home. The future installing of an attic fan and or attic fixed window screening for summer time use and opening appears warranted. Some upper roof line venting was added in the past when the roof was updated.

Recommendation

Contact a qualified professional.

5.1.1 Heating System Information

NO FIXED HEAT SOURCE IN EACH LIVING / SLEEPNG AREA



Newer standards suggest each living area and sleeping area have a fixed heat source. This period home only has a main furnace system with ONE vent that allows the warm air to rise within the home and up the open stairway. The bedrooms on the upper level likely may not stay very warm during the winter heating season.

NOTE: Two of the bathrooms appear to have aged fixed heat sources for updating. The lowest bath did not appear to have a heat source.

Recommendation

Contact a qualified professional.

5.2.1 Thermostat and Normal Operating Controls

AGED THERMOSTAT



I observed that the thermostat is very old and should be upgraded to a modern energy-efficient thermostat. Also it was noted that the thermostat is located on the lower level / next to the freestanding gas unit - the tempature of the main level likely will be less given the location of the open heat source with out common duct work. An HVAC professional can offer more information as to the best future location of a thermostat for the lower furnace.

Recommendation

Recommended DIY Project

6.5.1 Panel Systems and Breakers

EXPOSED LIVE ELECTRICAL WIRES

S SIDE- ATTIC AREA ABOVE A SOUTH WINDOW -

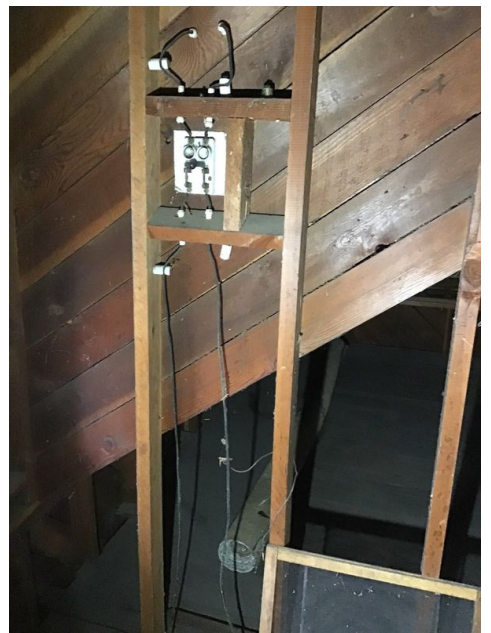
I observed exposed live AGED FUSE SYSTEM and aged electrical wires that appears still in use. Updates are warranted. Suggest a licensed electrician review the structures electrical systems for a final determination of attention needed for occupant safety.

Recommendation

Contact a qualified electrical contractor.



Material Defect



6.6.1 Service Grounding & Bonding

UNABLE TO CONFIRM PRESENCE OF GROUNDED CONDUCTOR

BASEMENT

I was unable to confirm by observation the presence of a fully grounded conductor. It appears the water service has been updated in the past to plastic - thus a copper wire connected to the metal pipe down stream is no longer in contact with soils as it appears. The services of a licensed electrician are needed for a final determination of attention needed for occupant safety.

Recommendation

Contact a qualified electrical contractor.



Material Defect



6.8.1 GFCIs

MISSING GFCI

ALL COMMON GFCI LOCATIONS-

I observed indications that the period home has received NO GFCI updates which are now more commonly seen in homes to keep people safe. None noted near sink areas- bathrooms- basements, laundry or exterior porch locations. Updates would be prudent.

Recommendation

Contact a qualified electrical contractor.



Recommendation

AGED KNOB AND TUBE WIRING

Recommendation

ATTIC AND BASMENT AND OTHER CONSEALED LOCATIONS

Limited views were obtained in many areas of the period home due to storage including in the basement. Areas of visible period knob and tube wiring were noted along side some joists that may be still in use. Suggest a licensed electrician review the full basement and attic areas for wiring that is accessible and requires updating. Commonly in areas where knob and tube wiring is accessible it is updated.

Recommendation

Contact a qualified electrical contractor.

6.10.1 General Electrical Notes

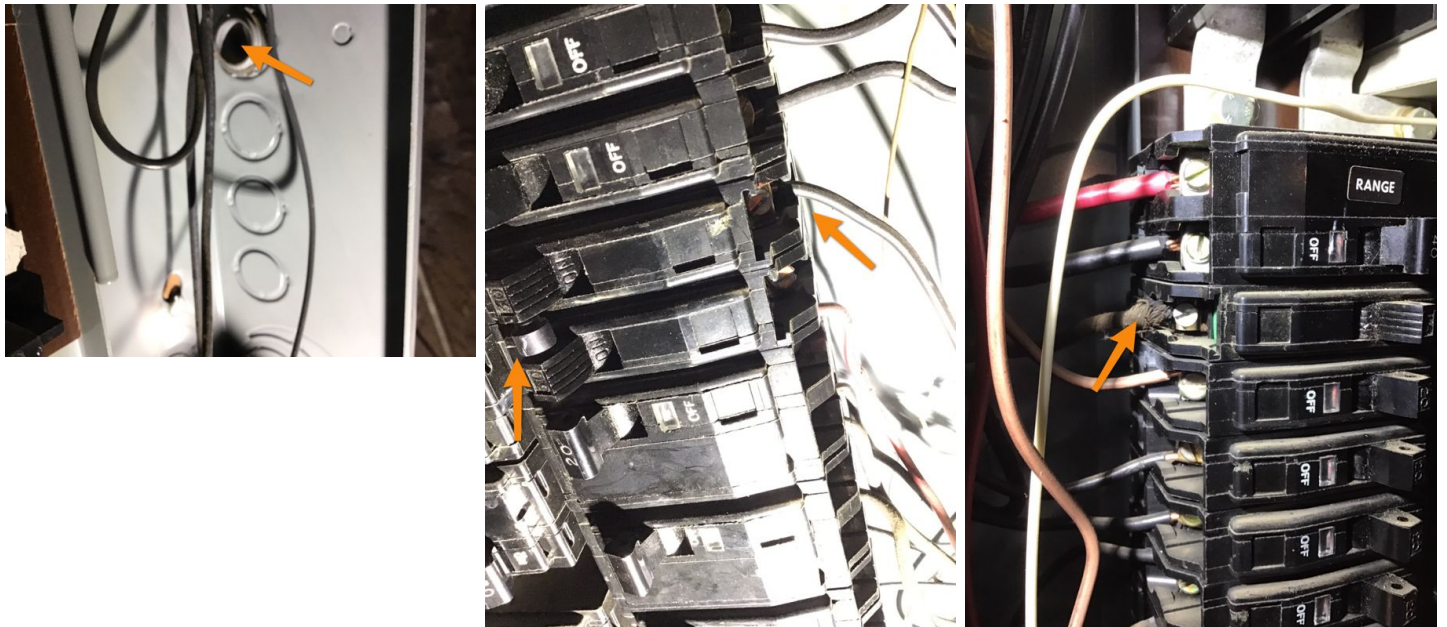
FOR ATTENTION

Recommendation

1. A single wire was noted on a two pole breaker. Correction is warranted.
2. The now closed pool breakers are still in the on position.
3. A side knock out covering is missing.
4. An aged cloth covered wire was noted in the panel for consideration of updating.
5. Limited labeling noted on the panel and aged FUSE panel in the attic- Updates are needed for safety.

Recommendation

Contact a qualified electrical contractor.



7.3.1 Drain, Waste, & Vent Systems

S-TRAP

Recommendation

MAIN FLOOR BATH - SINK DRAIN

The dated Trap configuration on the sink drain is an S-Trap which can let sewer gas back into the home recommend repair by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

7.5.1 Hot Water Source **NO EXPANSION TANK**

 Recommendation

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.No seismic straps in place.

Recommendation

Contact a qualified plumbing contractor.

7.5.2 Hot Water Source **COVERED WATER HEATER- EXCLUDED.**

 Recommendation

A fixed wood covering was a noted- thus the upper bath water heater was not inspected. Confer with the seller as to the approx age and any known service work. Not visible. A request was made to remove the covering prior to the start of the inspection.

Recommendation

Contact a qualified professional.

8.2.1 Doors **DOORS STICK-**

 Maintenance

Door sticks and is tough to open. Recommend sanding down offending sides. A few doors and latches were not fully working. A E den door was not hanging from its hinges- just leaning against the wall. An upper bedroom door at the SW bedroom no knob or latch. Given the age of the home the doors and latches are in favorable condition but will require ongoing care.

Recommendation

Contact a qualified handyman.

8.2.2 Doors **POOR WEATHER-STRIPPING**

 Maintenance

At the time of the inspection, weather-stripping at interior doors was generally damaged or deteriorated or not present. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.

Recommendation

Contact a qualified handyman.

8.3.1 Windows

BROKEN GLASS

 Recommendation

There was some cracked and or broken glass seen in this room recommend repair by a licensed window contractor. Given the age of the home the window glass in many windows appears serviceable. Window glass of this period is not safety tempered in windows and doors systems. Future updates might be prudent in areas. A few windows in the home did not appears to easily open- thus were not forced upon. Very few were noted as painted shut which is a common method used to aid in controlling drafty window systems.

Recommendation

Contact a qualified window repair/installation contractor.



Lower west side

8.5.1 Ceilings

CRACKING

 Maintenance

There was some minor cracking in the hallway ceilings and the lower bathroom ceiling. Given the age of the home this structure appears to have had limited visible updates and repairs due to shifting or movement within the structure.

Recommendation

Contact a qualified professional.



8.6.1 Floors

AGED BATHROOM FLOORING NOTED IN AREAS

 Maintenance

Some repaired areas noted in the bathrooms- future floor covering updates would be prudent over time. Ongoing caulking attention around tubs and toilets and sinks is suggested.

Recommendation

Contact a qualified professional.

8.7.1 Lighting Fixtures, Switches & Receptacles **INADEQUATE NUMBER OF RECEPTACLES**

Recommendation

There is a minimal number of receptacles in the home. This can cause a short circuit if increased demand is present. Recommend a licensed electrician add additional receptacles. Period homes oftentimes have limited outlets in each room. Extension cord use is not advised for safety.

Recommendation

Contact a qualified electrical contractor.

8.7.2 Lighting Fixtures, Switches & Receptacles **LIGHT BULB CLOSET AREA**

Maintenance

Recommend installing a cage around the light in the bedroom closets. Updating to a newer LED light or bulb type fixture is suggested

Recommendation

Contact a qualified electrical contractor.

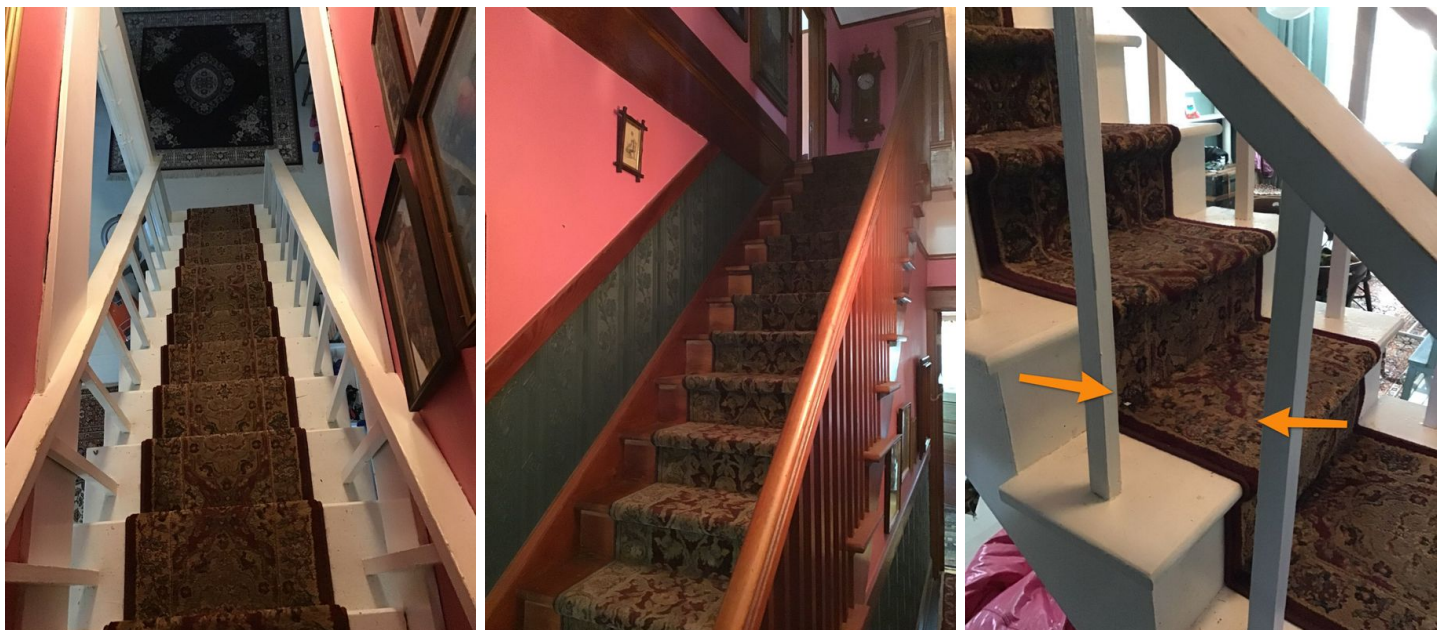
8.9.1 Stairways **NO HAND GRABS / LOW RAILING HEIGHTS**

Recommendation

The homes interior stairway systems could use future updates to meet current standards. Including the basement and attic stairways and area lighting needs for safety. Some stair systems have gaps over 4 inches which can be a child hazard. Suggest licensed contractor review all stairway systems for a final determination of attention needed.

Recommendation

Contact a qualified professional.



9.2.1 Presence of Smoke and CO Detectors **OLD DETECTORS, NEW DETECTORS RECOMMENDED**

Material Defect

I observed very old smoke detectors in the house. (Over 25 years in age) Detectors should be replaced every 5-10 years. They should be hard-wired with electricity and have a battery backup feature in case the electricity turns off. New smoke detectors are recommended. A detector is commonly found inside each bedroom and hallway and in general living areas including basements. Confer with the local fire chief for specific published recommendations.

Recommendation

Contact a qualified professional.

9.2.2 Presence of Smoke and CO Detectors

CARBON MONOXIDE DETECTOR(S) NOT IN PLACE

 Material Defect

Carbon Monoxide detector missing. Carbon monoxide alarms shall be located in each bedroom or within 15 feet outside of each bedroom door. Bedrooms on separate floor levels in a structure consisting of two or more stories shall have separate carbon monoxide alarms serving each story. Recommend updates for occupant safety.

Recommendation
Contact a qualified professional.

10.2.1 Doors

NO DOOR KNOB

SW BEDROOM

 Maintenance

There was no door latch on door to the bedroom, recommend repair.

Recommendation
Contact a qualified professional.

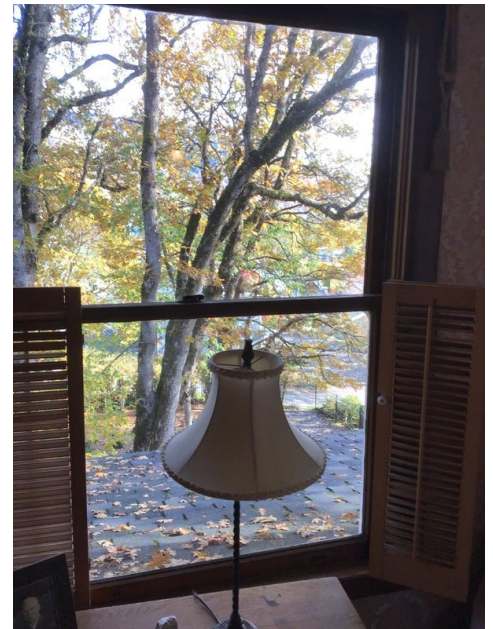
10.3.1 Windows

DIFFICULT TO OPERATE

 Maintenance

Window is difficult to operate recommend review by a licensed window contractor.

Recommendation
Contact a qualified window repair/installation contractor.



Southeast and Northwest

10.7.1 Lighting Fixtures, Switches & Receptacles

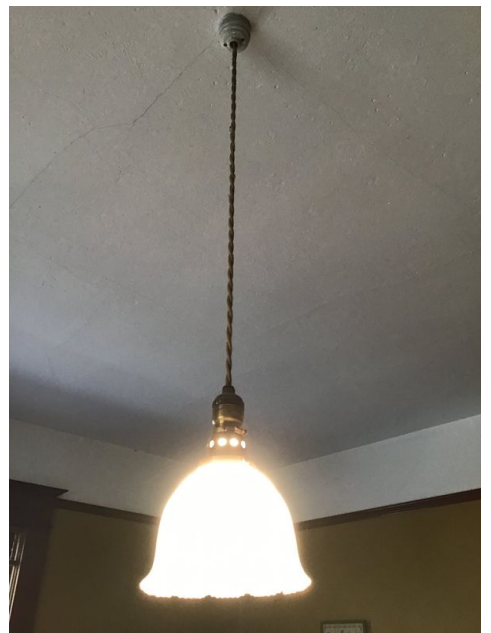
 Recommendation

PERIOD LIGHTS FOR FUTURE UPDATES

Most all rooms have period fixtures and wall switches for future updates.

Recommendation

Contact a qualified professional.



11.1.1 Bathroom Toilets

WATER HEARD DRIPPING INSIDE THE TANK - BEDROOM LEVEL BATH

 Maintenance

Recommendation

Contact a qualified professional.

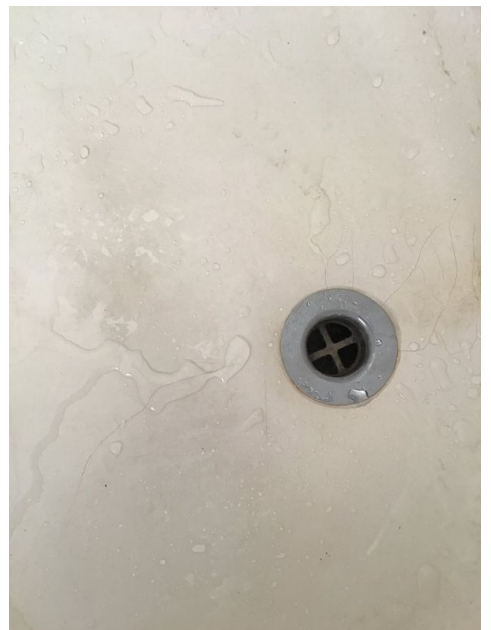
11.2.1 Sinks, Tubs & Showers

SLIGHT CRACKING AT THE TUB

 Recommendation

Recommendation

Contact a qualified professional.



11.2.2 Sinks, Tubs & Showers
SINK STOPPER NOT IN PLACE

Recommendation
Contact a qualified professional.

 Recommendation



11.2.3 Sinks, Tubs & Showers
PEELING CEILING PAINT LOWEST BATH-

No bath fan noted

Recommendation
Contact a qualified professional.

 Maintenance



HEAT LAMP DEFECT

 Recommendation

I observed that the heat lamp fixture in the bathroom did not work. The fan made a rattle noise- likely not fully functional. Unable to determine if the fan is ducted to the exterior vs. just inside the small shed attic space above.

Recommendation

Contact a qualified electrical contractor.



Aged unit updating is suggested

RECEPTACLE IS NOT GFCI PROTECTED

 Recommendation

I observed that the receptacle in the bathroom is not testing as being GFCI protected. This is a hazardous condition. All baths could use GFCI updates. Dated two pronged outlets noted in many locations within the home.

Recommendation

Contact a qualified electrical contractor.



Non grounded outlet near the tub below the window-



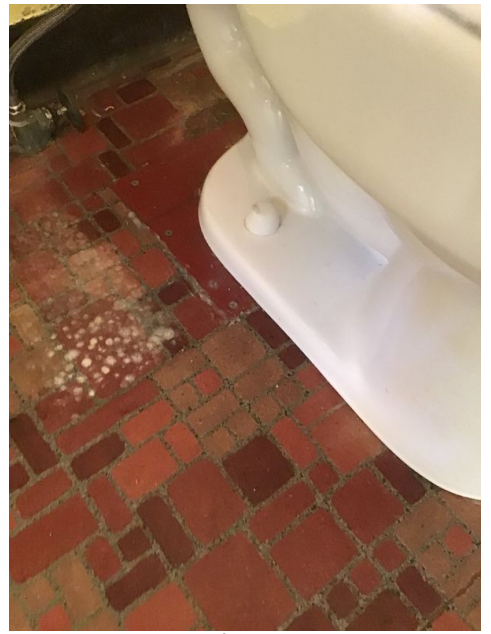
GFCI needed

FLOOR DAMAGE

I observed damage at the bathroom floor. All three bath areas have aged flooring with repairs. Ongoing caulking and touch up will likely be needed.

Recommendation

Contact a qualified handyman.



Past repairs noted

CEILING TILES

Added tile ceilings were noted at the rear entry areas of the home and at bathrooms and laundry areas. Tile of this period may contain asbestos. Testing is suggest prior to disturbance or future updates.

Recommendation

Contact a qualified professional.

DOOR DOES NOT CLOSE PROPERLY

I observed that the bathroom door did not close properly. The low height window sill is a potential fall hazard. Fixed child proofing latching or window guards would be prudent.

Recommendation

Recommended DIY Project



13.2.1 Two pronged dated outlet

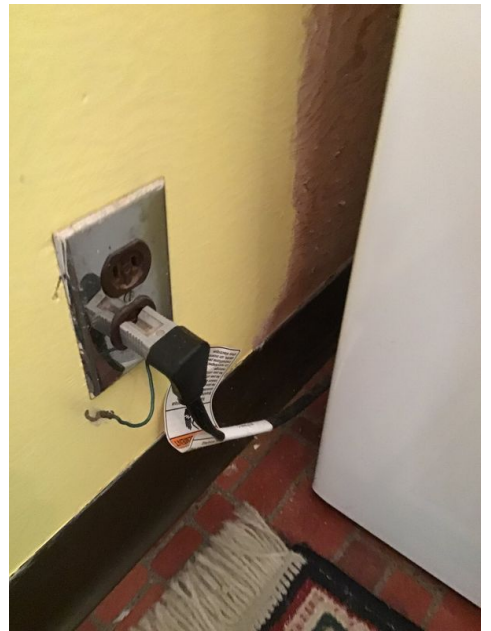
TWO PRONGED OUTLET -

Updating is suggested.

Recommendation

Contact a qualified electrical contractor.

 Recommendation



13.2.2 Two pronged dated outlet

DATED WALL HEATER FOR UPDATING

Recommendation

Contact a qualified electrical contractor.

 Recommendation

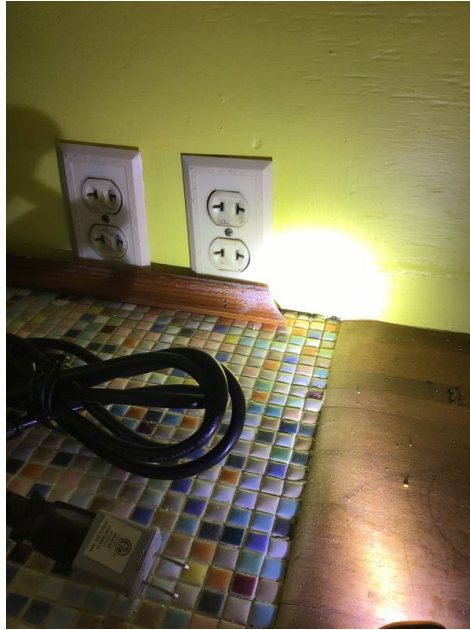


MISSING GFCI PROTECTION

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.

Recommendation

Contact a qualified electrical contractor.



14.5.1 Range/Oven/Cooktop

MISSING ANTI-TIP

I observed that the stove and oven appliance was not fastened to the floor. Anti-tip device is missing. This poses a safety hazard to children.

Recommendation

Contact a qualified professional.



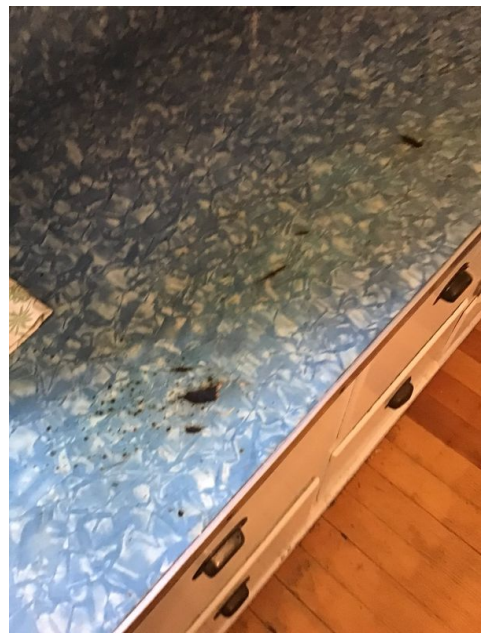
WORN AREAS AT COUNTERTOPS



I observed worn areas and some damage at the countertops.

Recommendation

Recommend monitoring.



MOISTURE DAMAGE



Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation or inquire with the seller.

Recommendation

Contact a qualified professional.



MISSING GFCI IN UNFINISHED BASEMENT



I observed a missing GFCI protection in the unfinished basement.

GFCI protection is required for all 15- and 20-amp, 120-volt receptacles in the unfinished basement. Lighting updates are also suggested. Limited lights noted.

Recommendation

Contact a qualified electrical contractor.

LIMITED SOIL SUPPORT AND WOOD SUPPORTS FOR UPDATING

NORTH SIDE-

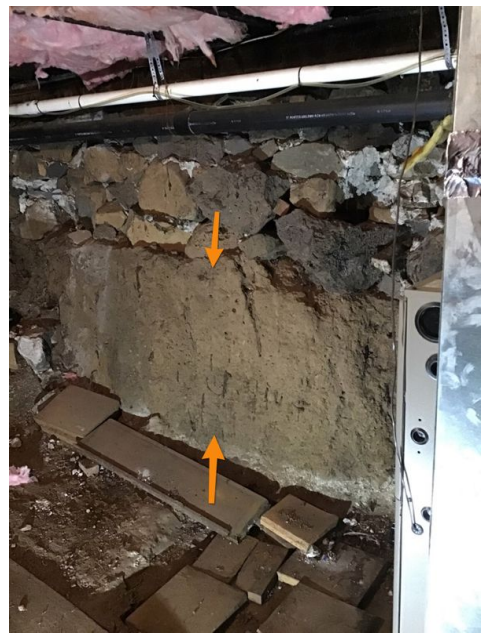
It appears years ago soil was removed in areas of the sub area-added supports were noted in some locations. As pictured below soils have no support in some locations near the homes rock and mortar foundation areas. Updates are warranted with concrete to fully support the load bearing soils. Other added posts appear to have limited fixed attachment methods at the post and beam connections. An added post near the main water heater appears to not be load bearing and requires attention. Other older post supports have been added overtime that now may require updating. Metal fastening devices and lag screws intended for better attachment methods are now available.

A foundation specialty engineer and or an experienced and proven contractor should review the entire basement area for a final determination of attention needed.



Recommendation
Contact a qualified professional engineer

Recommendation

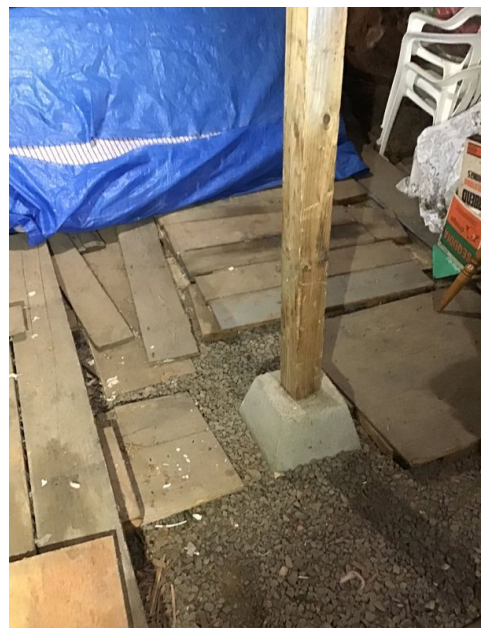


VAPOR BARRIER NEEDED AND STORED WOOD REMOVED

All exposed soils should be fully covered with a black 6 mil covering overlapped and sealed to the masonry if possible. This will help to control water vapor rising up with the home and dust within the structure. All wood debris and stored wood items should not in contact with soils to aid in preventing pest infestation. Removal is suggested or storing up away from the soil level.

Recommendation
Contact a qualified professional.

Maintenance



INSULATION INSTALLED UPSIDE DOWN IN CRAWLSPACE

I observed that the insulation installed on the floor joists above the foundation area is installed upside down with the paper side down in a few areas.

Recommendation

Contact a qualified insulation contractor.

16.1.1 Roof at Carport

METAL COVERING WITH LIMITED SLOPE

As noted when leaf debris gather on the roof covering water can back up and find methods to seep through the metal covering at seams and screw attachment locations. Some discoloring of wood sheathing was noted from below which indicate moisture intrusion.

Recommendation

Contact a qualified professional.



STRUCTURAL DEFECT

SOUTH CARPORT

I observed structural defects at the carport. This was noted as secured some to the main structure in only a few locations with metal anchors - but it appears that updates and repairs are warranted. A licensed contractor and or structural engineer is suggested for a final determination of attention needed.

Recommendation

Contact a qualified general contractor.



Southwest corner Wood Decay



Northeast Side- Post floating and damaged



No diagonal support work and or metal supports



South

LIGHTING UPDATE

Updating lighting fixtures is suggested. Motion sensor style units area suggested for occupant safety. No lighting or electrical GFCI outlets in place as more often noted in a carport area.

Recommendation

Contact a qualified professional.

**ORIGINAL HOME
INSPECTION FULL
REPORT**



BUYERS & SELLERS HOME INSPECTION SERVICE -
SINCE 1998

208-281-5837

InspectBOI@gmail.com

<https://www.InspectBOISE.com>



RESIDENTIAL HOME INSPECTION 2021

245 W Jewett Blvd
White Salmon WA 98672

Marla Keethler & City of White Salmon WA

OCTOBER 29, 2021



Inspector

Steve Gibson

Certified Real Estate Inspector Since 1998
InterNACHI 12041805 | Washington # 379 Oregon #
76 - Licensed Construction Contractor # 129290

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SUMMARY

85

ITEMS INSPECTED

26

MAINTENANCE

47

RECOMMENDATION

9

MATERIAL DEFECT

- ⊖ 2.1.1 Roof - Chimneys, Vents & Roof Penetrations: Chimneys Deteriorated
- ⊖ 2.1.2 Roof - Chimneys, Vents & Roof Penetrations: Chimney Repoint Needed
- ⊖ 2.1.3 Roof - Chimneys, Vents & Roof Penetrations: Sealing opening is suggested in basement
- 🔧 2.1.4 Roof - Chimneys, Vents & Roof Penetrations: Paint attention to vent pipe
- ⊖ 2.2.1 Roof - Roof Covering: Moss|Lichen Growth
- ⊖ 2.3.1 Roof - Flashing: Incorrect
- ⊖ 3.2.1 Exterior - Wall-Covering, Flashing & Trim: Aged Paint/ Stain
- 🔧 3.2.2 Exterior - Wall-Covering, Flashing & Trim: Gaps for sealing shut-
- 🔧 3.5.1 Exterior - Driveways, Walkways, Sidewalks & Patio areas : Some Cracking at Walkway/Sidewalk
- ⊖ 3.7.1 Exterior - Electrical & GFCI's : Electrical Defect
- ⚠️ 3.7.2 Exterior - Electrical & GFCI's : Clearance Service Wire
- 🔧 3.9.1 Exterior - Roof Drainage Systems: Plastic gutter at the carport-
- ⊖ 3.10.1 Exterior - Foundation: Brick work for tuck point repairs
- 🔧 3.10.2 Exterior - Foundation: Wood debris for removal to garage
- 🔧 3.10.3 Exterior - Foundation: Low access not fully visible
- ⚠️ 3.11.1 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Deteriorated Condition at Front Step Side railings.
- ⊖ 3.11.2 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Ledger Board Fastners absent
- ⊖ 3.11.3 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Damaged wood
- ⊖ 3.11.4 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Handrail is Not Continuous
- ⚠️ 3.11.5 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Deck - Wood Decay / Rot
- ⊖ 3.11.6 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Deck - Ground Clearance
- ⊖ 3.11.7 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Deck-Hardware Recommended
- ⊖ 3.11.8 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Guard Railing Loose / Low in height-
- ⊖ 3.11.9 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Loose Porch Post
- ⊖ 3.11.10 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Improper Guardrail Height (Not 36")
- ⊖ 3.11.11 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Guard Railing Unsafe 4"/ 6"

- ⊖ 3.11.12 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Scabbed together stair tread risers - past repairs-
- ⊖ 3.11.13 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Steps - Stringer Attachment
- 🔧 3.11.14 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Headroom at Stairway Too Low (6' 8")
- ⊖ 3.11.15 Exterior - Decks, Balconies, Porches, Covering, Stairs/Steps : Updated railings needed for safety
- ⊖ 3.12.1 Exterior - Copper pipe visible - east side : Perhaps part of a UST
- 🔧 3.13.1 Exterior - Minor cleaning needed - west side : Soiled areas
- ⊖ 4.1.1 Attic, Insulation & Ventilation - Attic Opening, Structural Components & Observations in Attic: Past fire indications noted
- ⚠️ 4.1.2 Attic, Insulation & Ventilation - Attic Opening, Structural Components & Observations in Attic: Exposed aged LIVE wiring
- ⊖ 4.1.3 Attic, Insulation & Ventilation - Attic Opening, Structural Components & Observations in Attic: Possible active pest entry
- ⊖ 4.2.1 Attic, Insulation & Ventilation - Attic Insulation : Insufficient Insulation
- 🔧 4.3.1 Attic, Insulation & Ventilation - Ventilation: Attic Ventilation Insufficient
- ⊖ 5.1.1 Heating - Heating System Information: No fixed heat source in each living / sleeping area
- ⊖ 5.2.1 Heating - Thermostat and Normal Operating Controls: Aged Thermostat
- ⚠️ 6.5.1 Electrical - Panel Systems and Breakers : Exposed Live Electrical Wires
- ⚠️ 6.6.1 Electrical - Service Grounding & Bonding: Unable to Confirm Presence of Grounded Conductor
- ⊖ 6.8.1 Electrical - GFCIs: Missing GFCI
- ⊖ 6.9.1 Electrical - Electrical Defects- : Aged knob and tube wiring
- ⊖ 6.10.1 Electrical - General Electrical Notes : For Attention
- ⊖ 7.3.1 Plumbing - Drain, Waste, & Vent Systems: S-Trap
- ⊖ 7.5.1 Plumbing - Hot Water Source: No Expansion Tank
- ⊖ 7.5.2 Plumbing - Hot Water Source: Covered water heater- excluded.
- 🔧 8.2.1 Living Areas - Doors: Doors Stick-
- 🔧 8.2.2 Living Areas - Doors: Poor Weather-stripping
- ⊖ 8.3.1 Living Areas - Windows: Broken Glass
- 🔧 8.5.1 Living Areas - Ceilings: Cracking
- 🔧 8.6.1 Living Areas - Floors: Aged bathroom flooring noted in areas
- ⊖ 8.7.1 Living Areas - Lighting Fixtures, Switches & Receptacles: Inadequate Number of Receptacles
- 🔧 8.7.2 Living Areas - Lighting Fixtures, Switches & Receptacles: Light Bulb Closet area
- ⊖ 8.9.1 Living Areas - Stairways : No hand grabs / low railing heights
- ⚠️ 9.2.1 General Interior - Presence of Smoke and CO Detectors: Old Detectors, New Detectors Recommended
- ⚠️ 9.2.2 General Interior - Presence of Smoke and CO Detectors: Carbon Monoxide detector(s) not in place
- 🔧 10.2.1 Bedroom(s) - Doors: No Door Knob
- 🔧 10.3.1 Bedroom(s) - Windows: Difficult to Operate
- ⊖ 10.7.1 Bedroom(s) - Lighting Fixtures, Switches & Receptacles: Period lights for future updates
- 🔧 11.1.1 Bathroom(s) - Bathroom Toilets: Water heard dripping inside the tank - bedroom level bath

- ⊖ 11.2.1 Bathroom(s) - Sinks, Tubs & Showers: Slight cracking at the tub
- ⊖ 11.2.2 Bathroom(s) - Sinks, Tubs & Showers: Sink stopper not in place
- 🔧 11.2.3 Bathroom(s) - Sinks, Tubs & Showers: Peeling ceiling paint lowest bath-
- ⊖ 11.3.1 Bathroom(s) - Bathroom Exhaust Fan / Window: Heat Lamp Defect
- ⊖ 11.4.1 Bathroom(s) - GFCI & Electric in Bathroom: Receptacle Is Not GFCI Protected
- 🔧 11.6.1 Bathroom(s) - Cabinetry, Ceiling, Walls & Floor: Floor Damage
- 🔧 11.6.2 Bathroom(s) - Cabinetry, Ceiling, Walls & Floor: Ceiling Tiles
- 🔧 11.7.1 Bathroom(s) - Door: Door Does Not Close Properly
- ⊖ 13.2.1 Laundry - Two pronged dated outlet : Two pronged outlet -
- ⊖ 13.2.2 Laundry - Two pronged dated outlet : Dated wall heater for updating
- ⊖ 14.2.1 Kitchen - GFCI: Missing GFCI Protection
- 🔧 14.5.1 Kitchen - Range/Oven/Cooktop: Missing Anti-Tip
- 🔧 14.6.1 Kitchen - Countertops & Cabinets: Worn Areas at Countertops
- 🔧 14.7.1 Kitchen - Floors, Walls, Ceilings: Moisture Damage
- ⊖ 15.1.1 Basement, Foundation, Crawlspace & Structure - Accessible Sub areas- Foundation, Basement: Missing GFCI in Unfinished Basement
- ⊖ 15.1.2 Basement, Foundation, Crawlspace & Structure - Accessible Sub areas- Foundation, Basement: Limited soil support and wood supports for updating
- 🔧 15.1.3 Basement, Foundation, Crawlspace & Structure - Accessible Sub areas- Foundation, Basement: Vapor barrier needed and stored wood removed
- 🔧 15.2.1 Basement, Foundation, Crawlspace & Structure - Insulation in Foundation/Basement Area: Insulation Installed Upside Down in Crawlspace
- ⊖ 16.1.1 Carport - Roof at Carport: Metal covering with limited slope
- ⚠️ 16.2.1 Carport - Structural at Carport: Structural Defect
- ⊖ 16.3.1 Carport - Electrical at Carport: Lighting Update

1: INSPECTION DETAIL

Information

General Inspection Info: Type of Building
Single Family

General Inspection Info: Home Faces
North

General Inspection Info: Approx. Year
1910

Report Time- 6 hours onsite - 5.2 hours documentation

General Inspection Info: Weather Conditions

General Inspection Info: Soil Conditions

General Inspection Info: Outside Temperature in Degrees-

Light Rain, Recent Rain

Wet

Approximate
55-65**Scope & Limitations : Inspection Deficient Categories:**

Maintenance Items - Mostly composed on small cosmetic items and simple handy person or do-it-yourself maintenance items. The observations are more informational in nature and may represent a future to-do list rather than a negotiation item or seller repair item.

Recommendations - Most items typically are in this category. These observations may require a qualified licensed contractor to evaluate further for a final determination of attention needed including perhaps repair and or replace.

Major Recommendations - This category is for immediate safety concerns or items that could perhaps represent a significant expense to repair or replace either now or in the future *or* could be a health and safety hazard.

Scope & Limitations : Your Report & Limitations

Thank you for allowing Buyers and Sellers Home Inspection Service to inspect your new home. **Please carefully read your entire report on a full sized screen device of 12 inches or more.**

The Summary area is designed as a overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report. Please also read the the Standards of Practice, Limitations and Scope of the Inspection, and the Pre-Inspection Agreement carefully to fully assess the findings of the inspection. If you may have any questions concerning your report during the closing process please don't hesitate to call at 208-281-5837.

This inspection is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on Safety and Function, not on current building or municipality codes.

Not A Warranty: The services performed, the agreement and the report do not constitute a warranty, an insurance policy , or a guarantee of any kind; nor do they substitute for a disclosure statement as may be required by law.

There are no warranties made against roof leaks, wet basements or sub areas or mechanical breakdowns. This report is NOT a listing of repairs that need to be addressed within your transaction. Therefore, you agree NOT to hold responsible for future failures and repairs or for the non-discovery of any latent defects in material, workmanship, or other conditions the property which may occur or become evident after the date the services were performed: nor for any alleged non-disclosure of conditions concealed from view or inaccessible at the time the services were performed.

This Confidential Report is for the EXCLUSIVE USE of our client as named in the inspection agreement only. The report is not transferable or to be relied upon by any other parties nor forwarded without permission and additional added compensation.

All further evaluations suggested in the report should be carried out prior to the closing of your transaction. It's recommended that you and/or a representative complete a final walk-through inspection immediately prior to closing to check the condition of the property.

Your expectations:

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a home you choose to purchase. Such inspections are available but they are generally cost-prohibitive to most homebuyers. An offer contingent on an inspection is an offer to purchase a home for a certain price on the condition that the inspection does not uncover defects to suggest the property is worth a lesser amount.

Your participation is requested:

Your presence is ALWAYS requested during this inspection along with your Real Estate Professional. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property as observed at the day and time of the inspection.

Scope & Limitations : Key to the Home Inspection Process

This home inspection was performed following the Standard of Practice and Code of Ethics of the The International Association of Certified Home Inspectors and the State of Washington Standards of Practice. An earnest effort was made on my behalf to discover all visible defects, however, in the event of an oversight, maximum liability is be limited to one time the price of the home inspection. This inspection is an evaluation of the condition of the home on the day of the inspection ie: a snap shot in time. Any areas that are not safe, readily accessible and/or visible to the inspector will not be included in the home inspection report. This home inspection is not a code compliance inspection or certification of any kind and does not include compliance to any building codes or standards. It simply is an inspection of the condition of the home at the time of the inspection. This inspection does not cover items or conditions that may be only discovered by invasive methods. No removal of materials or dismantling of systems shall be performed under this inspection. This is not a technically exhaustive inspection. The inspection report lists the systems and components inspected. Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time. The evaluation will be based on simple limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive. A report contains technical

information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a best practice and a part of this inspection. If you choose not to consult with me, Buyers and Sellers Home Inspection Service shall not be held liable for your understanding or misunderstanding of this report's contents.

Purchasing property involves risk:

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the home. A home inspection is a limited non-invasive visual inspection and it cannot eliminate this risk. Some homes present more risks than others including those of 20 plus years in age. I cannot control this, but I try to help educate you about what I don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection in person to learn first hand about the home.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service - confer with a Realtor.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a non-invasive visual inspection of the structure. I inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs and sinks are generally not tested because if they were found to be leaking they could damage the finishes below. My procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines by many times NOT yet put in place. Municipalities can choose to adopt and phase in sections of the codes on their own timetables which can lag 5 to 10 years. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done that the local building inspector or licensed contractor may deem warranted.

This is my opinion only-

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are my opinions of the home and done within a limited snap shot of time while at the home. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals. The evaluation will be based on simple limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

Scope & Limitations : Moving Forward- What Matters in a Home Inspection

Now that you've received an accepted offer on the home and had your inspection, you may still have some questions about your new 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. Don't let minor maintenance and routine repairs turn into expensive issues 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.

Items 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.

Many sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No Residential Home is perfect. Keep things in perspective as you consider proceeding forward in the transaction.

Scope & Limitations : Notice the Third Parties:

The contents of this report are **confidential** and intended **solely** for the use of the individual, individuals or entity to which Buyers and Sellers Home Inspection Service was hired to inspect the property listed on this report. If you are not named on this inspection report, you should **NOT** disseminate, distribute, copy or rely upon this report. If you are

in fact are not the intended recipient of this inspection report you are now notified the disclosing, copying, distribution, or taking action in reliance of these contents is prohibited as the report is copyrighted and intended solely for the use of our actual client(s). All Rights Reserved. Lastly- I advise against any reliance on this report for future observations. I recommend that you retain a experienced (10 plus year) qualified home inspector to provide you with your own inspection and report regarding this property. Any liability under this report is limited to the party identified on the cover page of this report.

Scope & Limitations : Check with your Local Building Department

Check with the Building and Codes Department of your local city, township or municipality for permit information and code requirements when there is a question regarding the construction or remodeling of a home. Additionally, it is wise to check with the governing departments to obtain information concerning permits that have or have not been obtained by the previous owners. *EXAMPLES: You see a brand new heating and air-conditioning unit installed, but there or no permits pulled at the local building department, it's possible the unit was unlawfully installed. Also, a new addition to the home is evident, but there are no or few existing permits, the addition may have been unlawfully added and could present costly issues in the future.*

General Inspection Info: In Attendance

Just the Inspector, No Realtor Present, Family member for access only- Amy

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

General Inspection Info: Occupancy

Occupied, Heavy storage noted

Occupied Homes- While every effort was given to view deficiencies some items may be covered up by furniture or stored items and discovered after the occupant moves out due to these hidden areas that can not be inspected. Damage may also be done when the occupant moves out. These items are not covered under this inspection.

Limitations

Scope & Limitations

LIMITATIONS AND EXCEPTIONS

2.1. Limitations:

An inspection is not technically exhaustive.

An inspection will not identify concealed or latent defects.

An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.

An inspection will not determine the suitability of the property for any use.

An inspection does not determine the market value of the property or its marketability.

An inspection does not determine the insurability of the property.

An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.

An inspection does not determine the life expectancy of the property or any components or systems therein.

An inspection does not include items not permanently installed.

This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

General Inspection Info

CLIENT(S) DID NOT ATTEND THE INSPECTION

I invited the client(s) to attend their home inspection. Unfortunately, my client(s) did not attend the home inspection. The client(s) did not learn what the home inspector desired to teach the client about the home. The client was unable to follow the home inspector through the home and ask questions during the inspection. The client's onsite concerns at the time of the inspection thus could not be addressed. This was a restriction and limitation of the home inspection.

2: ROOF

Information

Roof Covering: Type

Hip

**Flashing: Material**

Rubber, Not Visible, Metal

**Chimneys, Vents & Roof Penetrations: Plumbing and Flue Gas Vent Pipes Inspected**

I looked at DWV (drain, waste and vent) and Gas Flue vent pipes that pass through the roof covering. There should be watertight flashing (often black rubber material- or metal collars) installed around the vent pipes. These vent pipes should extend far enough above the roof surface.

Roof Covering: Homeowner's Responsibility

A home owner's role 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. Only a general roof covering inspection is performed. If determining the number of layers on a multiple roof covering is in no way defaced by this inspector. An additional layer or undetected layer(s) may exist. This inspection is not a guarantee against leaks. Premature failure of roof systems is common and cannot be identified or predicted. Refer to a licensed roofing contractor for further information and analysis.

Roof Covering: Type of Roof-Covering Described

Asphalt Fiberglass Shingle, Metal Standing seam

I 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. Roofs 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, Ground level and with the aid of Binoculars-, Limited views due to trees and height of the roof system, Moss and Leaf debris noted

We 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. It's recommend that you ask the sellers to disclose in detail information about the roof, it replacement and or leak history and that you include comprehensive roof coverage in your home insurance policy.

Limitations

Chimneys, Vents & Roof Penetrations

FLUES

The interior of chimney flues and vents or exhausts are excluded - not inspected. Suggest conferring with the seller as to the history of seasonal cleaning and maintenance of wood burning devices and or gas or oil burning appliances.

Chimneys, Vents & Roof Penetrations

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent / gas flue pipes that pass through the roof-covering materials. This was an inspection restriction.

Roof Covering

ROOF INSPECTED

I attempted to inspect the roof from various locations including from the ground and or a ladder only if I deemed it safe. The evaluation of the roof provided by this inspection is a general guideline only and does not constitute a formal roof certification. Some deficiencies such as leaks may not be visible on the day of the inspection. Accordingly this inspection does not include any guarantees against current or future leaking nor the need for roof repairs or replacement. If a precise estimate of the current condition and remaining usefulness of the roof is desired, contact a licensed roofer for a full technical evaluation. I recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roofing underlayment is always hidden beneath the roof-covering material. It was not inspected and I disclaim responsibility for evaluating its condition.

Roof Covering

UNABLE TO INSPECT %

50%

Only a portion of the roof was observed in some areas.

Roof Covering

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent / gas flue pipes that pass through the roof-covering materials. This was an inspection restriction.

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

Height & Safety Restriction Noted- According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I do often attempt to walk upon the roof surfaces, but was unable. It was not safe. It was not accessible. This was a restriction to my inspection of the roof system. You may want to consider hiring a licensed professional roofing contractor with ample experience with a lift or even taller ladder to check your roof system. The lower porch roof was walked- access out a bedroom window.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I 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.

Recommendations

2.1.1 Chimneys, Vents & Roof Penetrations

CHIMNEYS DETERIORATED

Chimneys is deteriorating recommend further review and repair. See pictures below.

Recommendation

Contact a qualified masonry professional.

2.1.2 Chimneys, Vents & Roof Penetrations

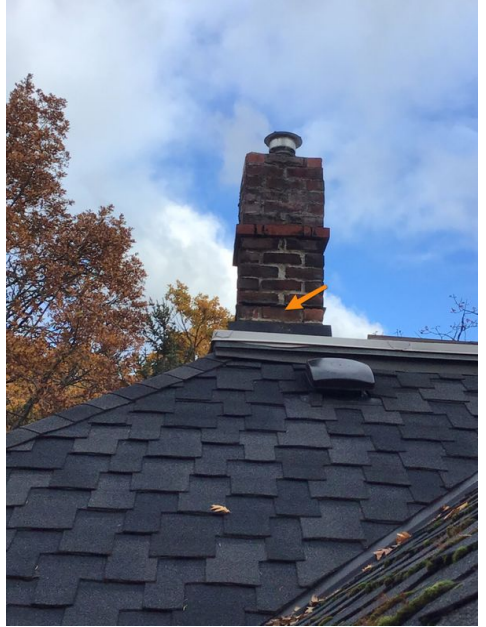
 Recommendation

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry). Suggest a masonry professional review the homes masonry systems for a final determination of attention needed.

Recommendation

Contact a qualified chimney contractor.



2.1.3 Chimneys, Vents & Roof Penetrations

SEALING OPENING IS SUGGESTED IN BASEMENT

Recommendation

Contact a qualified professional.

 Recommendation



2.1.4 Chimneys, Vents & Roof Penetrations

PAINT ATTENTION TO VENT PIPE

Recommendation

Contact a qualified professional.

 Maintenance



2.2.1 Roof Covering

MOSS|LICHEN GROWTH

Recommendation

Moss or lichen was seen growing on the roof recommend cleaning it off. Hiring a professional is the safest method.

Recommendation

Contact a qualified professional.



2.3.1 Flashing

INCORRECT

SOUTH DORMER

Flashing is incorrect, recommend further review and repair by a licensed roofing contractor. The vertical lower area of the flashing "should" be exposed. The siding is covering and in contact with the roofing material.

Recommendation

Contact a qualified roofing professional.

Recommendation



South bath dormer roof contact

3: EXTERIOR

Information

**Wall-Covering, Flashing & Trim:
Siding Style**

Lap, Period wood

**Wall-Covering, Flashing & Trim:
Trim Material**

Wood

Eaves, Soffits & Fascia: Material

Wood

**Driveways, Walkways, Sidewalks
& Patio areas : Driveway Material**

Asphalt

**Exterior Doors And Windows:
Exterior Entry Door**

Wood

**Exterior Doors And Windows:
Window Material**

Wood

**Electrical & GFCI's : Service
Entrance**

Overhead

**Electrical & GFCI's : GFCI
Protection not present-**

No GFCI Protection Observed,
Safety Hazard

See notes to follow.

**Roof Drainage Systems: Gutter
Material**

Vinyl with joints - commonly leak



South lower porch



**Decks, Balconies, Porches,
Covering, Stairs/Steps : Material**

Wood

General: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. A home owners role is to monitor the buildings 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.

General: General pictures





Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Wood

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-Covering, Flashing & Trim: Exterior Wall-Covering-

I observed indications of worn out areas, delayed maintenance, or aging. Ongoing caulking and painting is needed to areas of the structure presently and eventually in the future a complete repaint before large areas start to show signs of peeling and aging paint.



Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.



Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls -only that may adversely affect the home and the grading of the property, where they may adversely affect the structure due to moisture intrusion.



Driveways, Walkways, Sidewalks & Patio areas : Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected. Ample leaf debris noted.



Hose bibs : Hose Bibs

Most homes have two hose bibs outside the home. One noted on each side. The W side is loose in the wall. Minor attention is suggested to secure it with screws as intended.



Roof Drainage Systems: Add Gutters- None

Installing rain gutters with a downspout discharge of 5 to 6 feet away from the foundation or into a drainage system around the entire home would be perhaps recommended.

The home has NO gutters - doing so would change the exterior appearance of the period home and require seasonal cleaning.

Foundation: Material

Concrete, Stone, Rock, Concrete Piers, Brick



Decks, Balconies, Porches, Covering, Stairs/Steps : Material Area

Wrap around porch, 2 levels



Decks, Balconies, Porches, Covering, Stairs/Steps : Porches, Decks, Balconies, Stairs, Railings & Coverings Were Inspected

I inspected the porches, decks, stairs, balconies and covered attached areas at the house that were within the scope of the home inspection. Areas noted as covered with rugs and furniture.



Limitations

General

EXTERIOR

Unless noted otherwise, all exterior components are inspected from the ground. These observations are visual, limited to what can be seen from that perspective and not exhaustive in scope.

This inspection does not include cosmetic or workmanship issues such as minor typical drywall cracking, uneven trim, unevenness in walls & floors that are typical of using wood for a building material, paint touch-ups etc. Typical wear and tear that is proportional to the age of the home/ structure / system or component, is not documented in this inspection report.

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

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

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and fascia areas. It's impossible to inspect those areas closely during a home inspection. This inspection is not a board by board review. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Exterior Doors And Windows

INSPECTION RESTRICTION

I did not inspect every window. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level. As noted an undiscovered condition may be present. Given the age of the home it appeared most windows did open- one in each room. Given the age the home the period windows were in favorable condition.

Electrical & GFCI's

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to standards if present. A licensed electrician or area building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Standards of Practice.

Decks, Balconies, Porches, Covering, Stairs/Steps

UNDERSIDE NOT VISIBLE

The underside of the deck was not visible at the time of the inspection. ie: Fixed underside coverings and or low to the ground. Areas above are excluded.



Recommendations

3.2.1 Wall-Covering, Flashing & Trim

AGED PAINT/ STAIN



Recommend re-painting or re-sealing areas of the exterior of the home. Paint prep and caulking is required first.

Recommendation

Contact a qualified professional.



West Side SW bedroom wall



South Bath Dormer areas

3.2.2 Wall-Covering, Flashing & Trim



GAPS FOR SEALING SHUT-

SOUTH

There was some holes seen in the siding and trim where pests could get into the home it would be recommended to seal these openings.

Recommendation

Contact a qualified professional.



3.5.1 Driveways, Walkways, Sidewalks & Patio areas



SOME CRACKING AT WALKWAY/SIDEWALK

NORTHWEST NEAR LOWER ENTRY DOOR - BUMPS NOTED IN THE ASPHALT.

I observed cracking at the walkway. This condition could be a trip hazard.

Correction and further evaluation is recommended.

Recommendation

Contact a handyman or DIY project



Walkway near lower door entry- NW corner

3.7.1 Electrical & GFCI's

ELECTRICAL DEFECT

UNDER THE FRONT N STEPS.

Recommendation

I observed indications of an electrical defect at the exterior. Damaged wiring conduit in areas - and not secured.

Recommendation

Contact a qualified electrical contractor.



3.7.2 Electrical & GFCI's

CLEARANCE SERVICE WIRE

Material Defect

Overhead feed to the within reach of the south porch- this is a possible safety hazard recommend review by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



South

3.9.1 Roof Drainage Systems

PLASTIC GUTTER AT THE CARPORT-

Maintenance

Noted as clogged and leaking- Future updates are warranted.

Recommendation

Contact a qualified professional.

3.10.1 Foundation

BRICK WORK FOR TUCK POINT REPAIRS

 Recommendation

Some exposed brick areas below the E side porch need attention. Suggest a masonry contractor review these areas for a final determination of attention needed. This brick work is likely the construction method used to build the porch support systems covered with a smooth cement layer / covering at sometime in the past.

Recommendation

Contact a qualified professional.



East

3.10.2 Foundation

WOOD DEBRIS FOR REMOVAL TO GARAGE

 Maintenance

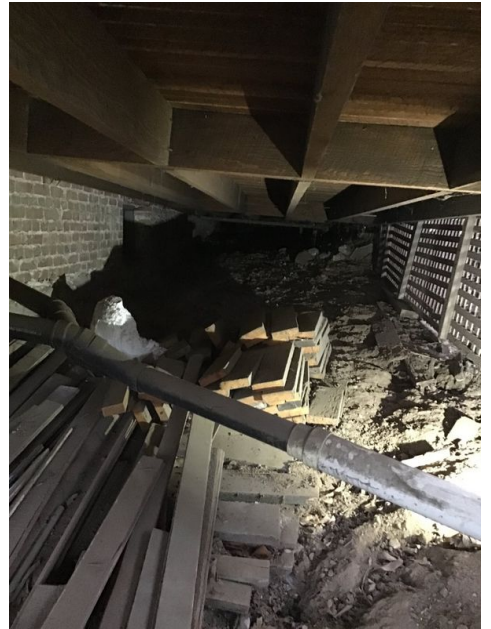
Noted under the N porch area.




North

3.10.3 Foundation

LOW ACCESS NOT FULLY VISIBLE



3.11.1 Decks, Balconies, Porches, Covering, Stairs/Steps

 Material Defect

DETERIORATED CONDITION AT FRONT STEP SIDE RAILINGS.

I observed indications of deteriorated and aged conditions at the deck components. The side railing are NOT secured fully to the main stair system it appears. They were noted to move with ease when pushed upon. The smaller rear stair system has limited side hand railings and pickets and supports.

The services of a licensed experienced decking contractor / professional are needed to review the homes stairs and porch systems for a final determination of attention needed.

Recommendation

Contact a qualified deck contractor.



3.11.2 Decks, Balconies, Porches, Covering, Stairs/Steps

LEDGER BOARD FASTNERS ABSENT

I observed indications of a defect at the ledger board of the visible framing of the period porches.

The ledger boards are not properly attached to the building with current standards. This can cause the porches to pull away from the building and possibly collapse. No visible metal bracket fastening devices.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified deck contractor.



3.11.3 Decks, Balconies, Porches, Covering, Stairs/Steps

DAMAGED WOOD

AT THE BASE OF THE MAIN STEPS.

Some damaged wood seen recommend repair by a qualified professional.

Recommendation

Contact a qualified deck contractor.



3.11.4 Decks, Balconies, Porches, Covering, Stairs/Steps

HANDRAIL IS NOT CONTINUOUS

I observed that the handrail is not continuous.

Handrails for stairs must be continuous for the full length of the stairway. The hand railing is not graspable as newer standards suggest. Main N side stair system.

Recommendation

Contact a qualified professional.



3.11.5 Decks, Balconies, Porches, Covering, Stairs/Steps



DECK - WOOD DECAY / ROT

I observed wood decay / rot at the deck. This condition is a structural defect. More decay / rot may be found at other areas.

Correction and further evaluation of the deck is recommended.

Recommendation

Contact a qualified deck contractor.



At the base of the N steps



At the lower areas of the N steps

3.11.6 Decks, Balconies, Porches, Covering, Stairs/Steps



DECK - GROUND CLEARANCE

Framing members for the deck are either in or very close to the soil, the material does not appear to be pressure treated or naturally decay resistant- recommend repair. If not corrected- overtime the wooden members will decay.

Areas noted in contacts with soils and or needing updated support work include -

1. Areas below the wood steps at the N side- Lower level steps. See prior pics.
2. Two wooden supports were noted in contact with soils under the lower height NW porch area near the lower level N side door. Past repair were noted. (Some newer wood with metal brackets)
3. Areas adjacent to this area of the wood porch are in contact with rock and soils it appears and will require ongoing attention.

Recommendation

Contact a qualified professional.



3.11.7 Decks, Balconies, Porches, Covering, Stairs/Steps

Recommendation

DECK-HARDWARE RECOMMENDED

Recommend installing hardware on the post and beam connections for the porch/stair framing. Consider updates to newer seismic standards. A licensed decking contractor can offer a final determination of attention needed.

Recommendation

Contact a qualified deck contractor.



3.11.8 Decks, Balconies, Porches, Covering, Stairs/Steps

Recommendation

GUARD RAILING LOOSE / LOW IN HEIGHT-

Guard railing was loose recommend repair by a licensed carpenter. Noted to move when leaned upon. Updates are needed for occupant safety. See prior notes.

NOTE: Most all porch railings are lower in height than todays common standards. Future updates would be prudent.

Recommendation

Contact a qualified deck contractor.



3.11.9 Decks, Balconies, Porches, Covering, Stairs/Steps

 Recommendation

LOOSE PORCH POST

The post installed on the porch is loose recommend further review and repair by a licensed general contractor.

Recommendation

Contact a qualified general contractor.



3.11.10 Decks, Balconies, Porches, Covering, Stairs/Steps

Recommendation

IMPROPER GUARDRAIL HEIGHT (NOT 36")

I observed indications of a defect related to the height of a guardrail.

Guardrails are normally required to be 36 inches above standing surface next to the guardrail.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified carpenter.



3.11.11 Decks, Balconies, Porches, Covering, Stairs/Steps

Recommendation

GUARD RAILING UNSAFE 4"/ 6"

There are unsafe opening in the porch system railings. The spacing on the rail should not exceed 4 inches and 6 inches in the triangular area next to the stair riser . An opening greater than 4 is a serious safety hazard especially for children as their head or other body part can become trapped.

(Code standards change every few years- but no longer meets up with todays standards)

Recommendation

Contact a qualified deck contractor.

3.11.12 Decks, Balconies, Porches, Covering, Stairs/Steps

Recommendation

SCABBED TOGETHER STAIR TREAD RISERS - PAST REPAIRS-

N STEPS LOWER PORTION-

Joists under the N steps are scabbed together recommend repair by a licensed carpenter. This is an indication of past repairs that in fact might be ongoing as the stair system ages. See prior notes and pics.

Recommendation

Contact a qualified deck contractor.

3.11.13 Decks, Balconies, Porches, Covering, Stairs/Steps

Recommendation

STEPS - STRINGER ATTACHMENT

The attachment and supports for the North stairs is limited- recommend the installation of joist hanger brackets and review and repair by a licensed carpenter. See prior notes.

Recommendation

Contact a qualified deck contractor.

3.11.14 Decks, Balconies, Porches, Covering, Stairs/Steps

Maintenance

HEADROOM AT STAIRWAY TOO LOW (6' 8")

UNDER THE REAR S SIDE PORCH - OFF OF THE CARPORT.

The headroom at the rear S stairs is low. The minimum is 6 feet and 8 inches. Warning signage might be prudent if not addressed.

Recommendation

Contact a qualified professional.

3.11.15 Decks, Balconies, Porches, Covering, Stairs/Steps

Recommendation

UPDATED RAILINGS NEED FOR SAFETY

Recommendation

Contact a qualified professional.



Rear lower S Side stairs

3.12.1 Copper pipe visible - east side

 Recommendation

PERHAPS PART OF A UST

Suggest the property be searched for any UST (Underground Storage Tank) onsite. As it appears the home once had an oil heating device.

Recommendation

Contact a qualified professional.



3.13.1 Minor cleaning needed - west side

 Maintenance

SOILED AREAS

Recommendation

Contact a qualified professional.



4: ATTIC, INSULATION & VENTILATION

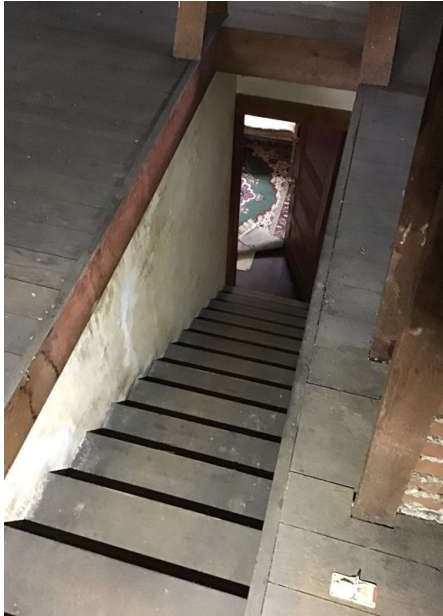
Information

Attic Opening, Structural Components & Observations in Attic: Material

Oriented Strand Board OSB,
Wood

Attic Insulation : Insulation Type
Not Visible

Ventilation: Ventilation Type
Gable Vents



Attic Opening, Structural Components & Observations in Attic: Attic Photos

Main upper attic vie of the stairway - narrow

Hand railings suggested at the attic steps. The upper most flat roof area was not safely accessible thus excluded.



Unsafe ladder access to flat portion fo the roof- excluded- not inspected.



Indications of past leaking noted- None at the time of the inspection.





Attic Opening, 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](#).

S side porch attic : Attic area below the S upper bathroom-

NOTE: A hatch covering was noted on the S side porch- above this area is the bathroom with plumbing work that may freeze in the winter. Most pipe work was noted as insulated but not all which may help some. A light bulb was noted as added with an extension cord that perhaps in the past was used to keep the area warmer. Some insulation was noted but some areas were missing insulation and or has fallen. Aged galvanized pipe work was noted in use.

Limitations

Attic Opening, Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited. There are inaccessible cavities in attic / sub areas that were inaccessible to me due to reduced clearances and / or structural or fixed members, ducts, and or storage. Additional areas are also covered with insulation and are not probed or disturbed. Moisture stains in the attic when observable should be considered as evidence of prior leaks & I suggest you obtain further information from the seller/owner. Areas not entered include side attic areas less than 5 feet in height, with insulation covering the ceiling joists, or bottoms of the truss cords, or if there are obstructions- trusses or other detrimental conditions as deemed for my safety such as no safe and / or secure surface.

NOTE: Due to the non-invasive scope of the inspection, I was unable to inspect all parts of the attic / sub areas including those areas covered with insulation. Should further information be required, I suggest contacting a licensed contractor for added information for a final determination of attention needed.

Ventilation

VENTILATION

Confirmation of adequate attic ventilation year-a-round performance is not a part of this inspection, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection.

Recommendations

4.1.1 Attic Opening, Structural Components & Observations in Attic

 Recommendation

PAST FIRE INDICATIONS NOTED

Confer with the seller and or the local fire official for information about the past history of a fire(s) in the home. The amount of charred or replaced newer wood appears limited.

Recommendation

Contact a qualified professional.



4.1.2 Attic Opening, Structural Components & Observations in Attic

 Material Defect

EXPOSED AGED LIVE WIRING

The services of a licensed electrician are needed for a final determination of attention needed with the the period homes aged Knob and Tube wiring. The aged fuse panel system is nearby. See notes.

Recommendation

Contact a qualified professional.



4.1.3 Attic Opening, Structural Components & Observations in Attic

Recommendation

POSSIBLE ACTIVE PEST ENTRY

Noted in a few areas within the large attic. Trapping or sealing of gaps is suggested around windows and or chimney systems. A pest professional can offer more information.

Recommendation

Contact a qualified professional.



4.2.1 Attic Insulation

Recommendation

INSUFFICIENT INSULATION

Insulation depth was inadequate. (Likely none)- Fixed flooring noted. Recommend a qualified attic insulation contractor install additional insulation.

The only visible limited insulation noted in the home was below the lower level covering most of the sub flooring as seen from the lowest sub surface cellar area. Period homes often times have no insulation within wall and ceiling areas.

Recommendation

Contact a qualified insulation contractor.

4.3.1 Ventilation

Maintenance

ATTIC VENTILATION INSUFFICIENT

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space.No eave or soffit venting noted- which is not uncommon in a period home. The future installing of an attic fan and or attic fixed window screening for summer time use and opening appears warranted. Some upper roof line venting was added in the past when the roof was updated.

Recommendation

Contact a qualified professional.

5: HEATING

Information

Heating System Information:

Heating Method

Warm-Air Heating System, NO DUCT WORK for each room of the home

Heating System Information:

Heat Type

Gas-Fired Heat

Thermostat and Normal

Operating Controls: Thermostat Location

Lowest living level -



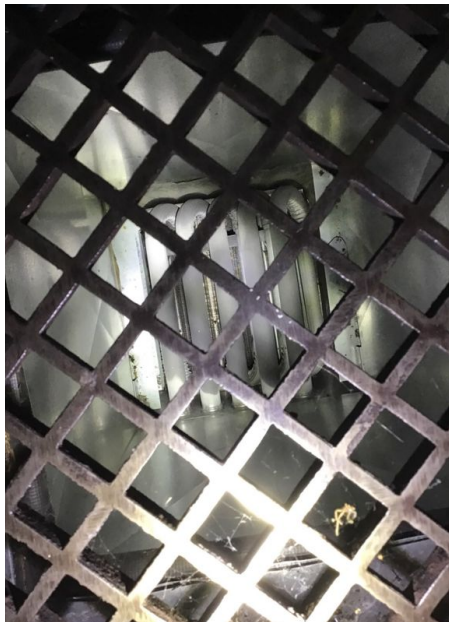
Thermostat and Normal Operating Controls: Energy Source

Natural Gas

Heating System Information: Energy Source

Gas, Gas free standing

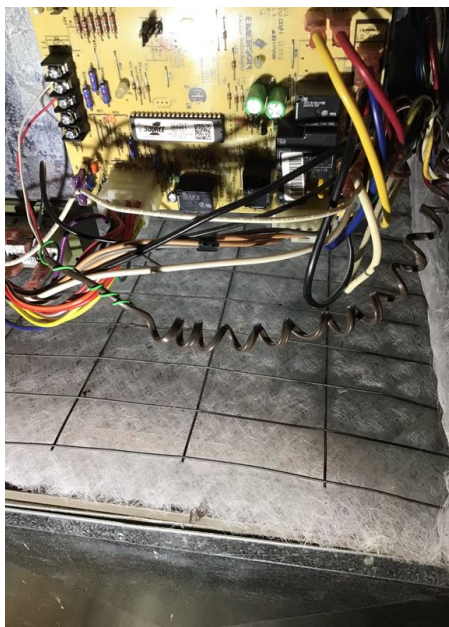
One lowest level gas furnace and a lower level free standing gas unit.



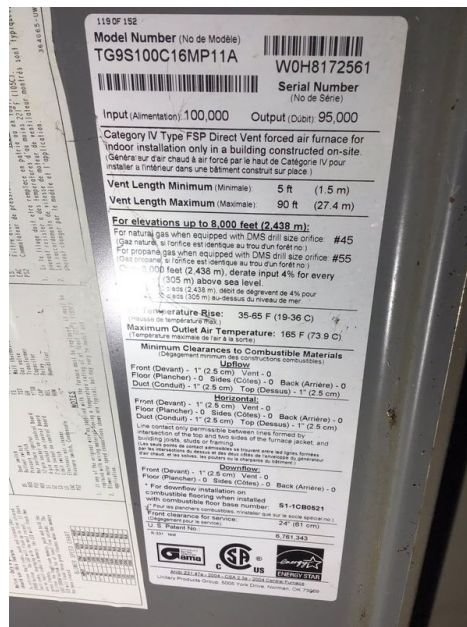
ONE CENTRAL heat source- No Duct work in the home to each room -



Lower level unit - Appears to function



York - 90+ efficiency unit



Thermostat and Normal Operating Controls: Emergency Shut-Off Switch Inspected

I observed an emergency shut-off switch. I inspected it. It worked when I used it during my inspection.

Limitations

Heating System Information

HVAC

The purpose of the inspection is to determine if the heating system (and fixed air conditioning if so equipped) responds to the normal operating controls at the time of this inspection. The adequacy or efficiency of the system and the condition of internal components such as heat exchangers are not evaluated as they are mostly concealed. This service can be arranged with a licensed HVAC technician if desired. In every case it is recommended that you have a routine heating system evaluation and service unless the owner has documentation that it was done recently.

Recommendations

5.1.1 Heating System Information

 Recommendation

NO FIXED HEAT SOURCE IN EACH LIVING / SLEEPNG AREA

Newer standards suggest each living area and sleeping area have a fixed heat source. This period home only has a main furnace system with ONE vent that allows the warm air to rise within the home and up the open stairway. The bedrooms on the upper level likely may not stay very warm during the winter heating season.

NOTE: Two of the bathrooms appear to have aged fixed heat sources for updating. The lowest bath did not appear to have a heat source.

Recommendation

Contact a qualified professional.

5.2.1 Thermostat and Normal Operating Controls

 Recommendation

AGED THERMOSTAT

I observed that the thermostat is very old and should be upgraded to a modern energy-efficient thermostat. Also it was noted that the thermostat is located on the lower level / next to the freestanding gas unit - the tempature of the main level likely will be less given the location of the open heat source with out common duct work. An HVAC professional can offer more information as to the best future location of a thermostat for the lower furnace.

Recommendation

Recommended DIY Project

6: ELECTRICAL

Information

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.

Electrical Wiring: Type of Wiring, If Visible

Old Ungrounded Wiring, Knob & Tube, NM-B (Romex)

Panel Systems and Breakers : Panel Manufacturer

Cutler Hammer

Panel Systems and Breakers : Panel Type

Circuit Breaker, Fuses

Panel Systems and Breakers : Panel Capacity

200 AMP

Panel Systems and Breakers : Electrical Service Conductors

Overhead

Panel Systems and Breakers : Branch Wire 15 and 20 AMP

Aluminum

Panel Systems and Breakers : Wiring Method

Knob & Tube, Non Metallic Cable (NMC) "Romex"

Main Service Disconnect: Homeowner's Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors & CO alarms regularly. You can replace light bulbs, but more for more than that, you should consult an electrician. Electrical work is hazardous and mistakes can be fatal.

Main Service Disconnect: Main Disconnect Rating, If Labeled

200

I observed indications of the main service disconnect's amperage rating.

Panel Systems and Breakers : Main Disconnect

Main Disconnect is located here. This shuts off power to everything in the house, in case of emergency.

Panel Systems and Breakers : Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester if present, where possible only if the circuit is unused in an unoccupied home. Suggest checking all GFCI and AFCI devices upon move in.

Limitations

Electrical Wiring

SWITCH | OUTLETS | BRANCH WIRING

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Outlets are often inaccessible and including the checking of both halves of every electrical outlet in the home exceeds the Standards of Practice and are not included in a typical the Inspection. Functionality of all switches, outlets and fixtures in the home sometimes cannot be confirmed. Branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated. I do not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles/outlets and fixtures.

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection. Period homes that have signs of Knob and Tube wiring often have areas on aged wiring remaining but not yet replaced due to fixed walls and or ceilings. A person should always assume a home that appears to have some wiring updates should know that the wiring updates are likely not fully updated in the home.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

AFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the AFCI system according to modern code. A licensed electrician could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

AFCIs

PERIOD HOME - NO AFCI ARE INSTALLED AS OF YET IN THE HOME- FUTURE UPDATES WOULD BE PRUDENT.

GFCIs

UNABLE TO INSPECT EVERYTHING

No GFCIs' noted in the period home. I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Recommendations

6.5.1 Panel Systems and Breakers

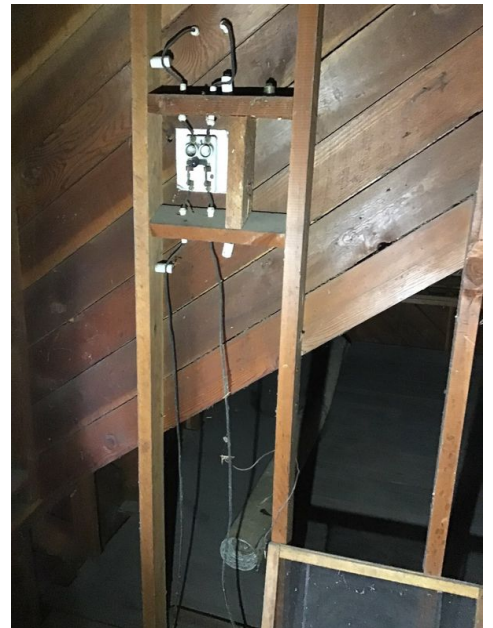
EXPOSED LIVE ELECTRICAL WIRES

S SIDE- ATTIC AREA ABOVE A SOUTH WINDOW -

I observed exposed live AGED FUSE SYSTEM and aged electrical wires that appears still in use. Updates are warranted. Suggest a licensed electrician review the structures eletrical systems for a final determination of attention needed for occupant safety.

Recommendation

Contact a qualified electrical contractor.



6.6.1 Service Grounding & Bonding

UNABLE TO CONFIRM PRESENCE OF GROUNDED CONDUCTOR

BASEMENT

I was unable to confirm by observation the presence of a fully grounded conductor. It appears the water service has been updated in the past to plastic - thus a copper wire connected to the metal pipe down stream is no longer in contact with soils as it appears. The services of a licensed electrician are needed for a final determination of attention needed for occupant safety.

Recommendation

Contact a qualified electrical contractor.

 Material Defect



6.8.1 GFCIs

MISSING GFCI

ALL COMMON GFCI LOCATIONS-

I observed indications that the period home has received NO GFCI updates which are now more commonly seen in homes to keep people safe. None noted near sink areas- bathrooms- basements, laundry or exterior porch locations. Updates would be prudent.

Recommendation

Contact a qualified electrical contractor.

 Recommendation

6.9.1 Electrical Defects-

AGED KNOB AND TUBE WIRING

ATTIC AND BASMENT AND OTHER CONSEALED LOCATIONS

Limited views were obtained in many areas of the period home due to storage including in the basement. Areas of visible period knob and tube wiring were noted along side some joists that may be still in use. Suggest a licensed electrician review the full basement and attic areas for wiring that is accessible and requires updating. Commonly in areas where knob and tube wiring is accessible it is updated.

Recommendation

Contact a qualified electrical contractor.

 Recommendation

6.10.1 General Electrical Notes

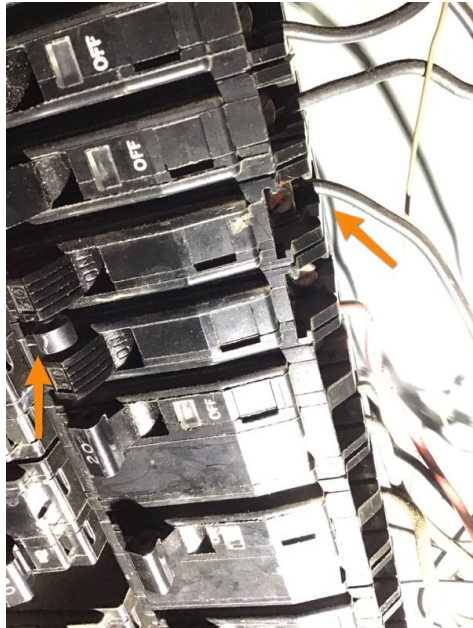
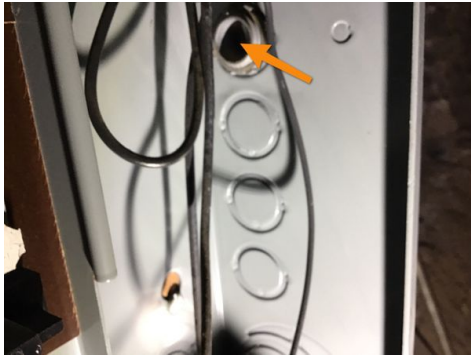
Recommendation

FOR ATTENTION

- 1. A single wire was noted on a two pole breaker. Correction is warranted.
- 2. The now closed pool breakers are still in the on position.
- 3. A side knock out covering is missing.
- 4. An aged cloth covered wire was noted in the panel for consideration of updating.
- 5. Limited labeling noted on the panel and aged FUSE panel in the attic- Updates are needed for safety.

Recommendation

Contact a qualified electrical contractor.



7: PLUMBING

Information

Main Water Shut-Off Valve:
Location of Main Shut-Off Valve
 Basement

Drain, Waste, & Vent Systems:
Material
 ABS, Cast Iron

Water Supply & Distribution Systems: **Material**
 Galvanized, Pex, Copper

Hot Water Source: Approx. Size in Gallons
 Unknown, 50



Upper unit not accessible fixed covering

Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the seller about any history of water and sewer leaks or blockages in the past.

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. All walls and ceilings conceal pipe work fully. Only limited views are obtained under some sinks not full of stored items.

Hot Water Source: Type of Hot Water Source

Electric Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Missing Seismic Bracing Straps

Earthquake straps are not required in some States but are always noted in homes of Oregon, Washington and California.

Updating the water heater storage tank is a prudent measure for added occupant safety.

Updates would be prudent.

Limitations

Main Water Shut-Off Valve

PLUMBING

The purpose of the plumbing system inspection is to determine if the household plumbing is currently functional for typical / normal usage. A technical evaluation to determine the adequacy or ongoing usefulness of the plumbing pipes, fixtures, etc is not included (this service can be performed by a licensed plumber if desired). Drain lines from the house to the street, particularly in older homes, may fail over time and require repair or replacement. This inspection does not include sprinkler or irrigation systems or any related component. Fire-suppression sprinkler systems are excluded and any related components. Water softening and/or filtering systems are not inspected.

Buried &/or concealed sewer drain lines are outside the scope of this inspection. Sewer lines can often be partially obstructed, cracked, crushed, disconnected or in some other way damaged in a way that would not be detected in this inspection. The water flow test conducted during this inspection cannot simulate actual living conditions.

The inspection of the sewer and drain line components is limited to what is visible within the home interior and the crawlspace / basement areas (if present). All systems and components outside of the home including but not limited to, sewer pumps, tank alarms, septic and step systems, are excluded from this inspection.

The bathtub and sink drain over flows and main water shut of valves are not tested in this inspection. The water heater pressure / temperature relief valve is not tested during this inspection. The generally accepted maximum safe water temperature is one hundred twenty degrees Fahrenheit (120). The exact water temperature was not measured during this inspection. Lowering the water temperature to safe levels increases the risk of bacterial growth and necessary precautions should be taken. Steel piping (if present in the home) has an average life expectancy of 30/40 years - sometimes longer. When the pipes wear out. rust accumulates inside the pipe and restricts the diameter of the pipe. resulting in reduced water pressure and flow. When the pressure and flow decreases to an unsatisfactory level, replacing the service pipe from the meter to the structure will need to be considered and perhaps in other locations within the structure.

Oftentimes areas of the homes service entrance pipe work is covered or has an insulation covering material- as noted these areas are not inspected.

Pipe rumble noise / surge bangs can occur during certain periods and most often is associated with loose pipe work and or fixtures needing attention- as noted not a part of this inspection. If left unattended over a period of time damage may occur to pipe work or fixtures that may lead to leaking and or other items needing attention.

Encrustation's- (visible build up of deposits) on plumbing lines often occurs in aged homes and is an early indication of possible future leaks. At the time of the inspection no visible sings of active leaking or moisture were noted. The condition is commonly noted on water heater connection. The inspector suggests the encrustation's such as these be reviewed for evidence of active leaking that will require attention/ repair and or consider replacement prior to an active leak as a preventative maintenance measure.

The inspection addresses only the readily visible plumbing. Underground sewer lines, tanks, water stops, valves. fixture overflows. sprinkler & backflow devices are not tested nor inspected- Only brief visual leak tests are performed at fixtures. Solar panels & systems are not inspected nor checked- when present pipe insulation limits the visual inspection-

Recommend an in pipe camera inspection of the underground sewer lines on all homes-
Water heater is checked for operation only- not it's ability to deliver a rated volume or quantity of hot water.

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Recommendations

7.3.1 Drain, Waste, & Vent Systems

 Recommendation

S-TRAP

MAIN FLOOR BATH - SINK DRAIN

The dated Trap configuration on the sink drain is an S-Trap which can let sewer gas back into the home recommend repair by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

7.5.1 Hot Water Source

 Recommendation

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.No seismic straps in place.

Recommendation

Contact a qualified plumbing contractor.

7.5.2 Hot Water Source

 Recommendation

COVERED WATER HEATER- EXCLUDED.

A fixed wood covering was a noted- thus the upper bath water heater was not inspected. Confer with the seller as to the approx age and any known service work. Not visible. A request was made to remove the covering prior to the start of the inspection.

Recommendation

Contact a qualified professional.

8: LIVING AREAS

Information

Windows: Window Type

Double-hung

Walls: Wall Material

Plaster, Wood, Wall paper coverings, Ample Pictures covering areas

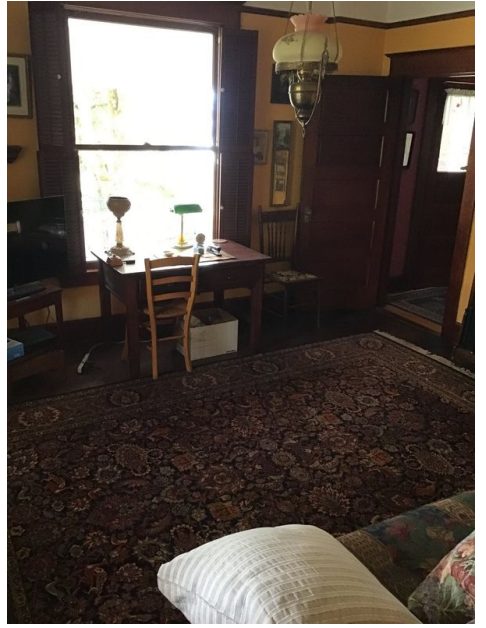
Ceilings: Ceiling Material

Plaster

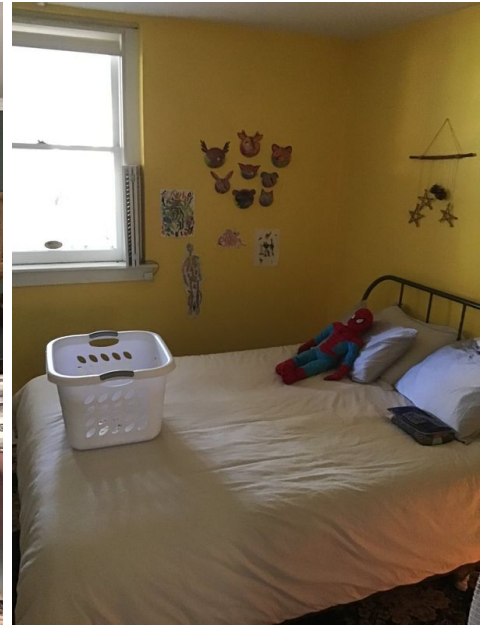
Floors: Floor Coverings

Wood, Ample Rug or Carpet Coverings, Linoleum, Vinyl

General: Living Areas



Lower living area pictures : Lower pics



Limitations

General

INTERIOR

If the home is currently occupied by the owner or tenant and their belongings, storage throughout the house, under sinks, in closets, etc will limit inspection of those areas / systems / components or items. Some issues may not become evident until after belongings are removed. UNDER NO CIRCUMSTANCES ARE PERSONAL BELONGINGS DISTURBED. Suggest reviewing all areas of the home prior to closing once vacated.

General

LIMITED VIEWS

Each living area was viewed for visible sources of a heat or cooling method.

Furnishings and stored items in occupied homes are an inspection restriction. A few rooms have added hanging light fixtures - that have NO power - added for a visual interest only per a family member.

Recommendations

8.2.1 Doors



DOORS STICK-

Door sticks and is tough to open. Recommend sanding down offending sides. A few doors and latches were not fully working. A E den door was not hanging from its hinges- just leaning against the wall. An upper bedroom door at the SW bedroom no knob or latch. Given the age of the home the doors and latches are in favorable condition but will require ongoing care.

Recommendation

Contact a qualified handyman.

8.2.2 Doors



POOR WEATHER-STRIPPING

At the time of the inspection, weather-stripping at interior doors was generally damaged or deteriorated or not present. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.

Recommendation

Contact a qualified handyman.

8.3.1 Windows



BROKEN GLASS

There was some cracked and or broken glass seen in this room recommend repair by a licensed window contractor. Given the age of the home the window glass in many windows appears serviceable. Window glass of this period is not safety tempered in windows and doors systems. Future updates might be prudent in areas. A few windows in the home did not appears to easily open- thus were not forced upon. Very few were noted as painted shut which is a common method used to aid in controlling drafty window systems.

Recommendation

Contact a qualified window repair/installation contractor.



Lower west side

8.5.1 Ceilings



CRACKING

There was some minor cracking in the hallway ceilings and the lower bathroom ceiling. Given the age of the home this structure appears to have had limited visible updates and repairs due to shifting or movement within the structure.

Recommendation

Contact a qualified professional.



8.6.1 Floors



AGED BATHROOM FLOORING NOTED IN AREAS

Some repaired areas noted in the bathrooms- future floor covering updates would be prudent over time. Ongoing caulking attention around tubs and toilets and sinks is suggested.

Recommendation

Contact a qualified professional.

8.7.1 Lighting Fixtures, Switches & Receptacles



INADEQUATE NUMBER OF RECEPTACLES

There is a minimal number of receptacles in the home. This can cause a short circuit if increased demand is present. Recommend a licensed electrician add additional receptacles. Period homes oftentimes have limited outlets in each room. Extension cord use is not advised for safety.

Recommendation

Contact a qualified electrical contractor.

8.7.2 Lighting Fixtures, Switches & Receptacles



LIGHT BULB CLOSET AREA

Recommend installing a cage around the light in the bedroom closets. Updating to a newer LED light or bulb type fixture is suggested

Recommendation

Contact a qualified electrical contractor.

8.9.1 Stairways



NO HAND GRABS / LOW RAILING HEIGHTS

The homes interior stairway systems could use future updates to meet current standards. Including the basement and attic stairways and area lighting needs for safety. Some stair systems have gaps over 4 inches which can be a child hazard. Suggest licensed contractor review all stairway systems for a final determination of attention needed.

Recommendation

Contact a qualified professional.



9: GENERAL INTERIOR

Information

Presence of Smoke and CO

Detectors: Power Source

Battery

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

All homes and investment properties should have newer smoke detectors within 10 YEARS of age with hush button features- Suggest working smoke detectors. be mounted on *each* level of a home & within each sleeping rooms- Additionally- the addition of a carbon monoxide detector is suggested in every home on *each* level with gas/wood/oil or propane appliance(s)- and/or fireplace(s) of any age and any home with an attached garage. Carbon monoxide is a colorless, odorless gas that can cause sickness, nausea and even death. Alarms have a useful service life of roughly 6 years, so changing them more frequently than smoke alarms is recommended. Be sure to check these regularly.

For reliability, Fire marshals recommended updating smoke detectors every 10 years and changing batters bi-annually. The latest data indicate that we should be using photo-electric technology in our smoke alarms for improved fire detection and to reduce problems with false alarms which can lead to disabling of this important safety system. Unfortunately, the alarms have to be removed to determine if they are photo-electric or ionization types. It is surprisingly complex to accurately test a smoke alarm system and determine the reliability, age, and type of sensor technology used, especially as many homes can have half a dozen or more alarms throughout the house. A complete evaluation of smoke alarms is beyond the scope of this inspection. For optimal safety, I recommend taking control of these important safety devices and learning about how to service and maintain your alarm systems to keep the building occupants safe.

Limitations

General Interior

INTERIOR

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. This inspection does not identify nor test for lead based paint. I advise purchasers to have a lead paint assessment performed prior to purchase of this property if constructed prior to 1978. The presence of asbestos containing building materials is not within the scope of this inspection, and is specifically excluded from this report. Older homes may contain asbestos in many building products including insulation, exterior siding, drywall, plaster, heating equipment, ceiling tile etc. If this is a concern, it is your responsibility to arrange further testing to determine the presence of asbestos in the home.

The presence of mold is not within the scope of this inspection and is specifically excluded from this report. Dampness in any area or standing water in crawlspaces can lead to mold conditions. Inadequate ventilation in attic, crawlspace, basement, sub areas and the interior areas of a home can lead to mold conditions. Many mold issues are concealed and cannot be discovered without further evaluation of the home. If this is a concern, it is your responsibility to arrange further testing to determine the presence of mold in the home.

Recommendations

9.2.1 Presence of Smoke and CO Detectors



OLD DETECTORS, NEW DETECTORS RECOMMENDED

I observed very old smoke detectors in the house. (Over 25 years in age) Detectors should be replaced every 5-10 years. They should be hard-wired with electricity and have a battery backup feature in case the electricity turns off. New smoke detectors are recommended. A detector is commonly found inside each bedroom and hallway and in general living areas including basements. Confer with the local fire chief for specific published recommendations.

Recommendation

Contact a qualified professional.

9.2.2 Presence of Smoke and CO Detectors



CARBON MONOXIDE DETECTOR(S) NOT IN PLACE

Carbon Monoxide detector missing. Carbon monoxide alarms shall be located in each bedroom or within 15 feet outside of each bedroom door. Bedrooms on separate floor levels in a structure consisting of two or more stories shall have separate carbon monoxide alarms serving each story. Recommend updates for occupant safety.

Recommendation

Contact a qualified professional.

10: BEDROOM(S)

Information

General: Heat Source

Windows: Window Type

Walls: Wall Material

Not Visible

Double-hung

Plaster, Wood, Wallpaper

Floors: Floor Coverings

Wood and Rugs, Heavy storage in furnished rooms-

General: Number of Bedrooms

5, One lower bedroom- no closet



Ceilings: Ceiling Material Hallways

Plaster

Some cracks noted- minor. See other notes.



Limitations

General

STORED ITEMS

Some areas were not inspected due to stored items

Recommendations

10.2.1 Doors

NO DOOR KNOB

SW BEDROOM

There was no door latch on door to the bedroom, recommend repair.

Recommendation

Contact a qualified professional.



10.3.1 Windows

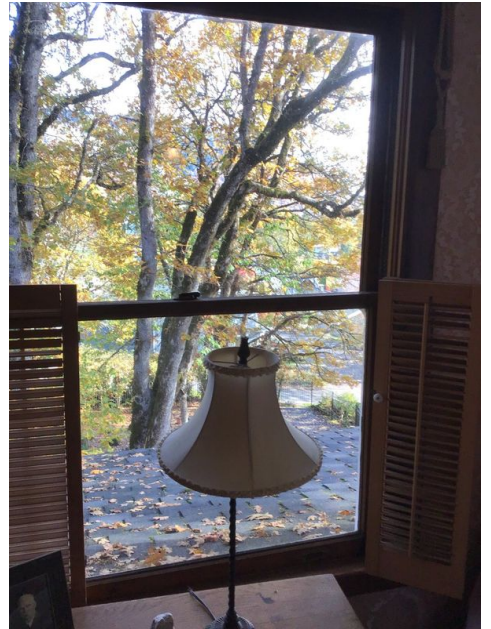


DIFFICULT TO OPERATE

Window is difficult to operate recommend review by a licensed window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



Southeast and Northwest

10.7.1 Lighting Fixtures, Switches & Receptacles

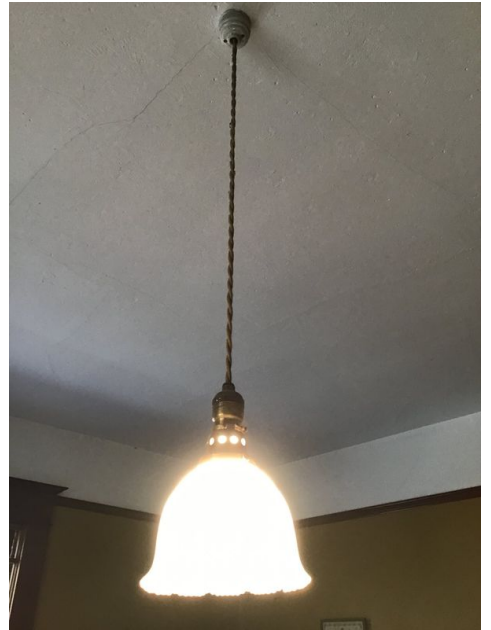


PERIOD LIGHTS FOR FUTURE UPDATES

Most all rooms have period fixtures and wall switches for future updates.

Recommendation

Contact a qualified professional.



11: BATHROOM(S)

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.



Period Clawfoot tub with added shower- Lowest level bath.



Older corner sink with damage (chipped) noted. No shut off valves noted below the sink.

Limitations

Bathroom Toilets

BATHROOM

During inspection today I operated all plumbing fixtures in bathroom(s). I do not test bathtub over flow drains when present as this risks damaging finishes around the tub. Monitor tubs while filling and avoid pushing water into the overflow. Even well- installed over flow drains can leak as the gaskets that seal the over flow will dry out over time and may no longer provide a watertight seal. Monitor plumbing after moving into a new home as testing during inspection presents less stress on plumbing than daily use. Please note that vacant homes present additional risk as it can be difficult to distinguish how the plumbing system will respond to daily use. Any defects uncovered during the inspection are listed in this report.

Sinks, Tubs & Showers

FLOOD CHECK

This is a visual inspection of the readily accessible portions of the tub / shower stall and is not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the tub shower pan and any tile or substate material is not included.

Recommendations

11.1.1 Bathroom Toilets

WATER HEARD DRIPPING INSIDE THE TANK - BEDROOM LEVEL BATH

Recommendation

Contact a qualified professional.



11.2.1 Sinks, Tubs & Showers

SLIGHT CRACKING AT THE TUB

Recommendation

Contact a qualified professional.

 Recommendation



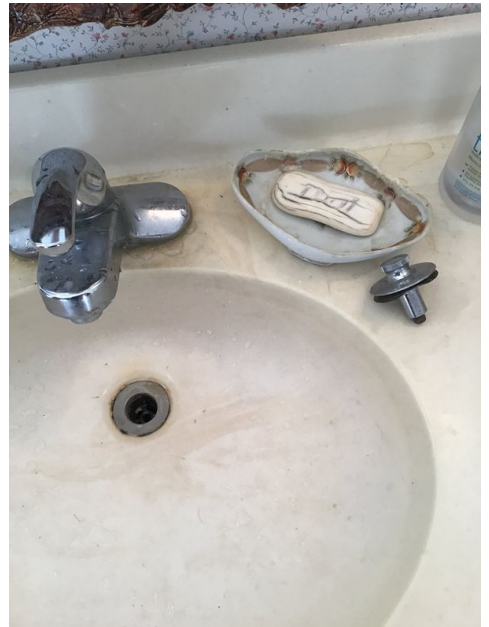
11.2.2 Sinks, Tubs & Showers

SINK STOPPER NOT IN PLACE

Recommendation

Contact a qualified professional.

 Recommendation



11.2.3 Sinks, Tubs & Showers



PEELING CEILING PAINT LOWEST BATH-

No bath fan noted

Recommendation

Contact a qualified professional.



11.3.1 Bathroom Exhaust Fan / Window



HEAT LAMP DEFECT

I observed that the heat lamp fixture in the bathroom did not work. The fan made a rattle noise- likely not fully functional. Unable to determine if the fan is ducted to the exterior vs. just inside the small shed attic space above.

Recommendation

Contact a qualified electrical contractor.



Aged unit updating is suggested

11.4.1 GFCI & Electric in Bathroom

Recommendation

RECEPTACLE IS NOT GFCI PROTECTED

I observed that the receptacle in the bathroom is not testing as being GFCI protected. This is a hazardous condition. All baths could use GFCI updates. Dated two pronged outlets noted in many locations within the home.

Recommendation

Contact a qualified electrical contractor.



Non grounded outlet near the tub below the window-



GFCI needed

11.6.1 Cabinetry, Ceiling, Walls & Floor

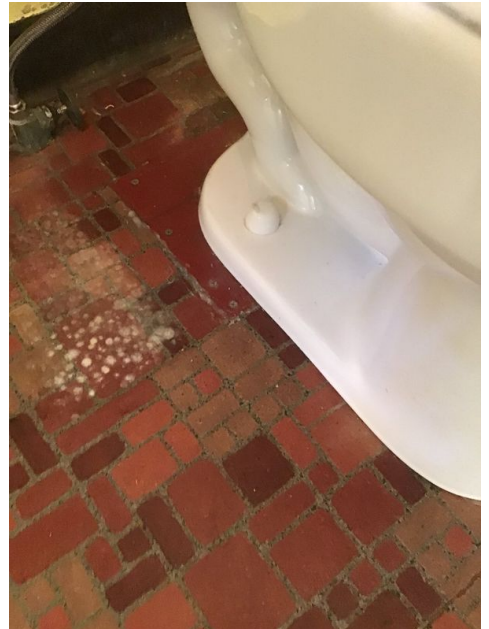
Maintenance

FLOOR DAMAGE

I observed damage at the bathroom floor. All three bath areas have aged flooring with repairs. Ongoing caulking and touch up will likely be needed.

Recommendation

Contact a qualified handyman.



Past repairs noted

11.6.2 Cabinetry, Ceiling, Walls & Floor

**CEILING TILES**

Added tile ceilings were noted at the rear entry areas of the home and at bathrooms and laundry areas. Tile of this period may contain asbestos. Testing is suggest prior to disturbance or future updates.

Recommendation

Contact a qualified professional.

11.7.1 Door

**DOOR DOES NOT CLOSE PROPERLY**

I observed that the bathroom door did not close properly. The low height window sill is a potential fall hazard. Fixed child proofing latching or window guards would be prudent.

Recommendation

Recommended DIY Project



12: DOORS, WINDOWS & INTERIOR

Information

Doors: Doors Inspected

I inspected a representative number of doors according to the Standards of Practice by opening and closing them. I did not operate all door locks and door stops, which is beyond the scope of a home inspection.

Windows: Windows Inspected

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Lighting, Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

Limitations

Lighting, Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to present standards. A licensed electrician or building code inspector could perform that type of test and detailed evaluation, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

13: LAUNDRY

Information

Laundry Area : Dryer Vent

Material

Metal

Laundry Area : Dryer Power

Source

220 Electric

Limitations

Laundry Area

DRAIN LINE

The cloths washer drain line was not tested as part of an inspection. No comment on the functionality of the drain for use or leaking. Recommend checking when moving into the home.

Laundry Area

CLOTHS DRYER VENT WORK

The cloths dryer vent was examined visually. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. Recommend that you have the dryer vent 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 vents.

Laundry Area

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Recommendations

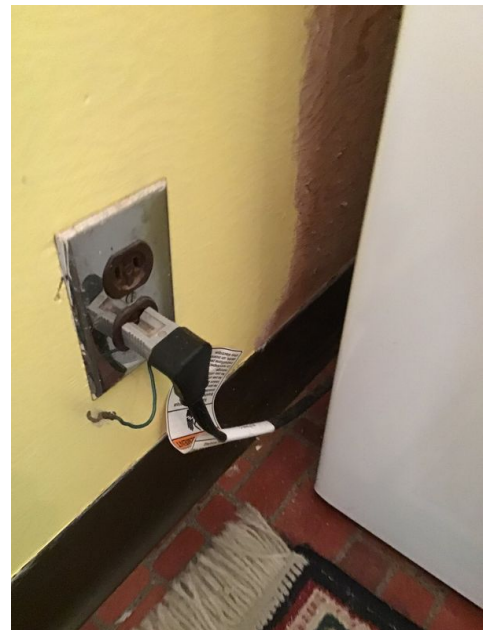
13.2.1 Two pronged dated outlet

TWO PRONGED OUTLET -

Updating is suggested.

Recommendation

Contact a qualified electrical contractor.



13.2.2 Two pronged dated outlet
**DATED WALL HEATER FOR
UPDATING**

Recommendation

Contact a qualified electrical contractor.

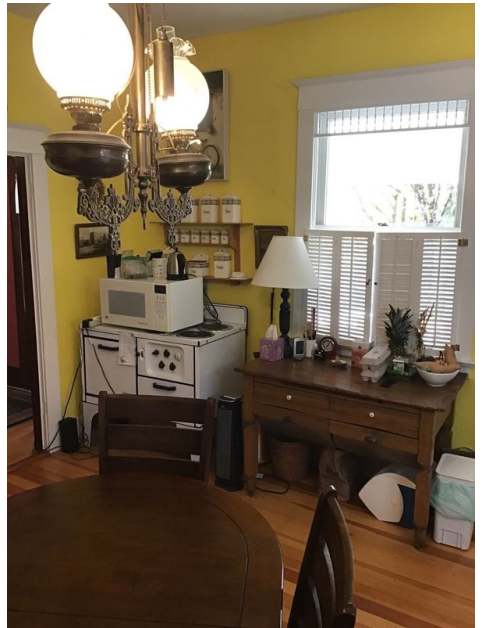


14: KITCHEN

Information

Kitchen Sink: I turned on the faucet fixture plumbing

Kitchen Sink: Pictures





Aged oven not checked



Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle. The seller shut it off towards the end of the inspection. The present tenant appears to only hand wash the dishes.

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.



Limitations

Kitchen Sink

KITCHEN

Views of counters & cabinets systems are commonly blocked with personal or stored items- thus not inspected. Oven self and or continuous cleaning operations, timers, lights, clocks & calibrations are not tested during this inspection. Only the dishwashers ability to fill & drain is checked. Microwaves ovens are only tested on a particular setting for the ability to turn on- thus heating ability to heat not tested. Compactors are tested without adding trash- thus compaction capability not tested. The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately. Refrigerators/ freezers and ice makers are not within the scope of this inspection. All other appliances not inspected. See inspection agreement. Washing machine and cloths dryers are not tested. The inspector also does not test washing machine drain lines or supply valves- (prone to leakage) Suggest always upgrading washing machine drain lines to stainless vs. rubber when observed. The appliance testing performed in this inspection is a basic functional test of each built-in appliance. Not every function or cycle can be tested and the accuracy of temperature control cannot be determined. Intermittent problems may not be detected in this inspection. If equipped, the ice maker and or water faucet were not tested for operation. Older appliances may be unreliable. We recommend you invest in a home warranty designed for repair or replacement of mechanical item failures in the homes. No warranties concerning satisfactory operation are given. Appliances are not moved during the inspection.

Recommendations

14.2.1 GFCI

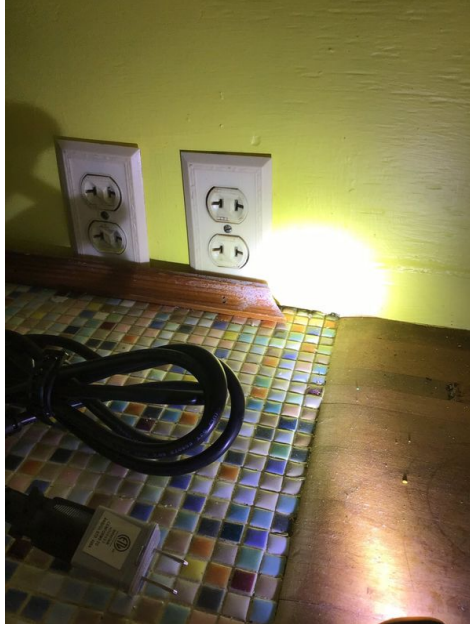
Recommendation

MISSING GFCI PROTECTION

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.

Recommendation

Contact a qualified electrical contractor.



14.5.1 Range/Oven/Cooktop

Maintenance

MISSING ANTI-TIP

I observed that the stove and oven appliance was not fastened to the floor. Anti-tip device is missing. This poses a safety hazard to children.

Recommendation

Contact a qualified professional.



14.6.1 Countertops & Cabinets

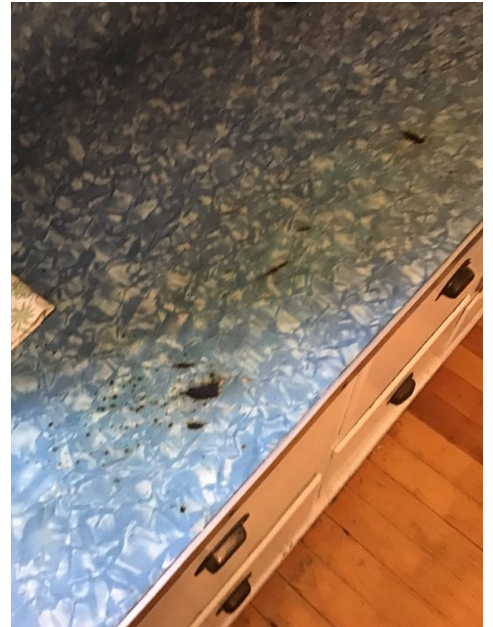


WORN AREAS AT COUNTERTOPS

I observed worn areas and some damage at the countertops.

Recommendation

Recommend monitoring.



14.7.1 Floors, Walls, Ceilings

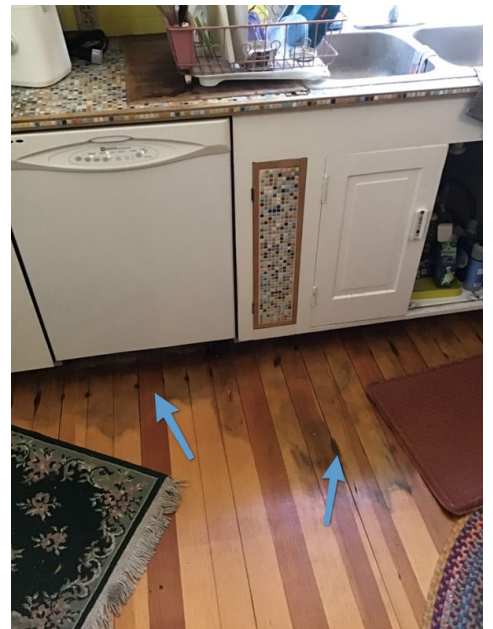


MOISTURE DAMAGE

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation or inquire with the seller.

Recommendation

Contact a qualified professional.



15: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Accessible Sub areas- Foundation, Insulation in

Basement: Sub-floor

Wood Plank

Foundation/Basement Area: Type of Insulation Observed

Batt, Fiberglass

Accessible Sub areas- Foundation, Basement: Homeowner's Responsibility

One of the most common problems in a house is a wet or damp crawl or basement area(s) and or foundation systems. Here is a link to an EPA article about damage and moisture issues in homes.

<https://www.epa.gov/sites/default/files/2016-10/documents/moldguide12.pdf> You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, discoloring and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and discolored stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

I make a very " best effort " to review areas for attention in low height sub spaces or crawl areas. The inspection is not a board by board review & an undiscovered condition may be present but not determined during this visual non-invasive inspection. The older the home the more likely an undiscovered conditions might be present. Thus one assumes a great risk the older the structure. Safety standards for access in the crawl areas is 3 feet in height for accessible crawl area access. Lower heights limit this inspectors ability of the inspection thus increasing the chance of future conditions that will warrant further attention perhaps not determinable during the limited visual non-invasive inspection.

This inspection is not a structural review for building standards. Note: The Home Inspector is not required to: At the inspectors discretion- enter and area of perform and procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector and or other persons.

Radon evaluation is not a part of this home inspection. All homes should be checked for Radon levels prior to closing- Confer with your Realtor for added insight.

Accessible Sub areas- Foundation, Basement: Material

Wood Beams, Wood framing



Accessible Sub areas- Foundation, Basement: Type of Basement Foundation Described

Note the thickness of the brick and rock foundation system

Brick, Stone, Rock, Period Stone and Mortar





Accessible Sub areas- Foundation, Basement: Foundation Was Inspected

The foundation was inspected in the visible areas. Suggest any areas with heavy storage be reviewed prior to closing in an occupied home.

Accessible Sub areas- Foundation, Basement: Structural Components Were Inspected

Structural components were inspected including readily accessible areas.

Insulation in Foundation/Basement Area: Approximate Average Depth of Insulation

missing insulation, 3-6 inches

Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

This house is located in a climate zone that requires an R-value of

Limitations

Accessible Sub areas- Foundation, Basement

ACCESSIBLE AREAS VIEWED- APPROX.

50%



Accessible Sub areas- Foundation, Basement

CELLAR - SUB AREA

The inspector makes a best effort to review areas for attention. The inspection is not a board by board review- & an undiscovered condition may be present but not determined during the visual non-invasive inspection.

The older the home the more likely an undiscovered condition exists- thus one assumes are greater risk the older a structure.

Low clearance heights limited the ability of inspection thus increase the chance of future conditions that will warrant future attention perhaps not determinable during this limited visual non- invasive inspection. This inspection is not a structural review for building standards.

Foundation issues related to failure and deterioration are common in older homes. This inspection is limited to the visual defects of the foundation and is not a technical analysis of the structural integrity. As a precaution, you may desire to have a further inspection performed by an engineering firm or masonry professional.

Crawlspaces are dirt floor sections below the living areas of the home. Any dampness, visible or concealed, will perhaps propagate mold to some degree. Vapor barriers and ventilation can reduce mold growth, however it cannot be eliminated. Crawlspaces may have concealed mold under the vapor barrier and / or between the floor insulation and the wood structure. These concealed areas are not inspected and may have mold / fungal growth. Mold and fungus are excluded and will not be noted or reported on in this report. If this is a concern, you may wish to have a mold remediation professional evaluate the home prior to purchase. Inspection of the crawlspace is limited due to ducting, plumbing, insulation, etc. Crawlspace inspections are limited and all areas cannot be viewed or inspected. It is not possible or assured that all defects can be identified in the crawlspace. Areas that have been excluded may have unreported damage to structures or components.

Accessible Sub areas- Foundation, Basement

PERSONAL STORAGE RESTRICTION

Personal stored items limited this visual non invasive inspection. Moving personal items and storage is not done. I could not see everything. Items were blocking access and views.

Ventilation in Foundation/Basement Area

WINDOW SYSTEMS NOTED IN THE BASEMENT THAT COULD BE SCREENED TO AID IN THE VENTING THE SUB AREA.



West side foundation area-

Recommendations

15.1.1 Accessible Sub areas- Foundation, Basement

Recommendation

MISSING GFCI IN UNFINISHED BASEMENT

I observed a missing GFCI protection in the unfinished basement.

GFCI protection is required for all 15- and 20-amp, 120-volt receptacles in the unfinished basement. Lighting updates are also suggested. Limited lights noted.

Recommendation

Contact a qualified electrical contractor.

15.1.2 Accessible Sub areas- Foundation, Basement

Recommendation

LIMITED SOIL SUPPORT AND WOOD SUPPORTS FOR UPDATING

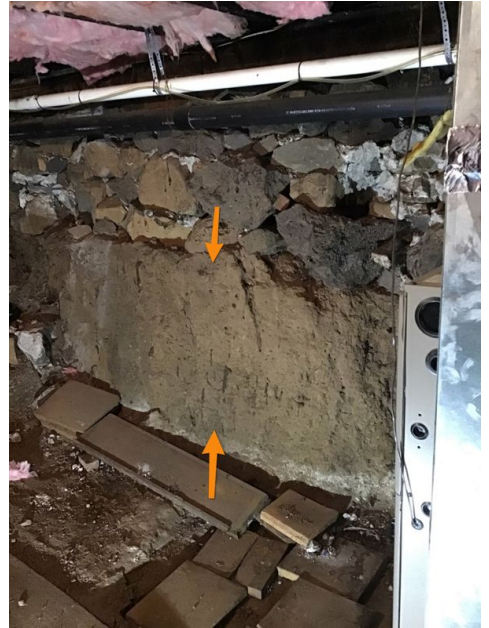
NORTH SIDE-

It appears years ago soil was removed in areas of the sub area- added supports were noted in some locations. As pictured below soils have no support in some locations near the homes rock and mortar foundation areas. Updates are warranted with concrete to fully support the load bearing soils. Other added posts appear to have limited fixed attachment methods at the post and beam connections. An added post near the main water heater appears to not be load bearing and requires attention. Other older post supports have been added overtime that now may require updating. Metal fastening devices and lag screws intended for better attachment methods are now available.

A foundation specialty engineer and or an experienced and proven contractor should review the entire basement area for a final determination of attention needed.

Recommendation

Contact a qualified professional engineer



15.1.3 Accessible Sub areas- Foundation, Basement

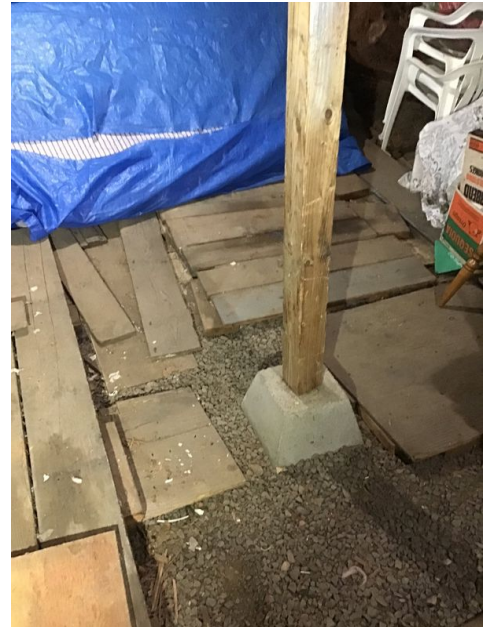


VAPOR BARRIER NEEDED AND STORED WOOD REMOVED

All exposed soils should be fully covered with a black 6 mil covering overlapped and sealed to the masonry if possible. This will help to control water vapor rising up with the home and dust within the structure. All wood debris and stored wood items should not in contact with soils to aid in preventing pest infestation. Removal is suggested or storing up away from the soil level.

Recommendation

Contact a qualified professional.



15.2.1 Insulation in Foundation/Basement Area



INSULATION INSTALLED UPSIDE DOWN IN CRAWLSPACE

I observed that the insulation installed on the floor joists above the foundation area is installed upside down with the paper side down in a few areas.

Recommendation

Contact a qualified insulation contractor.

16: CARPORT

Information

Roof at Carport: Carport Roof Was Inspected

Ground, Porch along side- Noted covered with leaves

I 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 ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof at Carport: Type of Roof-Covering Described

Metal

I 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. Roofs 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.



Recommendations

16.1.1 Roof at Carport

 Recommendation

METAL COVERING WITH LIMITED SLOPE

As noted when leaf debris gather on the roof covering water can back up and find methods to seep through the metal covering at seams and screw attachment locations. Some discoloring of wood sheathing was noted from below which indicate moisture intrusion.

Recommendation

Contact a qualified professional.



16.2.1 Structural at Carport

 Material Defect

STRUCTURAL DEFECT

SOUTH CARPORT

I observed structural defects at the carport. This was noted as secured some to the main structure in only a few locations with metal anchors - but it appears that updates and repairs are warranted. A licensed contractor and or structural engineer is suggested for a final determination of attention needed.

Recommendation

Contact a qualified general contractor.



Southwest corner Wood Decay



Northeast Side- Post floating and damaged



No diagonal support work and or metal supports



South

16.3.1 Electrical at Carport

 Recommendation

LIGHTING UPDATE

Updating lighting fixtures is suggested. Motion sensor style units area suggested for occupant safety. No lighting or electrical GFCI outlets in place as more often noted in a carport area.

Recommendation

Contact a qualified professional.