

Home Inspection Report



7 Anytown, USA, NY 12866

Inspection Date:

Sunday, February 4, 2018

Prepared For:

Clients

Prepared By:

Chris the Home Inspector LLC
10 Brookwood Drive
Saratoga Springs, NY 12866
518-928-4172

Report Number:

0201189

Inspector:

christopher iula

License/Certification #:

16000066742

Inspector Signature:

Report Summary

Major Concerns

- None observed

Potential Safety Hazards

- The abandoned live wiring located in the side attic of this home should be removed or appropriately terminated with a box and cover.
- For improved safety, it is recommended that a railing be provided for the basement stairway.

Improvement Items

- Cracks and minor settling was observed on the foundation of this home. The crack on the rear wall of this home, that allows moisture to pass through, should ideally be filled by a mason as discussed.
- The right rear floor joist is notched in the basement of this home. Notched joists are repaired by replacement, "sister" joists along side, or additional support as discussed. Where one or very few damaged joists are found, this work is not high priority and can be combined with other structural or carpentry repairs at the property.
- The roof of this home, especially the dormer roof of this home, is likely to be subjected to heavy loads from snow whose weight could cause damage as discussed. Maintaining the snow loads in the winter months is recommended.
- Evidence of bee activity was observed around this home and there is a risk of hidden activity. If the property has not already been treated, a licensed pest control specialist should be engaged to treat the property.
- Debris should be removed from the roofing to reduce risk of leaks and early roof wear as discussed.
- The pipe boot flashing around the plumbing (vent) roof penetration has become cracked and broken and is in need of replacement. Repairs to the flashings around this roof are needed, especially around the chimney and annual inspections are encouraged as discussed.
- The masonry chimney needs re-pointing (replacing the mortar between the bricks) and brick repairs to avoid water damage as discussed.
- The installation of rain caps and vermin screens on chimneys is a logical improvement also as discussed.
- It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building, a potential source of water entry or water damage.
- The openings in the siding around the front bay window of this home should be sealed and re-secured to avoid moisture and wind-damage as discussed.
- The wood trim around this home should be painted to preserve the building.
- Localized rot was observed in the wood trim on the right wall of this home as discussed. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the wood trim and control of water from roof or surface runoff can avoid further damage.
- Openings in the soffits on the right side of the home, near the chimney, should ideally be sealed to prevent vermin activity. Repairs are needed.
- The grading should be improved in the rear yard of this home to promote the flow of storm water away from the house as discussed. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- The support for the deck steps are poor. Repairs are needed. Wood to soil contact should also be avoided on the deck steps.
- Cleaning of the siding may be worthwhile.
- As is very typical, the basement windows have been neglected. They should be repaired or replaced as desired. Window to soil contact should also be avoided to reduce insect and rot-damage risk.
- The rear deck of this home should be better secured to the house to reduce risk of falling as discussed, recommend installing lag bolts through the band joist into the house.
- The wood fencing around this home is in poor condition and in need of repairs.
- The main distribution panel is crowded with wiring. A larger panel, or an auxiliary panel, would be desirable as discussed.
- The main distribution panel of this home is mounted to a loose board that should be secured as needed.
- The installation of a ground fault circuit interrupter (GFCI) is recommended to the far left of the kitchen sink. A GFCI offers increased protection.
- The missing outlet cover plates in the right rear second floor bedroom should be replaced to avoid a hazard.
- The installation of smoke detectors protecting bedrooms and the presence of smoke detectors and CO detectors in common areas is recommended in this home.
- During the course of any renovating, it is recommended that old wiring be replaced.

Report Summary

Improvement Items

- The level of ventilation in the attic spaces of this home should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. Proper ventilation will help flush out moisture the occupants create and help to keep the house cooler during warm weather and extend the life of roofing materials. In our winter months, it will help reduce the potential for ice dams on the roof and condensation within the attic. This condition can be remedied by adding more attic vents.
- For improved energy savings, the attic access door should be insulated as discussed.
- Ventilation of the crawl space is insufficient. One (1) square foot of free vent area should be provided for every five hundred (500) square feet of crawl space. Proper ventilation will help to control humidity and reduce the potential for rot.
- The sink is lacking a drain stopper in the main second floor bath.
- The bathtub is lacking a drain stopper in the main second floor bath.
- The second floor bathroom vanity is loose and should be secured as necessary.
- The waste piping in the basement of this home should be better supported.
- It is recommended to add a washer overflow pan and drain to protect your floor from condensation and provide protection from washing machine overflow or hose failure.
- Replace the rubber hoses on the washer with "burst free" hoses.
- Ideally you would have any sump pump on it's own dedicated circuit (to reduce the possibility of power disruption to the sump pump).
- A one-way check valve should be installed on the sump pump as there is a possibility of a back-up of water during normal operation of the waste drains of this home.
- There are missing closet doors in the upstairs bedrooms of this home. The installation of the closet doors would be a logical improvement.
- The railing for the main stairway, leading to the second floor of this home is loose. Secure as needed.
- Install new exterior lock sets upon taking possession of the home.
- It is recommended that you install smoke alarms that can detect both types of fires in your home; ionized could quickly detect the small amounts of smoke from a fast flaming fire and photoelectric smoke detectors typically respond to smoky smoldering fires.
- The right rear burner on the gas range is inoperative. It should be repaired as necessary.
- The casement window hardware is damaged on the right side of the living room bay window of this home. It should be replaced.

Items To Monitor

Upon taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector inside and outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year on an annual date that is easy to remember.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- Carbon monoxide is colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood burning stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. It would be wise to consider the installation of carbon monoxide detectors within the home.
- Examine driveways, walkways, porches, decks and stairs for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Evidence of historic rodent activity was observed evidence as indicated in the basement of this home. This condition should be monitored as discussed. If an active condition is discovered, a licensed pest control specialist should be engaged to treat the property.
- Given the age of the furnace, it may be nearing the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- Sliding glass doors are often vulnerable to splash back from the deck, patio or steps immediately outside of them. Localized rot may be present under these types of doors. Proper maintenance of the siding and control of water from roof or surface runoff can avoid damage.

Report Summary

Items To Monitor

- The installation of interior finishes is incomplete in the first floor closet of this home.
- Minor (expected) cracks were noted on the interior finishes of this home. Evidence of typical wall penetrations was detected. Some minor and expected wall patching will be needed in this home.
- The installation of the trim is incomplete.
- The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8" high could present a trip hazard. Monitor these cracks as discussed.
- Damaged screens were noted on windows.
- It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- The basement shows evidence of moisture penetration. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.
- It would be wise to install of carbon monoxide detectors within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) or <http://www.cpsc.gov/cpsc/pub/pubs/5010.html> for further guidance.
- Based on the age of this home, there is a possibility the materials may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If any sections of the ceiling are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.
- There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the sold used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area. Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area. This home should ideally be tested every two years.

Report Overview

Scope of Inspection

Visual Inspection Only. All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. Please understand that the inspection and this report should not be considered a guarantee or warranty, expressed or implied, of any type. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

The Street

State of Occupancy

Occupied

Weather Conditions

Cloudy

Recent Rain

No

Ground Cover

Dry

Approximate Age

65 years

Receipt/Invoice

Chris the Home Inspector LLC
10 Brookwood Drive
Saratoga Springs, NY 12866
518-928-4172

Date: Sun. Feb. 4, 2018 2:45

Inspected By: christopher iula

Property Address
7 Anytown
USA, NY 12866

Inspection Number: 0201189

Payment Method: Check

Client: Clients

Inspection	Fee
Home Inspection	\$395.00
Radon Test	\$125.00
Water Test	\$75.00

Total	\$595.00
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Structure

Description

- Foundation**
 - Poured Concrete
 - Basement and Crawl Space Configuration
 - 55% Of Foundation Was Not Visible
- Columns**
 - Steel
- Floor**
 - Wood Joist
 - Angled Wood Floor Plank Subfloor
 - Engineered Wood I-Beam floor joists (Addition)
 - Wafer-board (OSB) Subfloor (Addition)
- Wall**
 - Wood Frame
- Ceiling**
 - Joist
- Roof**
 - Rafters
 - Solid Plank Sheathing
 - Collar Ties

Observations

- Foundations**
 - Cracks and minor settling was observed on the foundation of this home. The crack on the rear wall of this home, that allows moisture to pass through, should ideally be filled by a mason as discussed.
- Floors**
 - The right rear floor joist is notched in the basement of this home. Notched joists are repaired by replacement, "sister" joists along side, or additional support as discussed. Where one or very few damaged joists are found, this work is not high priority and can be combined with other structural or carpentry repairs at the property.



- Roof**
 - The roof of this home, especially the dormer roof of this home, is likely to be subjected to heavy loads from snow whose weight could cause damage as discussed. Maintaining the snow loads in the winter months is recommended.
- Wood boring insects**
 - Evidence of bee activity was observed around this home and there is a risk of hidden activity. If the property has not already been treated, a licensed pest control specialist should be engaged to treat the property.
- Discretionary improvements**
 - Evidence of historic rodent activity was observed evidence as indicated in the basement of this home. This condition should be monitored as discussed. If an active condition is discovered, a licensed pest control specialist should be engaged to treat the property.

Structure

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the homes foundation were concealed from view.

Comments

Positive attributes •Based on the age and location of this home, the original construction of the home was good quality. The materials and workmanship, where visible, are above average as discussed.

Roofing

Description

Roof covering •Asphalt Shingle
•Single Ply Membrane

Roof flashings•Metal
•Not Visible (around the entire chimney)

Chimneys •Masonry

Roof drainage system •None

Method of inspection •Walked on roof

Observations

Sloped •Debris should be removed from the roofing to reduce risk of leaks and early roof wear as discussed.



Flashings •The pipe boot flashing around the plumbing (vent) roof penetration has become cracked and broken and is in need of replacement. Repairs to the flashings around this roof are needed, especially around the chimney and annual inspections are encouraged as discussed.



Chimney •The masonry chimney needs re-pointing (replacing the mortar between the bricks) and brick repairs to avoid water damage as discussed.
•The installation of rain caps and vermin screens on chimneys is a logical improvement also as discussed.



Gutters & downspouts •It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building, a potential source of water entry or water damage.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The chimney was not entirely visible during the inspection of the roofing system.
- Many methods of installation have been used and some are more proven not to be as good as others. It takes a skilled craftsman to install a roof properly and without being present during installation it can be difficult to determine if all safeguards were taken and they were installed in such a way that eventually problems could not exist. We found no signs of active leakage during the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future on a one-time visit to a home.

Exterior

Description

- Wall covering** •Vinyl Siding
- Eaves / soffits / fascias** •Vinyl Soffits
•Metal Facias
- Doors** •Metal
•Sliding Glass
- Window/door frames and trim** •Wood and Vinyl-Covered windows
•Wood Trim and Metal Covered Trim
- Entry driveways** •Asphalt
- Entry walkways and patios** •Brick Front Walkway
- Porch / deck / steps / railings** •Brick Front Porch and Steps with Metal Railings
•Wood Rear Deck with Wood Steps and Wood Railings
- Surface drainage** •Level Grade
•Graded Away From House
•Graded Towards House (in the rear yard of this home)
- Fencing** •Wood
•Chain Link

Observations

- Ext. walls**
- The openings in the siding around the front bay window of this home should be sealed and re-secured to avoid moisture and wind-damage as discussed.
 - The wood trim around this home should be painted to preserve the building.
 - Localized rot was observed in the wood trim on the right wall of this home as discussed. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the wood trim and control of water from roof or surface runoff can avoid further damage.
 - Sliding glass doors are often vulnerable to splash back from the deck, patio or steps immediately outside of them. Localized rot may be present under these types of doors. Proper maintenance of the siding and control of water from roof or surface runoff can avoid damage.



- Eaves** •Openings in the soffits on the right side of the home, near the chimney, should ideally be sealed to prevent vermin activity. Repairs are needed.
- Windows** •As is very typical, the basement windows have been neglected. They should be repaired or replaced as desired. Window to soil contact should also be avoided to reduce insect and rot-damage

Exterior

Observations cont.

Windows cont. risk.

Lot drainage •The grading should be improved in the rear yard of this home to promote the flow of storm water away from the house as discussed. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Deck •The support for the deck steps are poor. Repairs are needed. Wood to soil contact should also be avoided on the deck steps.

Porch / deck cover •The rear deck of this home should be better secured to the house to reduce risk of falling as discussed, recommend installing lag bolts through the band joist into the house.

Fence •The wood fencing around this home is in poor condition and in need of repairs.

Discretionary improvements •Cleaning of the siding may be worthwhile.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

•There was an absence of historical evidence due to the installation of new siding.

Electrical

Description

- Size of service** •100 Amp 120/240v Main Service
- Service drop** •Overhead
- Service equip / main disconnect** •Main Service Rating 100 Amps
•Breakers
•Located: Rear Wall of Basement
- Service grounding** •Copper
•Ground Rod Connection
- Switches / receptacles** •Grounded
- Ground fault circuit interrupter** •Present in Kitchen and Baths

Observations

- Main panel** •The main distribution panel is crowded with wiring. A larger panel, or an auxiliary panel, would be desirable as discussed.
•The main distribution panel of this home is mounted to a loose board that should be secured as needed.
- Distribution wires** •The abandoned live wiring located in the side attic of this home should be removed or appropriately terminated with a box and cover.
- Outlet** •The installation of a ground fault circuit interrupter (GFCI) is recommended to the far left of the kitchen sink. A GFCI offers increased protection.
•The missing outlet cover plates in the right rear second floor bedroom should be replaced to avoid a hazard.
•Ideally you would have any sump pump on it's own dedicated circuit (to reduce the possibility of power disruption to the sump pump).
- Smoke detector units** •The installation of smoke detectors protecting bedrooms and the presence of smoke detectors and CO detectors in common areas is recommended in this home.
- Discretionary improvements** •During the course of any renovating, it is recommended that old wiring be replaced.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and or storage restricted access to some of the electrical components.

Heating

Description

Energy source • Gas

System type • Hot Water Boiler
• Manufacturer: Peerless
• Serial Number: 1234567-200105
• Manufacturer Date: 2001

Vents / flues / chimneys • Metal-Single Wall

Heat distribution methods • Radiators

Observations

Furnace • Given the age of the furnace, it may be nearing the end of its useful life. You should reserve funds to be ready to purchase a new furnace.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Although the heating system was operated, there are significant testing limitations during a one time visit to a home. Have this system inspected at by a tradesman before the end of your contingency period.

Insulation

Description

- Attic** •R20 Fiberglass in Side Attic
Roof ventilation •None Visible
Crawl space ventilation •No Ventilation Found
Exhaust fan/vent locations •Bathrooms

Observations

- Attic / roof** •The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. Proper ventilation will help flush out moisture the occupants create and help to keep the house cooler during warm weather and extend the life of roofing materials. In our winter months, it will help reduce the potential for ice dams on the roof and condensation within the attic. This condition can be remedied by adding more attic vents.
•For improved energy savings, the attic access door should be insulated as discussed.
- Crawl space improvement** •Ventilation of the crawl space is insufficient. One (1) square foot of free vent area should be provided for every five hundred (500) square feet of crawl space. Proper ventilation will help to control humidity and reduce the potential for rot.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Attic insulation type and levels were spot checked only.
- No access was gained to the high attic or to the wall cavities of the home.

Plumbing

Description

- Water supply source** •Private Water Supply
- Service pipe to house** •Plastic
- Main water valve location** •Right Rear Wall of Basement
- Interior supply piping** •Copper
•Plastic
- Waste system** •Private Sewage System
- Drain / waste / vent piping** •Plastic
•Cast Iron
•Copper
- Water heater** •Gas
•Approximate Capacity (in gallons):40
•Manufacturer:Bradford White
•Serial Number: NM38692104
•Manufacturer Date: 2016
- Other components** •Sump Pump

Observations

- Waste / vent** •The waste piping in the basement of this home should be better supported.
•A one-way check valve should be installed on the sump pump as there is a possibility of a back-up of water during normal operation of the waste drains of this home.
- Fixtures** •The sink is lacking a drain stopper in the main second floor bath.
•The bathtub is lacking a drain stopper in the main second floor bath.
•The second floor bathroom vanity is loose and should be secured as necessary.
- Discretionary improvements** •It is recommended to add a washer overflow pan and drain to protect your floor from condensation and provide protection from washing machine overflow or hose failure.
•Replace the rubber hoses on the washer with "burst free" hoses.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- We do not inspect for Buried Heating Oil Tanks.

Interior

Description

- Wall/ceiling materials**
- Drywall
 - Plaster
- Floor surfaces**
- Tile
 - Vinyl/Resilient
 - Wood Type
 - Hardwood
- Window type(s) / glazing**
- Casement
 - Double/Single Hung
- Doors**
- Wood-Solid and Hollow Core Doors
 - Sliding Glass

Observations

- Wall / ceiling finishes**
- The installation of interior finishes is incomplete in the first floor closet of this home.
 - Minor (expected) cracks were noted on the interior finishes of this home. Evidence of typical wall penetrations was detected. Some minor and expected wall patching will be needed in this home.
- Floors**
- The installation of the trim is incomplete.
 - The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8" high could present a trip hazard. Monitor these cracks as discussed.
- Windows**
- The casement window hardware is damaged on the right side of the living room bay window of this home. It should be replaced.
 - Damaged screens were noted on windows.
 - It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- Door**
- There are missing closet doors in the upstairs bedrooms of this home. The installation of the closet doors would be a logical improvement.
- Stairways**
- The railing for the main stairway, leading to the second floor of this home is loose. Secure as needed.
 - For improved safety, it is recommended that a railing be provided for the basement stairway.
- Basement leakage**
- The basement shows evidence of moisture penetration. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of

Interior

Observations cont.

Basement leakage cont. drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced. For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

Environmental issues •It would be wise to install of carbon monoxide detectors within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) or <http://www.cpsc.gov/cpscpub/pubs/5010.html> for further guidance.

•Based on the age of this home, there is a possibility the materials may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If any sections of the ceiling are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.

•There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the sold used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area. Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

•Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area. This home should ideally be tested every two years.

Discretionary improvements •In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home.

- Install new exterior lock sets upon taking possession of the home.
- It is recommended that you install smoke alarms that can detect both types of fires

Interior

Observations cont.

Discretionary improvements cont. in your home; ionized could quickly detect the small amounts of smoke from a fast flaming fire and photoelectric smoke detectors typically respond to smoky smoldering fires.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Recent Renovations/Painting. Portions of the foundation walls were concealed from view.
- Furniture, contents and or storage restricted access to some of the homes walls, floors and components.
- We do not inspect chimneys. Have your chimney and or fireplace cleaned and inspected prior to use and before your the end of your contract contingency time period. Other components not tested: Appliances other than the gas stove of this home.

Appliance

Description

Appliances tested •Gas Range

Observations

Gas range unit •The right rear burner on the gas range is inoperative. It should be repaired as necessary.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Only the gas range was inspected. No other appliances were tested at the time of the inspection.

House in Perspective

Description

Description This is an average quality home that is lacking maintenance. Some of the systems are aging and will require updating over time. As is with all homes, ongoing maintenance is also required. Despite the older systems, the improvements that are recommended in this report are considered typical for this age and location. Please remember that there is no such thing as a perfect home.

Observations

Observations This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Limitations

Weather conditions Dry weather conditions prevailed at the time of the inspection.

Recent weather conditions Winter weather conditions have been experienced in the days leading up to the inspection.

Limitations Dry weather conditions prevailed at the time of the inspection.