

Kennedy Inspections
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Report: 2102

Confidential Inspection Report



September 4, 2018



Prepared for: 

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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September 4, 2018

[REDACTED]

RE: [REDACTED]



Dear [REDACTED]:

At your request, a visual inspection of the above referenced property was conducted on September 4, 2018 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors. **(All items listed below are also included, with pictures, in the appropriate sections within the report)**

EXTERIOR

Exterior Walls:

Siding/Walls:

Stucco siding. Stucco requires annual maintenance to remain functional for preventing water entry into the structure. Damaged and/or missing caulk where stucco meets another material noted, such as trim and cladding. Cracks noted. Stains indicating water entry noted. Recommend full evaluation by qualified stucco inspector to determine the extent of the issues and for repair as needed by qualified stucco professionals.

BASEMENT - CRAWLSPACE

Basement:

Interior Finished Walls

Paneling, Water stains noted at basement finished walls. Walls are actively wet at the base on the exterior side and front walls. Consult seller for more info on history. Consider contacting a water proofing contractor for moisture proofing the structure.

ELECTRICAL SYSTEM

Service:

Grounding Equipment:

Grounding provided by connection to water supply pipe. Ground rod and associated wiring was not located. Recommend further evaluation to determine location and condition of ground rod and for repair/installation if needed by qualified electrician.

Electrical Outlets:Exterior Walls:

Ground Fault Circuit Interrupter (GFCI) protection is required at all exterior outlets. Recommend evaluation for installation or repair as needed by qualified electrician for safety. Outlets at both sides of the rear door require upgrade.

Kitchen Outlets:

Missing GFCI protection noted at kitchen at all countertop outlets.. Ground Fault Circuit Interrupter (GFCI) protection is required at all outlets above kitchen counters and outlets for use related to kitchen counters. Recommend evaluation for installation or repair as needed by qualified electrician for safety.

INTERIOR ROOMSWalls:Interior:

Plaster. Cracking noted above doors and at the wall corners in both front and rear bedrooms as a result of stress from the floor deflection in the 2nd floor hallway.

Floors:Interior:

Significant deflection (sagging) noted at 2nd floor hall. Acceptable deflection at this location is approximately $>1/2$ " at the center sag line. Current deflection is $1\ 5/8$ inches. (see supplemental comments below in Wall, Ceilings, and Doors for additional evidence of structural concern related to this floor sag). Recommend complete analysis by a qualified structural engineer or invasive inspection by a qualified building contractor.

Ceilings:Interior:

Plaster. Drywall. Cracking noted in kitchen ceiling below previous mentioned floor sag in the 2nd floor hallway and bathroom. A combination of factors may be contributing to the cracked ceiling and sagging floor including possible improper removal of support walls, beams, or columns where needed when the garage was converted to interior space, the addition of a cathedral ceiling in the dining area, and the weight of a bath tub and heavy tiling in the 2nd floor bathroom.

Doors:Interior:

Wood. Large gap noted in 2nd floor bedroom doors as a result of a shifting frame due to floor deflection in the 2nd floor hallway. Door will not adequately close unless flooring and frame is reset by a qualified contractor.

Smoke / Fire Detector:Interior:

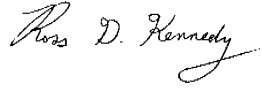
Missing smoke detectors noted at many locations. Quantity and location requirements for smoke detectors is determined by the local fire marshal. Recommend installing units as needed. Batteries should be changed twice a year.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the

inspection report or the home, please feel free to call us.

Sincerely,

A handwritten signature in cursive script that reads "Ross D. Kennedy".

Ross Kennedy
Kennedy Inspections

GENERAL INFORMATION

Client & Site Information:

Inspection Date:

September 4, 2018.

Inspection Time:

3:00 PM.

Client:

[REDACTED]

Inspection Site:

[REDACTED]

People Present:

Buyer, Buyer's agent.

Building Characteristics:

Estimated Age:

1950.

Building Style & Type:

1 family, Colonial.

Stories:

2

Occupancy:

Unoccupied, Furnished.

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

Fire Hydrant Distance:

Further than 100 yards from property.

Permits:

It is beyond the scope of this inspection to research and verify building permits if required for building modifications noted. Inquire with seller as to permits or records of any renovations or remodeling completed or planned.

Climatic Conditions:

Weather:

Clear.

Soil Conditions:

Dry.

Outside Temperature (f):

90-100.

GROUNDS

We do not focus on cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. Any reference to grading and drainage is limited to only areas around the exterior of the foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

- Driveway:* Asphalt.
- Walks:* Concrete, Cracks noted are typical. Monitor for future trip hazards.
- Exterior Steps:* Concrete.
- Handrails:* Metal.

Porch:

- Masonry:* Concrete. Gap noted where base of front exterior wall and porch meet. Recommend sealing with hydraulic water stop cement to prevent moisture from entering gap.

Patio:

- Masonry:* Paver block.

Grading:

- Site:* Generally flat.

Landscaping:

- Grounds:* Trees/foliage noted touching the walls or roof. Recommend trimming vegetation as needed to protect structure.

Retaining Walls:

- Windows Wells:* Uncovered. Installing rain covers can improve drainage and protect foundation.



- Basement Stairs:* Wood bilco style basement doors. Wood is loose and rotted. Water penetration in the stairwell noted. Stairs are lopsided and suspect. Recommend repair or replacement by a qualified contractor.



Utility Connections:

Natural Gas:

- Meter Location is outside front exterior.

EXTERIOR

All exterior landscaping should allow for ground surface and roof water to flow away from the foundation. All exterior surfaces should shed weather away from the dwelling. All concrete slabs experience some degree of cracking due to shrinkage in the curing process. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Monitor and maintain all exterior systems to protect the dwelling.

Foundation:

Type:

- Stone - Masonry walls. Sometimes referred to as a rubble foundation.

Exterior Walls:

Siding/Walls:

- Vinyl siding. Gaps noted on both sides of the chimney (visible from the attic) where chimney connects with vinyl J channel. Recommend sealing or caulking to prevent moisture and insect entry.
- Brick.
- ⊙ Stucco siding. Stucco requires annual maintenance to remain functional for preventing water entry into the structure. Damaged and/or missing caulk where stucco meets another material noted, such as trim and cladding. Cracks noted. Stains indicating water entry noted. Recommend full evaluation by qualified stucco inspector to determine the extent of the issues and for repair as needed by qualified stucco professionals.





Flashing & Trim:

- Wood trim noted with metal cladding. Cladding is designed to shed rainwater and protect trim. Re-caulk as needed in course of maintenance. Monitor for areas of water entry.

Exterior Doors:

Type:

- Wood, Hinged. Sliding.

Exterior Windows:

Type:

- Vinyl frame / vinyl clad, Double glazed insulated.

Exterior Sills:

- Metal Cladding- metal cladding is a good way to prevent wood and structure damage from the elements. Maintain caulking at seams to prevent cladding from trapping moisture against wood surfaces. Caulk cracks visible at several windows. Recommend sealing all caulk seams with silicone caulk by a qualified painter or contractor to prevent moisture becoming trapped behind the metal cladding.



ROOF

Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. It is recommended that you ask the sellers about any warranties related to the roofing, and that you include comprehensive roof coverage in your home insurance policy.

Roof:

Style:

Gable.



Roof Access:

Walked on roof.

Approximate Roofing Age:

Roofing material appears to be approximately 15-20 years old. Inquire with seller to confirm age and about any applicable warranty documentation.

Roof Covering:

Asphalt composition shingles, Architectural shingles, upgraded lifespan design. Roof shingles are rated for 20 to 30 years useful life.

Roof Covering Condition:

Roofing material appears to be in good to fair condition for its age and nature. Minor wear noted. Monitor for future leakage. Budget to replace in the coming future.

Flashings:

Metal.

Valleys:

Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.

Eaves - Soffits - Fascias:

Type & Condition:

Soffits and overhang materials are aluminum.

Gutters & Downspouts:

Type & Condition:

Aluminum.

Chimney:

Chimney Exterior:

- Brick.



Flue:

- Heating appliance flue. i.e. furnace or boiler, Terra Cotta clay, Metal liner. A rain cap was noted at the top of the flue. This is essential to keep the rain and animals from entering the chimney.

Chimney Cap/Crown:

- Cement.

ATTIC

The attic space by definition is the space between the top of insulation and the roof sheathing. This can be large and used for storage or as small as inches of ventilation space. Attics are entered when possible for inspection. Insulation coverage limits inspection of wiring and can hide evidence of leakage stains. Storage, if applicable, should be limited to light objects such as empty computer boxes, empty luggage and holiday decorations. Use caution when navigating the attic area being careful of footing and support.

Attic & Insulation:

Access:

- Pull down stairs attic access. Entered attic for inspection.

Structure:

- Rafters.

Sheathing:

- Wood lathe boards and cedar shingles noted as sheathing, with asphalt composite roofing over. It was common to roof over existing cedar roofing with asphalt composite roofing in the day. In the future, recommend full roofing removal down to the lathe and installing plywood sheathing for improved support. Adequate modern ventilation is required when this is done. Address ventilation at that time to protect structure.



Insulation:

- Roll fiberglass batts.

Depth & R-factor:

- 2-4 inches. Recommend adding insulation for increased efficiency. Modern R-30 insulation value = approximately 8 to 12 inches, depending on the material.



Ventilation Provisions:

Attic Ventilation:

- There are ridge vents installed. Gable vents installed.

BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Basement:

- Access:* Partially finished; Limited access to structure.
- Basement Stairs:* ○ Wood, Stairs are serviceable. Keep clear of trip hazards.
- Foundation Walls:* ○ Stone, Parging noted at foundation. Parging, sand based mortar coating on stone foundations, protects the stone and stone mortar and provides an added vapor barrier. This coating can be renewed by a mason to provide a clean surface and better moisture control.
- Interior Finished Walls* ○ Paneling, Water stains noted at basement finished walls. Walls are actively wet at the base on the exterior side and front walls. Consult seller for more info on history. Consider contacting a water proofing contractor for moisture proofing the structure.



- Interior Finished Ceilings* ○ Acoustic tiles.
- Beams:* ○ Steel.
- Joists:* ○ Dimensional wood joists.
- Subfloor:* ○ Boards.
- Floor:* ○ Concrete floor.
- Windows:* ○ Wood. Typical of old basement windows, damaged wood noted. Recommend replacement.



ELECTRICAL SYSTEM

Inspectors are not electricians and do not perform load-calculations. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, **because an electrician could reveal additional deficiencies or recommend additional upgrades that are hidden during our inspection.** Any electrical repairs or upgrades should be made by a licensed electrician.

Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels.

Service:

Grounding Equipment:

- ⊙ Grounding provided by connection to water supply pipe. Ground rod and associated wiring was not located. Recommend further evaluation to determine location and condition of ground rod and for repair/installation if needed by qualified electrician.



Main Service Panel:

Main Panel Location:

- Basement.

Main Circuit Breaker Rating:

- 100 amps.

Entrance Cable Size:

- #2 Aluminum: 100 amps.

Main Panel Rating:

- 100 amps.

Main Panel Observations:

- Circuit breaker rating and wire sizing appears correct for present usage.

Visible Branch Wiring:

Branch Wiring:

- Copper.

Electrical Outlets:

Exterior Walls:

- ⊙ Ground Fault Circuit Interrupter (GFCI) protection is required at all exterior outlets. Recommend evaluation for installation or repair as needed by qualified electrician for safety. Outlets at both sides of the rear door require upgrade.



Kitchen Outlets:

- ⊙ Missing GFCI protection noted at kitchen at all countertop outlets.. Ground Fault Circuit Interrupter (GFCI) protection is required at all outlets above kitchen counters and outlets for use related to kitchen counters. Recommend evaluation for installation or repair as needed by qualified electrician for safety.



Bathroom

Interior:

- Proper GFCI (ground fault circuit interrupter) shock protection noted at required outlets; tested functional. Test and reset GFCI outlets monthly to prolong life.
- A representative number of accessible outlets were tested. As a whole, outlets throughout the house functioned properly.

Attic Wiring:

Attic & Insulation:

- Visible wiring appears intact and proper.

Wiring:

Basement:

- Visible wiring appears intact and proper.

Type & Condition:

Service:

- Aluminum, 110/220 Volt, Circuit breakers. Overhead.

HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual if there is a concern.

Normal service and maintenance is recommended on a yearly basis.

Heating Equipment:

- Fuel Source:* Natural Gas.
- Heat Type:* Forced Air. Location- Basement.
- Brand:* Payne brand.
- Age / Date Manufactured:* Manufactured/installed in 2015.
- Furnace Efficiency:* Mid efficiency system. Typically run 85%+ efficiency. The expected life of a mid efficiency system in this area is 15 to 25 years. Yearly routine maintenance and cleaning by a qualified technician is recommended.
- General Operation & Cabinet:* Heating system showed proper response to controls and appears to be functional as designed.
- Burners / Heat Exchangers:* Burner flames appear typical.
- Pump / Blower Fan:* Proper operation noted.
- Combustion Air:* Interior combustion air supply.
- Flue, Vent, Connector Pipe:* The flue connector pipe is metal, The masonry flue appears to have been relined with metal.
- Air Filters:* Disposable filter noted. Check and change filters every 1 to 3 months as needed. Recommend using moderate quality filters as high dust and pollen catching filters can restrict air flow and reduce HVAC efficiency. Low end filters, even if changed often, can allow too much dust into the blower motor.
- Normal Thermostatic Controls:* Single zone heating/cooling.

Air Conditioning:

- Primary Type:* Central.
- Fuel Source:* 220 Volt, Electrical disconnect present.

Approx. Age:

Manufacture Date-2015.

-
- Delta Temp:* Air temperature difference (delta) between the supply and return was noted at 15 degrees. The A/C appears to be functioning properly as designed.
 - System Condition:* General condition appears serviceable. The expected life of an A/C system in this area is 15 to 25 years. Budget for eventual repairs and replacement.
 - Air Filters:* Disposable filter noted. Check and change filters every 1 to 3 months as needed. Recommend using moderate quality filters as high dust and pollen catching filters can restrict air flow and reduce HVAC efficiency. Low end filters, even if changed often, can allow too much dust into the blower motor.
 - Condensate Line/Pan:* Proper overflow pan noted.
 - Normal Thermostatic Controls:* Single zone heating/cooling.

PLUMBING SYSTEM

All underground, under slab, and hidden piping related to water supply, waste, or sprinkler use are excluded from this visual inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not tested if not in daily use. The inspector cannot state the effectiveness or operation of any water conditioning equipment, fire and lawn sprinkler systems, on-site well water quality and quantity, on-site waste disposal systems, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

Main Water Supply:

Water Source:

- Public water, Meter located in basement, Main shutoff located at meter. Maintain clear access. Valves for whole house shut off are old or corroded. Valves are not currently leaking or defective, however recommend replacing valves with newer ball valves to prevent the inability to shut off the water in an emergency.

Main Supply Pipe Material:

- Copper.

Secondary Supply Pipes:

Material:

- Copper.

Waste Pipes:

Material:

- Cast Iron. Copper.

Hose Bibs:

General:

- Where accessible, hose bibs were tested. Prior to winter, recommend closing interior valves and draining water from spigot to reduce risk of freezing and leaks.

Water Heater:

Type:

- Tank type water heater. Tank water heaters in this area typically last 10 to 14 years. Suggest replacement prior to failure to prevent leakage.

Fuel Source:

- Natural Gas. Shut off noted at unit.

Make:

Whirlpool.

Age:

Manufactured/Installed in 2017.

Capacity:

50 Gallons.

*Temperature/Pressure
Valve (tpr):*

- Relief* Proper TPR down pipe noted.

LAUNDRY

Laundry appliances are tested when requested, or disclosed as inclusions. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

Laundry:

Washer Hookups:

- Hot and cold supplies noted for washing machine. Using high pressure braided steel supply hoses is recommended. Down pipe for drain was bypassed and a long flexible drain connection was extend through the bathroom wall, cabinetry and to the laundry sink in the basement bath. Consult with seller as to why the downpipe drain was not utilized as intended. (the pipe is currently being used for the AC condensation drain and appears to be functioning normally).



Dryer Hookup:

Dryer Vent:

Wash Tub/Sink:

Clothes Washer:

Clothes Dryer:

- 240 volt electric outlet is provided for dryer.
- Dryer is vented to the exterior. Recommend cleaning dryer vent of lint annually.
- Plastic washtub noted.
- Clothes washer was tested; run through one cycle. Unit appears functional.
- Clothes dryer was tested; run until heated up. Unit appears functional.

KITCHEN

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor test all of their settings or cycles. Appliances are not moved during the inspection.

Kitchen Floor:

Type:

- Ceramic tile flooring, General condition of flooring appears good with only minor wear noted.

Kitchen Sink:

Sink:

Sink Fixture:

Sink Drain:

- Stainless Steel.
- Kitchen faucet and supply plumbing is functional.
- Monitor kitchen sink trap and drain lines for future drips or leak.

Kitchen Counters:

Counters Material:

- Formica laminate.

Kitchen Cabinets:

Cabinets Material:

- Laminate.

Cooktop / Oven/Stove:

Type & Condition:

- Burners and oven were tested and found functional, Gas.

Ventilation:

Type & Condition:

- Exterior venting. Clean vent filters regularly. Built in with microwave. Fan is noisy. consult and appliance technician for repairs as needed.

Refrigerator:

Type & Condition:

- Frig was tested for operation temperature. Below freezing in the freezer and below 40 in the frig. Unit tested functional.

Dishwasher:

Condition:

- Dishwasher was noted full of clean dishes and not tested.

Microwave Oven:

Condition:

- Microwave tested. Unit appears functional. Never run microwave empty.

Garbage Disposal:

Condition:

- In sink disposal functioned properly.

Trash Compactor:

Condition:

- Trash compactor appears inoperative. Standard bag noted instead of compactor liner. Consult seller for more info.



BATHROOMS

We inspect bathrooms for function and not necessarily form. We do not leak test shower pans and do not test tub vents as overflow drains. We recommend regular inspection of caulk and grouted surfaces for resealing as needed.

Floors:

Bathroom

- The floor covering material is, Vinyl.

Sink:

Bathroom

- Bathroom sinks and faucets were tested and found functional. Sink stopper inoperative at 2nd floor hall bath. Repair as needed for proper operation.



Toilet:

Bathroom

- Toilets were inspected and tested and found functional and tight to the floor.

Tub/Shower Fixtures:

Bathroom

- Shower and tub fixture were tested and found functional.

Tub/Shower And Walls:

Bathroom

- Fiberglass. Shower walls appear serviceable.

Bath Ventilation:

Bathroom

- Openable window for ventilation noted. Bathroom exhaust fan noted for ventilation. When tested, bathroom fan at basement bath did not function. Recommend repair or replacement as needed for proper operation.



Switches & Light Fixtures:

Bathroom

- Tested operable.

INTERIOR

Our inspection of living spaces includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. These are typically caused by minor movement, such as wood shrinkage, and common settling, and will often reappear if they are not correctly repaired. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

Interior:*Stairs/Railings:*

- Proper railings noted at stairs.

Wiring:*Interior:*

- Visible wiring appears intact and proper.

INTERIOR ROOMS

Walls:

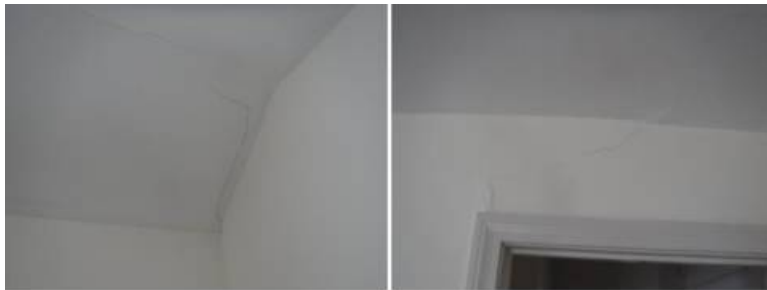
Bathroom

- Tile. Cracked tiles noted at left of door. This condition is most likely related to comments below concerning the floor deflection in the 2nd floor hallway. See below.



Interior:

- Plaster. Cracking noted above doors and at the wall corners in both front and rear bedrooms as a result of stress from the floor deflection in the 2nd floor hallway.



Windows:

Bathroom

- Type: Vinyl frame / vinyl clad, Double glazed insulated, All bathroom windows were tested where accessible and found operable with only minor sticking noted. Window require seasonal attention to remain operable.

Interior:

- Type: Vinyl frame / vinyl clad, Double glazed insulated, All windows were tested where accessible and found operable with only minor sticking noted. Windows require seasonal attention to remain operable.

Floors:

Interior:

- Wood flooring, Carpet, Ceramic tile flooring.
- Significant deflection (sagging) noted at 2nd floor hall. Acceptable deflection at this location is approximately $>1/2$ " at the center sag line. Current deflection is $1\ 5/8$ inches. (see supplemental comments below in Wall, Ceilings, and Doors for additional evidence of structural concern related to this floor sag). Recommend complete analysis by a qualified structural engineer or invasive inspection by a qualified building contractor.



Ceilings:

Interior:

- ⊙ Plaster. Drywall. Cracking noted in kitchen ceiling below previously mentioned floor sag in the 2nd floor hallway and bathroom. A combination of factors may be contributing to the cracked ceiling and sagging floor including possible improper removal of support walls, beams, or columns where needed when the garage was converted to interior space, the addition of a cathedral ceiling in the dining area, and the weight of a bath tub and heavy tiling in the 2nd floor bathroom.



Doors:

Interior:

- ⊙ Wood. Large gap noted in 2nd floor bedroom doors as a result of a shifting frame due to floor deflection in the 2nd floor hallway. Door will not adequately close unless flooring and frame is reset by a qualified contractor.



Switches & Fixtures:

Interior:

- A representative number of switches and lights were tested. 3 way switches are not verified and mystery switches may exist.

Ceiling Fans:

Interior:

- Ceiling fan(s) tested and found functional.

Heat Sources:

Interior:

- Forced air.

Smoke / Fire Detector:

Interior:

- ⊙ Missing smoke detectors noted at many locations. Quantity and location requirements for smoke detectors is determined by the local fire marshal. Recommend installing units as needed. Batteries should be changed twice a year.