

Home Inspection Report



4 Smith Court, Any-town, NY 12083

Inspection Date:

Thursday, April 12, 2018

Prepared For:

John and Jane Smith

Prepared By:

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

Report Number:

0412189

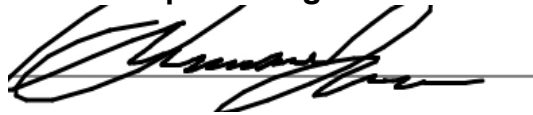
Inspector:

christopher iula

License/Certification #:

16000066742

Inspector Signature:



Report Summary

Major Concerns

•None apparent

Potential Safety Hazards

- The door between the garage and the interior of the house should be equipped with an auto-closer device, rated to resist fire as per local codes and should be well sealed to prevent automobile fumes from entering the house as discussed.
- The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater of this home is missing and one should be installed on each unit that terminates not less than 6 inches or more than 24 inches above the floor as discussed.
- For improved safety, it is recommended that a graspable hand rail be provided for the garage steps.
- The size and/or orientation of the garage step "treads" may make the stairway difficult to negotiate. This condition could be altered for improved safety as discussed.
- There are two openings in the front of the main electrical panel of this home. Any openings in the main panel should be covered as discussed.
- Improper electrical connections such as the one found in the basement of this home should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- All junction boxes, such as the open one located in the basement of this home, should be fitted with cover plates, in order to protect the wire connections.

Improvement Items

- The roof of this home is likely to be subjected to heavy loads from snow whose weight could cause damage. 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.
- As a preventative measure, it may be wise to direct all downspouts so they discharge at least 5 feet from this house. Storm water should be encouraged to flow away from the building at the point of discharge. Damaged downspouts should also be replaced.
- The openings in the siding, such as the opening where the main service wire passes through the left exterior wall of this home, should be sealed and re-secured to avoid moisture and wind-damage.
- The wood trim around this home should be painted to preserve the building.
- Siding to soil contact should be avoided to reduce insect and rot-damage risk.
- Wood to soil contact should be avoided on the steps of the deck to reduce insect and rot-damage risk.
- Localized rot was observed in the wood trim of this home. 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.
- Vegetation should be trimmed away from the house to avoid damage to the building.
- Damaged windows, such as the broken window located on the right wall of the garage, should be repaired or replaced as necessary. Watch for unsafe loose glass.
- Cleaning of the siding may be worthwhile.
- It would be wise to install a smoke detector in the garage.
- There is one doubled up circuit labeled in the main electrical distribution panel as serving the basement and exterior of this home. Circuits within the main panel that are doubled up (referred to as "double taps") should be separated as discussed. Each circuit should be ideally served by a separate breaker.
- The installation of a ground fault circuit interrupter (GFCI) outlet is recommended to the far right of the kitchen sink. A GFCI offers increased protection.
- The installation of smoke detectors inside bedrooms and smoke detectors and CO detectors in common areas is recommended in this home.
- The heating system requires service. This should be a regular maintenance item, ideally performed every two years, to assure safe, reliable heat.
- Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent loss of temperature in the lines.
- The outdoor unit of the air conditioning system is out of level. This should be improved as this condition could cause insufficient lubrication and an off level unit can also add unintended mechanical strain to the fan bearings.
- The outdoor unit of the air conditioning system requires cleaning and service. Servicing should be a regular maintenance item (every two years) to assure efficient and reliable AC. Cleaning your outdoor AC unit should be part of your regular

Report Summary

Improvement Items

annual exterior maintenance.

- It is recommended that just the top of air conditioning outdoor unit be covered in the months that it is not in use. A top cover can prevent debris from becoming lodged inside the unit. You can use something as simple as a single piece of plywood with a brick or rock to keep it secured. It is important not to cover the sides of the AC unit as it causes trapped moisture. It is important to remember to remove the cover off the top of your AC unit in the spring before use.
- For improved energy savings, the attic access door should be insulated.
- The bathroom exhaust fans are discharging in the attic space of this home. Exhaust vent pipes from kitchens or bathrooms should be vented to the building exterior. Improperly-vented bathroom exhaust lines risk moisture damage to the building. These bathroom fans should be properly vented to a gable end of this home or to a roof (can) vent as discussed.
- The bath tub waste piping is leaking as observed in the basement of this home.
- The main bath shower diverter valve allows some water to flow out of the bathtub spout. Repair or updating the diverter valve over time should be anticipated.
- The master bathroom toilet is loose, secure to the floor as needed.
- The bathtub is lacking a drain stopper in the main bath.
- A sump pump could be considered in this home as it is critical in preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. It may be prudent to consider a back up style system that will still work in the event of a power interruption.
- It is recommended to use a washer overflow pan and drain to protect your floor from condensation and provide protection from washing machine overflow or hose failure.
- Use "burst free" style hoses instead of rubber hoses on the washer.
- The glass of the sliding glass door in the dining room of this home has lost its seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, but may need to be replaced because it has lost its insulating value. This condition can be repaired as discussed.
- Loose or damaged cabinet door hinges, especially the cabinet doors under the kitchen sink, in the kitchen should ideally be repaired.
- In addition to protecting bedrooms, additional smoke detectors are recommended inside and 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 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.

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.
- Typical or expected cracks and minor settling was observed on the foundation of this home.
- Debris should be removed from the roofing to reduce risk of leaks and early roof wear.
- 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.
- Pronounced floor cracks were noted in the garage. While this amount of cracking is unusual, this slab is not a structural component you should be aware of the trip hazard.

Report Summary

Items To Monitor

- The proximity of the front yard tree could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You could consider removal of the tree as discussed.
- Water heaters have a typical life expectancy of 7 to 12 years. One cannot predict with certainty when replacement will become necessary.
- The water pressure of the supply plumbing in the shower of this home seemed to fluctuate and should be monitored as discussed.
- For the most part, the waste piping is old and the workmanship in this home has been marginal (amateur like). It may be prone to unexpected problems. Monitor these conditions, improvement is recommended on an as needed basis.
- The installation of interior finishes is amateur quality and evidence of substandard workmanship was observed as discussed.
- Apparent water staining was noted in two of the closets of this home, as discussed. The areas were dry at the time of the inspection, but due to the lack of recent rain, we are unable to determine if the stains are still active. Recommend consulting with the current owners for additional information prior to closing. If the leaks are still active, we recommend repair/replace as needed to remedy the leaks.
- 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.
- It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- No evidence of moisture penetration was visible in the basement at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. 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 foundation. Gutters and downspouts should act to collect roof water and drain the water at least 5 feet from the foundation. 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. 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.
- 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

Report Summary

Items To Monitor

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

Snow/Ice

Approximate Age

59 years

Receipt/Invoice

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

Date: Thu. Apr. 12, 2018 8:30

Inspected By: christopher iula

Property Address

4 Smith Court

Any-town, NY 12083

Inspection Number: 0412189

Payment Method: Check

Client: John and Jane Smith

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

Total	\$595.00
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Structure

Description

- Foundation**
 - Masonry Block
 - Basement Configuration
 - 20% Of Foundation Was Not Visible
- Columns**
 - Steel
- Floor**
 - Wood Joist
 - Angled Wood Floor Plank Subfloor
- Wall**
 - Wood Frame
- Ceiling**
 - Joist
- Roof**
 - Rafters
 - Solid Plank Sheathing
 - Collar Ties

Observations

- Foundations** •Typical or expected cracks and minor settling was observed on the foundation of this home.
- Roof** •The roof of this home is likely to be subjected to heavy loads from snow whose weight could cause damage. 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.

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, was above average.

Roofing

Description

Roof covering •Asphalt Shingle

Roof flashings•Metal

Chimneys •Masonry

Roof drainage system •Gutters with downspouts discharging above grade

Method of inspection •Walked on roof

Observations

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

Gutters & downspouts •As a preventative measure, it may be wise to direct all downspouts so they discharge at least 5 feet from this house. Storm water should be encouraged to flow away from the building at the point of discharge. Damaged downspouts should also 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:

- 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. 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 and Metal Fascias
- Doors**
- Metal Front Door
 - Solid Wood Rear Garage Man Door
 - Sliding Glass Rear Deck Door
- Window/door frames and trim** •Vinyl-Covered and Wood Windows
- Wood Trim
- Entry driveways** •Asphalt
- Entry walkways and patios** •Asphalt Front Walkway
- Porch / deck / steps / railings**
- Wood Front Porch with Wood Steps and Wood Railings
 - Wood Rear Deck with Wood Steps and Wood Railings
- Overhead garage door(s)** •Steel with an Automatic Opener Installed
- Surface drainage** •Level Grade and Graded Away From House

Observations

- Ext. walls**
- The openings in the siding, such as the opening where the main service wire passes through the left exterior wall of this home, should be sealed and re-secured to avoid moisture and wind-damage.
 - The wood trim around this home should be painted to preserve the building.
 - Siding to soil contact should be avoided to reduce insect and rot-damage risk.
 - Localized rot was observed in the wood trim of this home. 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.



- Windows**
- Damaged windows, such as the broken window located on the right wall of the garage, should be repaired or replaced as necessary. Watch for unsafe loose glass.
- Garage**
- The door between the garage and the interior of the house should be equipped with an auto-closer device, rated to resist fire as per local codes and should be well sealed to prevent automobile fumes from entering the house as discussed.
 - Pronounced floor cracks were noted in the garage. While this amount of cracking is unusual, this slab is not a structural component you should be aware of the trip hazard.
- Deck**
- Wood to soil contact should be avoided on the steps of the deck to reduce insect and rot-damage risk.



- Landscaping**
- The proximity of the front yard tree could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You could consider removal of the tree as discussed.
 - Vegetation should be trimmed away from the house to avoid damage to the building.
- Discretionary improvements**
- Cleaning of the siding may be worthwhile.
 - It would be wise to install a smoke detector in the garage.

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:

- Landscape components restricted views of some exterior aspects of the house.

Electrical

Description

Size of service •200 Amp 120/240v Main Service

Service drop •Overhead

Service equip / main disconnect •Main Service Rating 200 Amps
•Breakers
•Located: Left Wall of Basement

Service grounding •Copper
•Ground Rod Connection

Wiring method •Armored Cable "BX"
•Non-Metallic Cable "Romex"

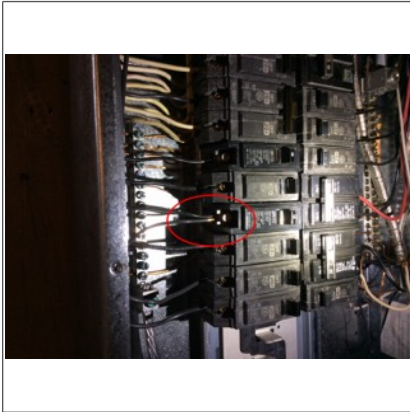
Switches / receptacles •Grounded

Ground fault circuit interrupter •Present in the Kitchen and Baths of this home

Observations

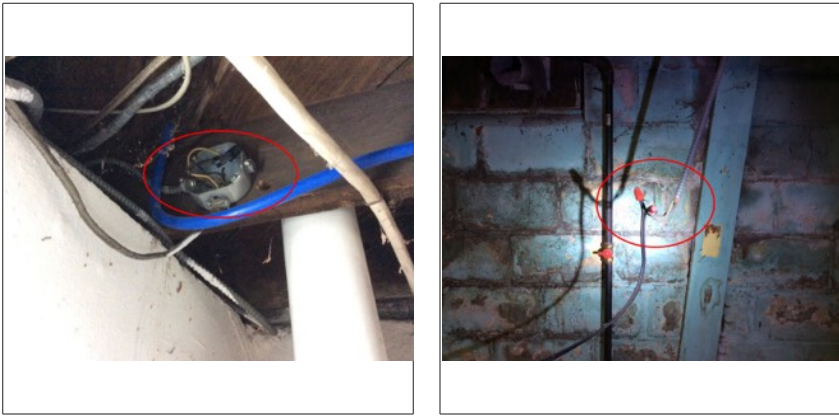
Main panel

- There are two openings in the front of the main electrical panel of this home. Any openings in the main panel should be covered as discussed.
- There is one doubled up circuit labeled in the main electrical distribution panel as serving the basement and exterior of this home. Circuits within the main panel that are doubled up (referred to as "double taps") should be separated as discussed. Each circuit should be ideally served by a separate breaker.



Distribution wires

- Improper electrical connections such as the one found in the basement of this home should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- All junction boxes, such as the open one located in the basement of this home, should be fitted with cover plates, in order to protect the wire connections.



- Outlet** •The installation of a ground fault circuit interrupter (GFCI) outlet is recommended to the far right of the kitchen sink. A GFCI offers increased protection.
- 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.

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.
- 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 • **Forced Air Furnace**
• **Manufacturer: Bryant**
• **Serial Number: 2409A03392**
• **Manufacturer Date: 2009**

Vents / flues / chimneys • Plastic

Heat distribution methods • Ductwork

Observations

Furnace • The heating system requires service. This should be a regular maintenance item, ideally performed every two years, to assure safe, reliable heat.

Discretionary improvements • If air conditioning is desired in this home, an independent system such as a split system could ideally be installed. These systems are often mounted in a wall and employ an outside compressor, without the need for ductwork.

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.

Cooling

Description

Energy source:•Electricity

Central system type •**Air Cooled Central Air Conditioning**
•**Manufacturer:**Bryant
•**Serial Number:** 2409E12109
•**Manufacture Date:**2009

Observations

Central air conditioning

- Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent loss of temperature in the lines.
- The outdoor unit of the air conditioning system is out of level. This should be improved as this condition could cause insufficient lubrication and an off level unit can also add unintended mechanical strain to the fan bearings.
- The outdoor unit of the air conditioning system requires cleaning and service. Servicing should be a regular maintenance item (every two years) to assure efficient and reliable AC. Cleaning your outdoor AC unit should be part of your regular annual exterior maintenance.
- It is recommended that just the top of air conditioning outdoor unit be covered in the months that is is not in use. A top cover can prevent debris from becoming lodged inside the unit. You can use something as simple as a single piece of plywood with a brick or rock to keep it secured. It is important not to cover the sides of the AC unit as it causes trapped moisture. It is important to remember to remove the cover off the top of your AC unit in the spring before use.



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 air conditioning system could not be tested as the outdoor temperature was at or below 65 degrees F.

Insulation

Description

- Attic** •Cellulose in main attic
- Basement wall**•None
- Vapor retarders** •Unknown
- Roof ventilation** •Ridge Vents
•Soffit Vents
- Exhaust fan/vent locations** •Bathrooms

Observations

- Attic / roof**
- For improved energy savings, the attic access door should be insulated.
 - The bathroom exhaust fans are discharging in the attic space of this home. Exhaust vent pipes from kitchens or bathrooms should be vented to the building exterior. Improperly-vented bathroom exhaust lines risk moisture damage to the building. These bathroom fans should be properly vented to a gable end of this home or to a roof (can) vent as discussed.

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:
- No access was gained to the wall cavities of this home.

Plumbing

Description

Water supply source •Private Water Supply

Service pipe to house •Plastic

Main water valve location •Left Wall of Basement - Ball Valve

Interior supply piping •Copper
•Plastic
•Not Visible

Waste system •Private Sewage System

Drain / waste / vent piping •Plastic
•Not Visible

Water heater •Electric
•Approximate Capacity (in gallons):50
•Manufacturer:American ProLine
•Serial Number: 1731107067560
•Manufacturer Date: 2017

Fuel storage / distribution •Liquid Petroleum "LP" Gas Tank Located At Right Rear Exterior Wall of Home

Fuel shut-off valves •LP Gas Main Valve At the main gas meter

Observations

Water heater unit •The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is missing and one should be installed that terminates not less than 6 inches or more than 24 inches above the floor.

Waste / vent •The bath tub waste piping is leaking as observed in the basement of this home.
•For the most part, the waste piping is old and the workmanship in this home has been marginal (amateur like). It may be prone to unexpected problems. Monitor these conditions, improvement is recommended on an as needed basis.

Fixtures •The main bath shower diverter valve allows some water to flow out of the bathtub spout. Repair or updating the diverter valve over time should be anticipated.
•The master bathroom toilet is loose, secure to the floor as needed.
•The bathtub is lacking a drain stopper in the main bath.

Discretionary improvements •A sump pump could be considered in this home as it is critical in preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. It may be prudent to consider a back up style system that will still work in the event of a power interruption.
•It is recommended to use a washer overflow pan and drain to protect your floor from condensation and provide protection from overflow or hose failure.
•Use "burst free" style hoses instead of rubber hoses on the washer.

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: An inspection of the sewage system is outside the scope of this inspection. We do not inspect for Buried Heating Oil Tanks.

Comments

Positive attributes •The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

Interior

Description

- Wall/ceiling materials**
- Drywall
 - Paneling
- Floor surfaces**
- Carpet
 - Wood Type
- Window type(s) / glazing**
- Casement
 - Double/Single Hung
 - Fixed Pane
- Doors**
- Wood-Hollow Core

Observations

- Wall / ceiling finishes**
- The installation of interior finishes is amateur quality and evidence of substandard workmanship was observed as discussed.
 - Apparent water staining was noted in two of the closets of this home, as discussed. The areas were dry at the time of the inspection, but due to the lack of recent rain, we are unable to determine if the stains are still active. Recommend consulting with the current owners for additional information prior to closing. If the leaks are still active, we recommend repair/replace as needed to remedy the leaks.
 - 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.
- 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**
- The glass of the sliding glass door in the dining room of this home has lost its seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, but may need to be replaced because it has lost its insulating value. This condition can be repaired as discussed.
- Kitchen cabinets**
- Loose or damaged cabinet door hinges, especially the cabinet doors under the kitchen sink, in the kitchen should ideally be repaired.
- Stairways**
- For improved safety, it is recommended that a graspable hand rail be provided for the garage steps.
 - The size and/or orientation of the garage step "treads" may make the stairway difficult to negotiate. This condition could be altered for improved safety as discussed.
- Basement leakage**
- No evidence of moisture penetration was visible in the basement at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.
- 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

Interior

Observations cont.

Environmental issues cont. 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 inside and 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 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.

Appliance

Description

Appliances tested

- Electric Range
- Refrigerator
- Clothes Washer
- Clothes Dryer

Observations



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 electric range, refrigerator, clothes washer and clothes dryer were inspected. No other appliances were tested at the time of the inspection. On your final walkthrough, be sure to run all appliances.

Fireplace

Description

Fireplace •Masonry Firebox

Observations

Fireplace •The fireplace damper requires repair as discussed.

Limitations

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 chimneys. Have your chimney and fireplace cleaned and inspected prior to use or before your contract contingency time period.

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 Weather conditions leading up to the inspection have been relatively dry.