Vantage Property Inspection LLC
Property Inspection Report

South Jersey Area
Inspection prepared for: Jane Q. Public
Date of Inspection: 6/26/2015 Time: 11:00 am
Age of Home: Built 1925 Size: 1,314 sq. ft.
Weather: Partly Sunny, 78 Deg.

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We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.
Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portions of the structure. Inspection may be limited by vegetation, stored personal items, furniture ect. Depending upon the age of the property, some items like GFI outlets may not be installed.
This report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**
This is a limited visual inspection of the apparent conditions of readily and easily accessible areas that existed at the time of inspection based on the **New Jersey Standards of Practice for Home Inspectors N.J.A.C. 13:40-15.16**. Only areas specifically mentioned in this report have been inspected, and those areas not mentioned are not part of this inspection.
This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection/processes and analysis may be pending. It is non transferable and subject to all terms and conditions specified in the Inspection Agreement.
This Inspection Report is separate from the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to the real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that despite all efforts, there is no way we can provide any guarantee that the foundation, structure, and structural elements are sound.
This report is the exclusive property of Vantage Property Inspection LLC and the Client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited. The inspector's obligations extend exclusively to the Client(s) whose signature(s) appear on the signed Contract. The inspector unequivocally denies any responsibility to third parties that have not signed the Contract. NO obligations to the inspector's Client can transfer or extend to persons or entities other than those who have signed the Contract.

Inspection Details

1. General Conditions

The home was older and may not meet many generally-accepted current building standards. Older homes are inspected within the context of the time period in which they were built, taking into account the generally-accepted building practices of that time period. The Inspection Report will comment on unsafe conditions, but problems will be described as defects at the Inspector's discretion.
Homes are not required to be constantly upgraded to comply with newly-enacted building codes but are only required to comply with building codes or generally-accepted standards which existed at the time of original construction.
An exception may exist when a home is remodeled, depending on the scope of work. New work must usually comply with building codes in effect at the time in which the remodel work is performed.
The General Home Inspection is not a building code-compliance inspection, but an inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection.

The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant’s belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home.
If you are concerned with mold, the Inspector recommends that you hire a specialist to perform further testing.

2. Attendance

In Attendance:
• Client present
• Client's realtor present.

3. Home Type

Home Type:
• Detached, two story, single family home.

4. Occupancy

Occupancy:
• Occupied - Furnished

Grounds

1. Driveway and Walkway Condition

Description:
• Combination concrete/brick driveway noted.
Observations:
• Extensive cracking noted in portions of driveway. Over time, they may present a trip hazard. Repairs by a qualified contractor recommended.

Damaged driveway surface.

Damaged concrete.

Missing section of curb.

2. Grading

Observations:
• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
• The exterior drainage is generally away from foundation.

3. Vegetation Observations

Observations:
• Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

Tree in contact with home.

Exterior Areas

1. Siding Condition

Description:
• Painted metal siding noted.
Observations:
• A chalky film was observed on the siding surface. This is common with aging of flat exterior paint. The inspector recommends a thorough cleaning and rinsing of siding before any re-painting is done.
• Extensive caulking observed at siding/soffit joints, around outrigger trim, and other areas. Caulk prevents moisture and insect intrusion to the structure and should be monitored on a yearly basis and repaired as necessary.

Caulking maintenance required.

2. Soffit Condition

Materials:
• Painted, non-vented metal soffit material noted.
Observations:
• No deficiencies noted with soffits at time of inspection.

3. Fascia Condition

Materials: Painted, metal fascia capping noted.
Observations:
• The metal fascia capping protects the wood underneath from moisture and insect damage. Open seams should be repaired by a qualified contractor.

Open fascia seam.

Open seam.

4. Trim Condition

Description:
• Painted metal and wood door and window trim noted.
Observations:
• Deterioration of outrigger post ends observed. These areas will require yearly monitoring and maintenance.
• Loose, peeling paint and deteriorated caulking observed at wood trim at right side of porch ceiling. This area is directly affected by wind driven rain and should be re-caulked and painted.
• Foam sealant is not recommended for exterior applications, and should be replaced by proper sealant.

Failed caulking.

Foam caulking.

Damage at outrigger ends.

5. Doors

Observations:
• All exterior doors appeared functional at time of inspection.

6. Window Condition

Observations:
• Some basement window frames were in direct contact with soil. This can lead to moisture and insect damage. All basement windows are in some state of disrepair. The inspector recommends repair and re-painting of basement windows by a qualified contractor.

Wood/soil contact.

Wood/soil contact at basement window.

7. Exterior Masonry

Observations:
• Open masonry joints are pathways for moisture and insect intrusion. Gaps should be sealed with mortar or other recommended masonry sealant.

Recommend sealing all masonry joints.

Foam sealant.

8. Exterior Electrical Condition

Observations:
• No exterior outlets observed.
• IMPROVE: Install at least one GFCI protected outlet at a convenient location on the exterior of home.

9. Patio and Porch Deck

Observations:
• The rear wood deck appeared functional at the time of inspection but was not accessible from below due to lattice work.

Lattice blocking access to deck.

10. Stairs & Handrail

Observations:
• Appeared functional at time of inspection.

11. Exterior Porch Condition

Observations:
• Damaged column base observed at right front porch.
• Front porch guardrail center post is inadequately fastened and loose. The guardrail could fail if someone leans hard on it. Recommend replacing existing angle brackets with heavier duty hardware.

Moisture damage at column base.

Loose center guardrail post.

Outbuildings

1. Outbuilding Condition

Type:
• Detached garage with deck and screened porch.
Observations:
• Garage was locked, preventing access. Interior was not inspected.
• Deck supported by bricks only. No footings observed.
• Deck was covered by outdoor carpeting. Deck boards were not inspected.
• Missing soffit panel observed at right side of garage. This is a pathway for animals and should be replaced.

No solid footings.

Limitation.

Missing soffit panel.

Roof

1. Roof Condition

Description:
• Roof was inspected by walking on it.
Description:
• Asphalt, 3 tab shingles noted.
Observations:
• No major system safety or function concerns noted with roof covering material at time of inspection. Other issues are mentioned below:
• We recommend installing wire mesh in both corners of the front dormer to prevent squirrel damage to shingles and sheathing, and to prevent bird nesting.
• Exposed nails on roofing material. Recommend sealing all fastener heads to prevent corrosion.

Exposed roofing nails.

Exposed nail heads.

Potential bird/squirrel access to structure.

2. Flashing

Observations:
• It appears the flashing at the high slope end of the chimney does not extend below the roof shingles. If not properly flashed, moisture can penetrate the structure and cause structural damage. We recommend further evaluation of the chimney flashing by a qualified contractor.

Chimney flashing.

Chimney flashing

3. Vent Condition

Materials:
• Metal plumbing vent pipe noted.
• Turbine type attic exhaust vent noted.
Observations:
• Severe rusting observed on turbine vent housing. The inspector recommends replacement of turbine vent with a powered exhaust fan to increase attic ventilation. At the very minimum, the housing should be properly prepped and painted to prevent further corrosion of metal and roof staining.

Rusted turbine vent.

4. Gutter and Leader Condition

Type:
• Painted aluminum gutters and leaders (downspouts) noted.
Observations:
• One or more leader(s) appeared to be draining underground. The inspector could not determine the exit point of this drain. We recommend consulting with seller to find out where the drains go.

Termination point undetermined.

5. Chimney

Observations:
• No major system safety or function concerns noted with masonry chimney except where noted under "FLASHING".

6. Spark Arrestor

Observations:
• No deficiencies noted with chimney spark arrestor.

Attic

1. Access

Location:
• Attic access located in bedroom ceiling.
• Attic was inspected from inside the attic space.

Attic access location.

2. Structure Condition

Materials:
• Dimensional lumber attic floor joists and roof rafters noted.
• 1X tongue and groove roof and exterior wall sheathing noted.
• 2X4 wall framing noted.
Observations:
• Offset roof rafters were an acceptable practice when home was originally constructed. No distortion of ridge board was observed.
• Damaged roof sheathing should be reinforced to prevent soft spots in roofing material.

Damaged roof sheathing.

Damaged roof sheathing.

Offset roof rafters.

3. Ventilation

Observations:
• Turbine vent noted.
• Recommend adding additional ventilation to avoid premature aging of roof and help to maintain proper humidity and temperature control.

4. Attic Plumbing

Observations:
• No deficiencies noted in metal vent piping.

5. Insulation Condition

Materials:
• Loose fill, vermiculite insulation observed.
Depth:
• Insulation averages less than 3 inches in depth. Additional insulation recommended.
Observations:
• Vermiculite insulation present in attic. Much of the vermiculite used for insulation from the 1920's through the 1990's was mined at the Libby Mine in Montana. The vermiculite from this mine was contaminated with tremolite, a type of asbestos. Exposure to airborne asbestos particles has been associated with a number of respiratory diseases. The Environmental Protection Agency recommends the following when vermiculite insulation is present in a home:
(1). Do not disturb the insulation.
(2). Do not use the attic for storage.
(3). Do not allow children to play in the attic.
(4). Do not attempt to remove the insulation yourself.
(5). Hire a qualified asbestos contractor if you plan to remodel or conduct renovations that would disturb the vermiculite in attic or walls to make sure the material is safely handled and/or removed. The Inspector recommends having the vermiculite tested for asbestos contamination by a qualified contractor, and consultation with a qualified asbestos contractor concerning remediation of issues that may arise if testing is positive.

Vermiculite insulation.

Basement/Crawlspace

1. Limitations

Observations:
• Storage of personal items prevented inspection of parts of foundation wall and floor.

Stored items.

Stored items.

Stored items.

2. Framing

Observations:
• Dimensional lumber floor joists noted.
• Dimensional lumber built up main beam noted.
• Dimensional lumber wall studs noted.
• Insect damage to sill plate and wall studs observed in several areas of basement. It appears that some damage extends up into wall cavity in front left corner of home. The inspector recommends evaluation by a qualified contractor for repair estimates.

Insect damage.

Insect damage at sill plate.

Insect damage at sill plate.

3. Subfloor

Observations:
• Tounge in groove wood subfloor noted.

4. Stairs

Observations:
• Basement stairs appeared functional at time of inspection.

5. Railings

Observations:
• Modern building standards require a graspable handrail for stairs with 4 or more risers. We recommend the installation of a continuous handrail in the basement stairwell for safety concerns.
• Missing guardrails observed. This is a "Safety Concern". Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement.

No safety handrail or guard rails.

6. Walls

Observations:
• Concrete block foundation walls noted.
Observations:
• Hole in block wall at abandoned dryer vent should be filled with mortar to prevent further deterioration.

Hole in block.

7. Slab Floor

Observations:
• Concrete slab floor noted.
• Grooves and hole in slab floor should be filled with mortar, as they present a trip hazard.

Deep grooves in floor.

Hole in floor.

8. Basement Electric

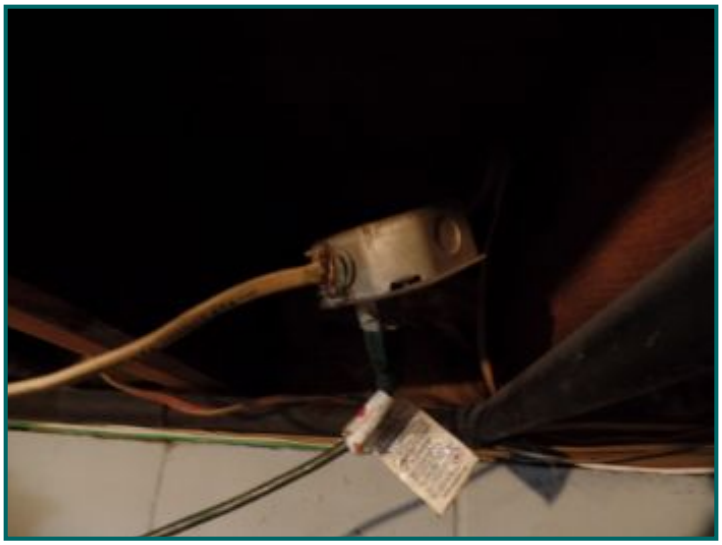
Observations:

• 3 phase switch observed in basement crawlspace. The purpose of this switch is unclear, as there is no 3 phase wiring in home. The inspector recommends consulting with the owner as to purpose of this switch.

• A loose receptacle box and light fixture was observed in the basement. This can be a shock hazard, and should be repaired by a qualified contractor.

Purpose of switch?

Loose fixture.



Loose junction box in basement.

9. Sump Pump

Observations:
• The basement sump pump was operational when tested.
• Installation of sump well cover recommended.

Open sump pit.

10. Columns

Observations:
• Steel support columns noted.
• No deficiencies noted at time of inspection.

11. Insulation

Observations:
• Insulation appears to be installed incorrectly in crawlspace. Manufacturers instructions typically state that the paper backing is to face the heated living space.

Vapor barrier incorrectly installed.

Electrical

1. Cable Feeds

Observations:
• There is an overhead service drop noted.
• No major system safety or function concerns noted at time of inspection.

2. Service Grounding

Description:
• Water pipe grounding connection noted.

3. Electrical Panel

Location:
• Main electrical panel located in left front corner of basement.
Location:
• No Sub Panels observed.
Observations:
• Service panel manufactured by Eaton/Cutler Hammer. 150 amp, 120/240v service noted.
• Main 150 amp disconnect located in service panel.
• No major system safety or function concerns noted with the service panel.

4. Branch Wiring Condition

Materials:
• Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, outlets, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and electrical outlets.

• Non-mettalic sheathed copper cable noted.
• Non-mettalic, sheathed solid aluminum cable noted.
• Live, knob and tube wiring noted.
• Armored cable noted.

Observations:
• Two branch circuits appear to be single strand aluminum wire. Certain safety issues, such as overheating, loose connections, and oxidation have been associated with this type of wiring. The inspector recommends evaluation and possible replacement of these suspect circuits by a qualified electrical contractor.
• The residence is partially wired with knob and tube wiring. Knob and tube wiring can be presumed to be the original electrical wiring in the home and old and outdated by today's safety standards. Problems with knob and tube wiring are as follows: (1) Limited wire size in this type of wiring system can cause wires to be loaded beyond safe capacity by the use of multiple modern appliances; (2) Repeated overheating of the wiring over the years can cause the protective wire insulation to harden, crack, and break off, leaving energized wires exposed to touch and creating a fire hazard; (3) Knob and tube wiring is designed to maintain a safe temperature by radiating heat into the surrounding air. Because it is common for insulation to be added to homes to save on heating costs, wires are often buried in insulation which may create a fire hazard. (4) Improperly splicing the wiring. I recommend replacing this outdated wiring system with modern wiring. You should consult with a qualified electrical contractor to determine options and costs to cure. The inspector is aware of some insurance companies that decline to provide homeowner's insurance if active knob & tube wiring is present. It is recommended that you contact your preferred insurance company before close of escrow to ensure that appropriate homeowner's insurance can be obtained on the structure. It is also recommend having a qualified electrical contractor evaluate the system and provide repair costs and options prior to the close of escrow.


Live knob & tube wiring.


Solid aluminum wiring.

5. Breakers

Observations:
• All of the circuit breakers appeared serviceable.
• No major system or function concerns noted at time of inspection.

General Plumbing

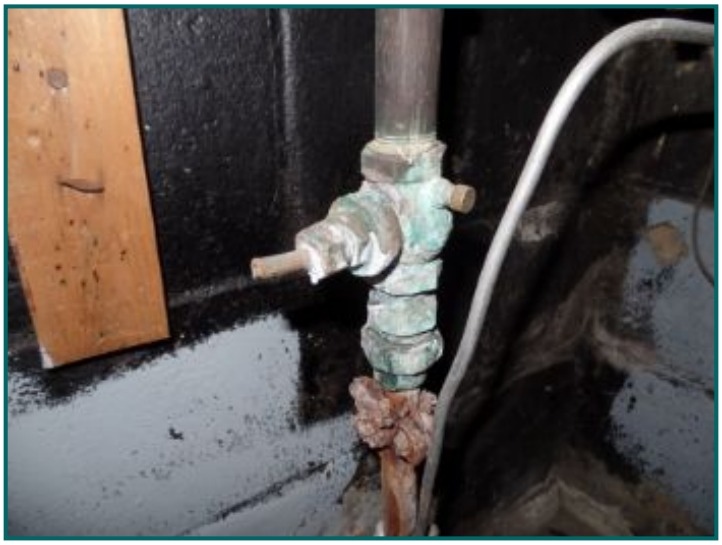
1. Service Entrance Piping Condition

Materials:
• Service entrance piping appears to be copper.
Observations:
• Severe corrosion and active leaking was observed in the service entrance piping at the main water shut off valve. See: "MAIN WATER SHUTOFF".

Corrosion and active leak at entrance piping fitting.

2. Main Water Shut Off

Description:
• Location: Corner of basement below water meter.
Observations:
• Corrosion and missing handle observed at main water shut off valve. Replacement of entire valve by a qualified plumbing contractor is recommended.



Corroded/inoperable water main shut off valve.

Water meter location.

3. Water Supply Branch Piping Condition

Description:
• Copper supply branch piping noted.
• PEX plastic supply branch piping noted.
Condition:
• No deficiencies noted in visible portions of branch piping at time of inspection.

4. Exterior Faucets Condition

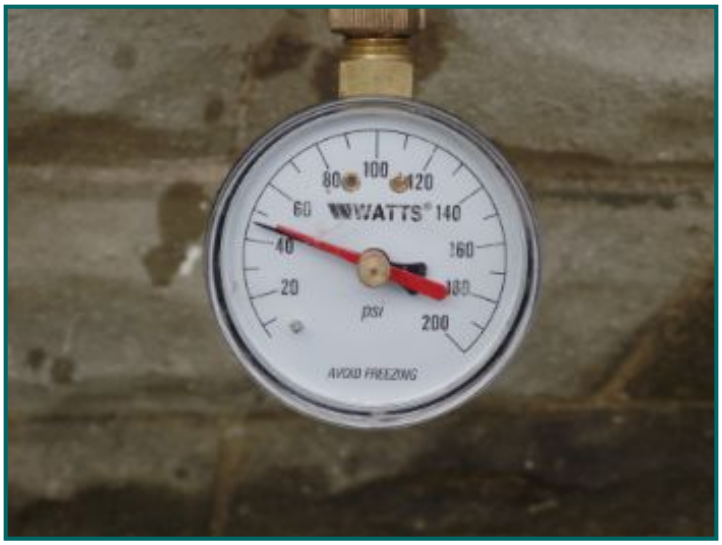
Location:
• Standard hose bibs located on both sides of home.
Condition:
• Left exterior hose bib has been disconnected and is loose in the wall. Replacement is recommended.
• Galvanized pipe, which may be abandoned water supply line, should be removed from wall, and hole patched with mortar.

Repair/replace faucet.

Remove abandoned pipe.

5. Water Pressure/Functional Flow

Observations:
• 44 PSI measured at side exterior faucet.
Observations:
• The overall home water flow was functional. This was determined by running water in the bathroom sink and tub while the toilet is flushed.

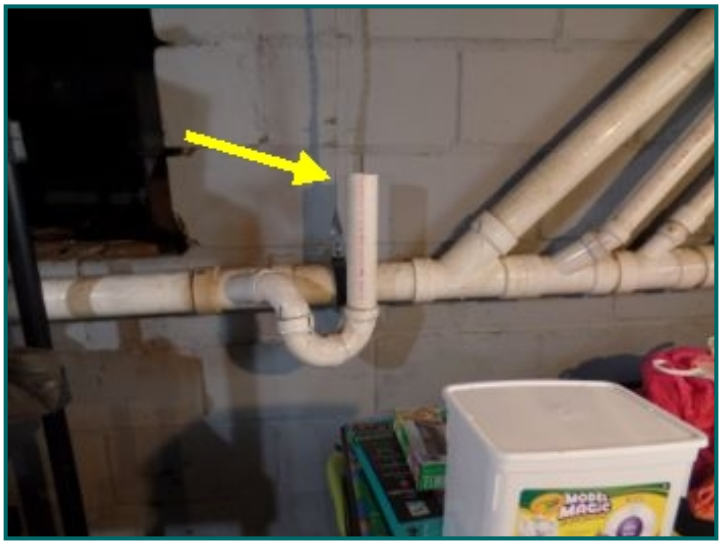


Water pressure test.

6. Wastewater And Vent Piping

Description:
• Cast iron waste piping noted.
• PVC waste and vent piping noted.
Observations:
• No deficiencies noted at time of inspection except as noted below:
• Improper slope of drain lines observed in manifold at rear left corner of basement. Improper slope of drain lines can lead to blockage. The inspector recommends evaluation of the entire drain manifold and vent pipe by a qualified plumbing contractor.
• Open drain line observed in basement. This may have served a washing machine in the past, and should be capped to prevent toxic sewer gas from entering basement.

Suspect drain manifold.



Open vent in basement.

7. Fuel Supply And Distribution Condition

Materials:
• Black iron LP gas distribution lines noted.
Observations:
• Gas meter and gas main shut off located in right rear basement.
• Gas meter and gas distribution piping was tested for leaks with electronic combustible gas detector. No leakage was registered at time of inspection.

Gas meter and main shut off location.

Water Heater

1. Water Heater Condition

Heater Type:
• Bradford White, natural gas fired water heater. Manufactured in 2013.
Location:
• The water heater is located in the basement, next to the furnace.
Observations:
• No major system safety or function concerns noted at time of inspection.

2. Number Of Gallons

Observations:
• 40 gallons

3. Base

Observations:
• The water heater base is functional.

4. Heater Enclosure

Observations:
• The water heater enclosure is functional.

5. Combustion

Observations:
• The combustion chamber functioned normally when tested.

6. Venting

Observations:
• Metal, single wall, galvanized vent pipe noted.
• No deficiencies noted at time of inspection.

7. TPRV

Observations:
• A pressure & temperature relief valve & extension is present and appears satisfactory.

8. Gas Valve

Observations:
• Gas cut off valve present.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Thermostats

Observations:
• Analog, non-programmable thermostats located in second floor hall and first floor dining room.
• IMPROVE: Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat.

2. Heater Condition

Description:
• Boiler located in basement.
Description:
• Home heat is distributed by fluid heated by the boiler and circulated through pipes that radiates heat to the home from baseboard housings. This is called a "hot water baseboard" heating system.
• Bryant natural gas fired boiler noted. Manufacture date 1973.
Observations:
• The boiler functioned normally when tested. However, according to the data plate, the unit is over 40 years old. This surpasses the normal life expectancy for residential boilers. No maintenance log was observed in the boiler area. The inspector recommends consulting the owner concerning boiler maintenance, and evaluation by a qualified HVAC contractor.
• Boiler emergency cut off switch located above boiler unit.
• A loose junction box cover was observed inside the boiler enclosure. This is a shock hazard and should be addressed by a qualified contractor.

Loose cover plate.

Location: Boiler emergency shut off switch.

3. Venting

Observations:
• Metal single wall chimney vent pipe noted.
• The boiler combustion exhaust flue appeared to be properly configured and in serviceable condition at the time of the inspection.

4. Fuel Supply And Distribution

Descriptipn: Black iron gas distribution piping noted.
Observations:
• No major system safety or function concerns noted at time of inspection in visible portions of gas line.

5. Gas Valves

Observations:
• Gas shut off valve present at boiler.

Boiler gas shut off valve.

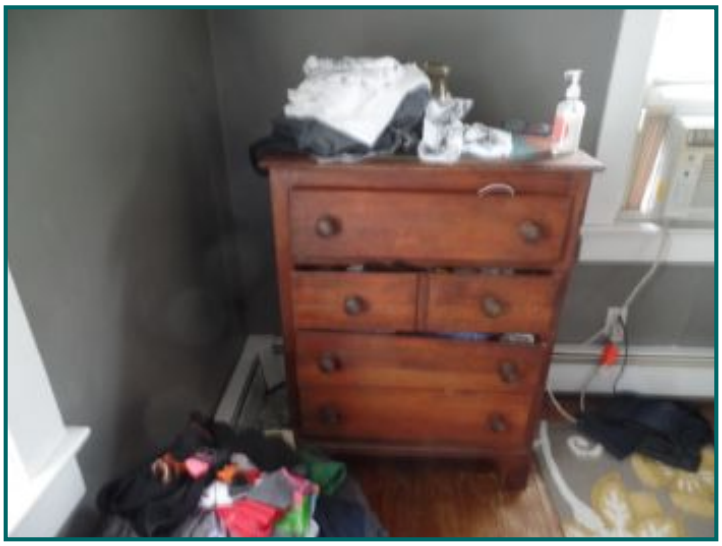
Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Bedrooms Limitations

Observations:
• LIMITATIONS: Bedrooms fully furnished, limiting access to all areas.

Furnishings limitation.



Furnishings limitation.

2. Locations

Locations:
• Three bedrooms located on upper floor.

3. Wall Condition

Description:
• Painted drywall/plaster walls, and painted wood paneling noted.
Observations:
• No deficiencies noted in accessible bedroom wall areas.

4. Ceiling Condition

Description:
• Painted drywall/plaster ceilings noted.
Observations:
• No deficiencies noted in bedroom ceilings.

5. Floor Condition

Flooring Types:
• Wood flooring noted.
• Area rugs noted.
Observations:
• Several holes were observed in flooring as a result from removing old radiators. Holes should be patched to prevent children from getting fingers wedged in holes.

Hole in floor.

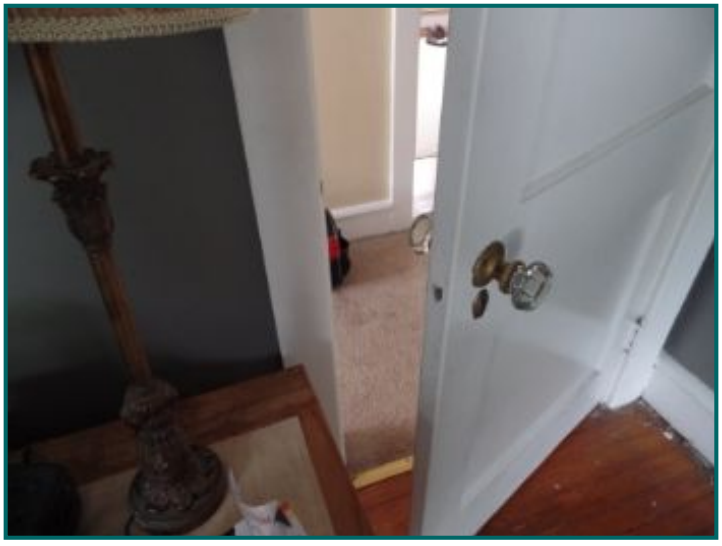
6. Window Condition

Description:
• Vinyl framed double hung windows noted.
Observations:
• All accessible windows that were tested functioned properly.

7. Doors

Observations:
• Missing screws at door knob escutcheon plates observed.
• Rear bedroom door did not latch properly. Latch needs adjustment.

Missing screws.



Inoperable door latch.

8. Closets

Observations:
• Unfinished drywall observed in right rear bedroom closet.
• IMPROVEMENT: Add lighting fixtures to bedroom closets.

Unfinished closet walls.

9. Smoke Detectors

Observations:
• SAFETY IMPROVEMENT: Smoke detectors, preferably hard wired, should be installed in all bedrooms for fire safety.

10. Electrical

Observations:
• SAFETY IMPROVEMENT: Most electrical outlets in the bedrooms appeared to be in serviceable condition at the time of the inspection but had no Arc Fault Circuit Interrupter (AFCI) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire.
Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Bedrooms in new homes are required to have AFCI-protected outlets.
Consider having AFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.
This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

• Open ground observed in two bedroom outlets. This means the outlets are not grounded. This is a safety issue and should be corrected by a qualified electrician.
• Loose mounting observed on ceiling fan right rear bedroom. This is a safety hazard and should be repaired by a qualified contractor.

Open ground.

Fixture not properly secured.

11. Window-Wall AC or Heat

Observations:
• Testing window air conditioning units are beyond the scope of this inspection.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers, to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air, and leaks, can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible, but some problems may be undetectable due to leaks or damage within the walls or under the flooring.

1. Locations

Locations:
• Full bath on second floor, off hallway.
• Half bath on main floor, off hallway.

2. Walls and Ceilings

Description:
• Painted drywall/plaster walls and ceilings noted in all bathrooms.
Observations:
• No deficiencies noted at time of inspection.

3. Floor Condition

Description:
• Vinyl bathroom flooring noted.
Observations:
• No deficiencies noted in bathroom floors at time of inspection.

4. Cabinets

Observations:
• White laminate vanity cabinets noted.
• No deficiencies noted at time of inspection.

5. Electrical

Observations:
• The bathroom(s) had no electrical outlets installed.
Consider having an outlet installed by a qualified electrical contractor.
The Inspector recommends that any new outlets installed in this bathroom be Ground Fault Circuit Interrupter (GFCI)-protected for safety reasons.

6. Plumbing

Observations:
• The traps beneath the bathroom and kitchen sinks are of a type called an “S-trap”. S-traps are no longer allowed to be installed in new construction for safety reasons.
A siphon can develop which empties the trap of water; a condition with the potential to allow toxic sewer gas to enter the living space.
Although this type of trap may have been commonly considered safe at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends replacement of all such traps in the home by a qualified plumbing contractor. If replacement is not practical, the installation of air admittance valves may suffice.

"S" trap, main bath.

"S" trap, first floor 1/2 bath.

7. Exhaust Fan

Observations:
• Although this bathroom was had a window, no exhaust fan was installed to exhaust moist air.
LOCATION: Master bathroom
This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as deterioration of materials and shower wall tile detachment. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people.
Consider installation of an exhaust fan in this bathroom to prevent problems from excessively high humidity.

8. Bath Tubs

Observations:
• All bathtub components appeared to be in serviceable condition at the time of the inspection.
Tub inspection incudes testing for:
• Functional flow;
• Functional drainage; and
• Operational shut-off valves, faucet, and diverter valve

9. Enclosure

Observations:
• The shower enclosure was functional at the time of the inspection.

10. Sinks

Observations:
• The bathroom sinks and faucets appeared to be in serviceable condition at the time of the inspection.

11. Toilets

Observations:
• Both toilets were tested and functioned normally.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:
• Wood cabinets and drawers functioned properly when tested.

2. Counters

Observations:
• The kitchen counter tops appeared to be in serviceable condition at the time of the inspection.

3. Plumbing

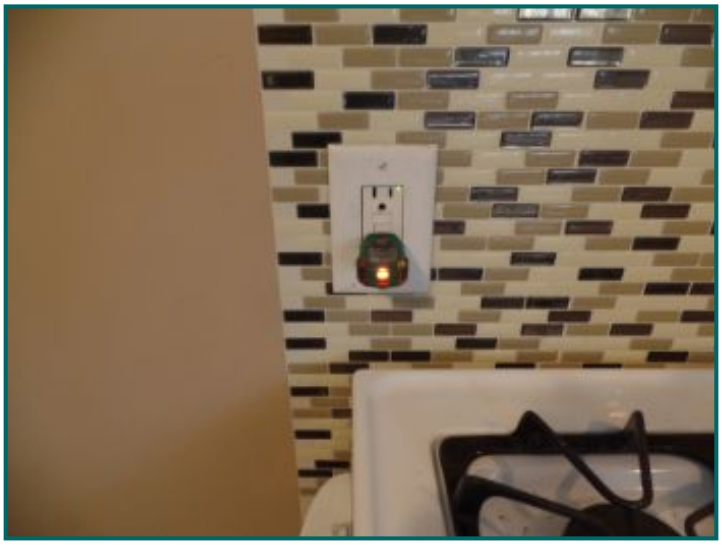
Observations:
• "S" trap observed under kitchen sink. See "BATHROOM PLUMBING".

"S" trap, kitchen sink.

4. Electrical

Observations:

• Open ground observed at kitchen GFCI outlet. Recommend evaluation/repair by a qualified electrical contractor.



Open ground.

5. Sinks

Observations:

• The kitchen sink and faucet appeared to be in serviceable condition at the time of the inspection.

6. Garbage Disposal

Observations:

• Operated - appeared functional at time of inspection.

7. Dishwasher

Observations:

• Dishwasher was full of dishes and not operated.

8. Microwave

Observations:
• Microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

9. Oven & Range

Observations:
• The range responded to all controls and appeared to be in serviceable condition at the time of the inspection.
• The range was not fastened to the floor with an anti-tip device. A child standing on the open oven door could overturn the range. Hardware designed to fasten ranges to the floor are available at most home improvement stores.

10. Vent Condition

Observations:
• No range hood or exhaust system was installed at the time of the inspection.
The Inspector recommends that an exhaust hood or air filtration system be installed to prevent possible moisture damage and grease accumulation on walls and ceiling adjacent to the range.

Laundry

1. Locations

Locations:
• Laundry area located in rear of home, adjacent to kitchen.

2. Appliance Observations

Type:
• Washer and gas dryer noted.
Observations:
• Washer was not tested as it was filled with clothes.
• Dryer was operated and functioned normally.

3. Dryer Vent

Observations:
• The dryer is properly vented to exterior of home. No deficiencies noted.

4. Plumbing

Observations:
• No deficiencies noted in laundry room plumbing at time of inspection.

5. Gas Valves

Observations:
• Gas shut off valve was present, located behind dryer.

Location: Dryer gas shut off valve.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Interior Limitations

Observations:
• Home was occupied and fully furnished at time of inspection, partially limiting access to some areas.

2. Wall Condition

Description:
• Drywall walls noted.
• Plaster walls noted.
Observations:
• No major system safety or function concerns noted at time of inspection.

3. Ceiling Condition

Description:
• There are drywall ceilings noted.
• There are plaster ceilings noted.
Observations:
• No major system safety or function concers noted at time of inspection.

4. Floors

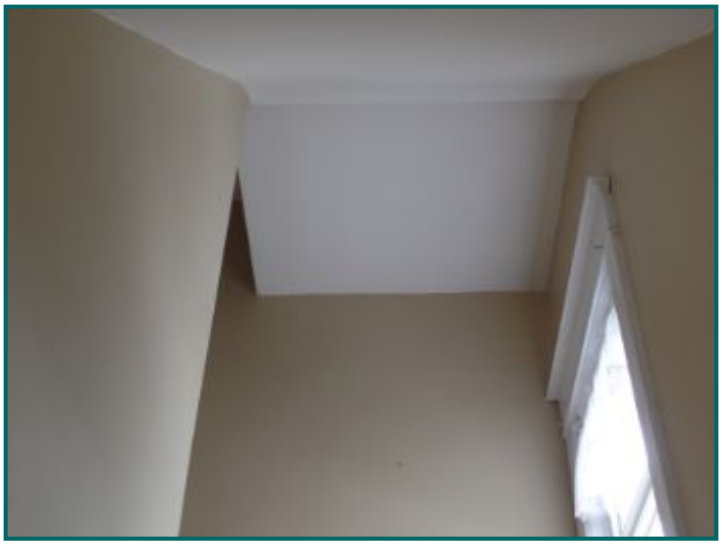
Description:
• Wood flooring noted.
• Sheet vinyl flooring noted.
• Carpeting noted.
Observations:
• No deficiencies noted in flooring at time of inspection.

5. Window Condition

Description:
• Vinyl framed double hung windows noted.
Observations:
• Vinyl windows functioned normally when operated.

6. Stairs & Handrail

Observations:
• No lighting was provided to illuminate this stairway. Modern safety standards require that all stairways with 6 risers or more, such as this one, have lights installed which illuminate the stairs, including landings and treads. The lights illuminating the stairs must be controlled by switches installed at and operable from both the top and bottom of the staircase.
The Inspector recommends that lighting and switches be installed by a qualified electrical contractor to bring this stairway into compliance with generally-accepted current standards.



No lighting provided in stairwell.

7. Electrical

Observations:
• Replace broken outlet cover in living room.
• Loose ceiling fixture observed in upstairs hall.
• Loose outlet with open ground observed in dining room. Recommend repairs by qualified electrician.

Loose fixture upstairs hall.

Open ground/ loose receptacle.

Broken cover plate.

8. Smoke Detectors

Observations:
• IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.
• Smoke detectors noted at several interior locations. They are older models. Budget for replacement.

Recommend upgrade of older detectors.

Outdated smoke alarms.

9. Fireplace

Location:
• A wood burning fireplace was observed in the front living room.
Observations:
• Damper handle not present. Inspector could not open damper to inspect chimney throat.
• LIMITATION: Firebox was partially filled with ash, preventing thorough inspection of firebox floor.
• The hearth of the wood-burning fireplace did not meet modern safety requirements. For fireplaces with a firebox opening of less than 6 square feet, modern safety practices require a non-combustible surface to extend a minimum of 16 inches from the front of the firebox and 8 inches to either side.
The Inspector recommends correction by a qualified contractor.

• Loose firebricks were observed at rear firebox, and the ash pit door was detached from the firebox floor. These items should be repaired by a qualified contractor.

Loose fire brick.

Loose ash pit door.

Inadequate hearth extension.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct, or items we would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report, as the summary alone does not explain all the issues. All repairs should be done by licensed, qualified contractors. We recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 3 Item: 1	Driveway and Walkway Condition	• Extensive cracking noted in portions of driveway. Over time, they may present a trip hazard. Repairs by a qualified contractor recommended.
Exterior Areas		
Page 5 Item: 3	Fascia Condition	• The metal fascia capping protects the wood underneath from moisture and insect damage. Open seams should be repaired by a qualified contractor.
Page 6 Item: 4	Trim Condition	• Loose, peeling paint and deteriorated caulking observed at wood trim at right side of porch ceiling. This area is directly affected by wind driven rain and should be re-caulked and painted. • Foam sealant is not recommended for exterior applications, and should be replaced by proper sealant.
Page 7 Item: 6	Window Condition	• Some basement window frames were in direct contact with soil. This can lead to moisture and insect damage. All basement windows are in some state of disrepair. The inspector recommends repair and re-painting of basement windows by a qualified contractor.
Page 8 Item: 11	Exterior Porch Condition	• Front porch guardrail center post is inadequately fastened and loose. The guardrail could fail if someone leans hard on it. Recommend replacing existing angle brackets with heavier duty hardware.
Outbuildings		
Page 9 Item: 1	Outbuilding Condition	• Garage was locked, preventing access. Interior was not inspected. • Deck supported by bricks only. No footings observed. • Deck was covered by outdoor carpeting. Deck boards were not inspected. • Missing soffit panel observed at right side of garage. This is a pathway for animals and should be replaced.
Roof		
Page 10 Item: 1	Roof Condition	• Exposed nails on roofing material. Recommend sealing all fastener heads to prevent corrosion.
Page 11 Item: 2	Flashing	• It appears the flashing at the high slope end of the chimney does not extend below the roof shingles. If not properly flashed, moisture can penetrate the structure and cause structural damage. We recommend further evaluation of the chimney flashing by a qualified contractor.
Page 11 Item: 3	Vent Condition	• Severe rusting observed on turbine vent housing. The inspector recommends replacement of turbine vent with a powered exhaust fan to increase attic ventilation. At the very minimum, the housing should be properly prepped and painted to prevent further corrosion of metal and roof staining.

Attic		
Page 13 Item: 2	Structure Condition	• Damaged roof sheathing should be reinforced to prevent soft spots in roofing material.
Page 14 Item: 5	Insulation Condition	• Vermiculite insulation present in attic. Much of the vermiculite used for insulation from the 1920's through the 1990's was mined at the Libby Mine in Montana. The vermiculite from this mine was contaminated with tremolite, a type of asbestos. Exposure to airborne asbestos particles has been associated with a number of respiratory diseases. The Environmental Protection Agency recommends the following when vermiculite insulation is present in a home: (1). Do not disturb the insulation. (2). Do not use the attic for storage. (3). Do not allow children to play in the attic. (4). Do not attempt to remove the insulation yourself. (5). Hire a qualified asbestos contractor if you plan to remodel or conduct renovations that would disturb the vermiculite in attic or walls to make sure the material is safely handled and/or removed. The Inspector recommends having the vermiculite tested for asbestos contamination by a qualified contractor, and consultation with a qualified asbestos contractor concerning remediation of issues that may arise if testing is positive.
Basement/Crawlspace		
Page 14 Item: 1	Limitations	• Storage of personal items prevented inspection of parts of foundation wall and floor.
Page 15 Item: 2	Framing	• Insect damage to sill plate and wall studs observed in several areas of basement. It appears that some damage extends up into wall cavity in front left corner of home. The inspector recommends evaluation by a qualified contractor for repair estimates.
Page 16 Item: 5	Railings	• Modern building standards require a graspable handrail for stairs with 4 or more risers. We recommend the installation of a continuous handrail in the basement stairwell for safety concerns. • Missing guardrails observed. This is a "Safety Concern". Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement.
Page 17 Item: 7	Slab Floor	• Grooves and hole in slab floor should be filled with mortar, as they present a trip hazard.
Page 18 Item: 8	Basement Electric	• A loose receptacle box and light fixture was observed in the basement. This can be a shock hazard, and should be repaired by a qualified contractor.
Electrical		

Page 21 Item: 4	Branch Wiring Condition	• Two branch circuits appear to be single strand aluminum wire. Certain safety issues, such as overheating, loose connections, and oxidation have been associated with this type of wiring. The inspector recommends evaluation and possible replacement of these suspect circuits by a qualified electrical contractor. • The residence is partially wired with knob and tube wiring. Knob and tube wiring can be presumed to be the original electrical wiring in the home and old and outdated by today's safety standards. Problems with knob and tube wiring are as follows: (1) Limited wire size in this type of wiring system can cause wires to be loaded beyond safe capacity by the use of multiple modern appliances; (2) Repeated overheating of the wiring over the years can cause the protective wire insulation to harden, crack, and break off, leaving energized wires exposed to touch and creating a fire hazard; (3) Knob and tube wiring is designed to maintain a safe temperature by radiating heat into the surrounding air. Because it is common for insulation to be added to homes to save on heating costs, wires are often buried in insulation which may create a fire hazard. (4) Improperly splicing the wiring. I recommend replacing this outdated wiring system with modern wiring. You should consult with a qualified electrical contractor to determine options and costs to cure. The inspector is aware of some insurance companies that decline to provide homeowner's insurance if active knob & tube wiring is present. It is recommended that you contact your preferred insurance company before close of escrow to ensure that appropriate homeowner's insurance can be obtained on the structure. It is also recommend having a qualified electrical contractor evaluate the system and provide repair costs and options prior to the close of escrow.
General Plumbing		
Page 22 Item: 1	Service Entrance Piping Condition	• Severe corrosion and active leaking was observed in the service entrance piping at the main water shut off valve. See: "MAIN WATER SHUTOFF".
Page 22 Item: 2	Main Water Shut Off	• Corrosion and missing handle observed at main water shut off valve. Replacement of entire valve by a qualified plumbing contractor is recommended.
Page 23 Item: 4	Exterior Faucets Condition	• Left exterior hose bib has been disconnected and is loose in the wall. Replacement is recommended. • Galvanized pipe, which may be abandoned water supply line, should be removed from wall, and hole patched with mortar.
Page 24 Item: 6	Wastewater And Vent Piping	• Open drain line observed in basement. This may have served a washing machine in the past, and should be capped to prevent toxic sewer gas from entering basement.
Heat/AC		
Page 26 Item: 2	Heater Condition	• A loose junction box cover was observed inside the boiler enclosure. This is a shock hazard and should be addressed by a qualified contractor.
Bedrooms		

Page 28 Item: 5	Floor Condition	• Several holes were observed in flooring as a result from removing old radiators. Holes should be patched to prevent children from getting fingers wedged in holes.
Page 30 Item: 10	Electrical	• Open ground observed in two bedroom outlets. This means the outlets are not grounded. This is a safety issue and should be corrected by a qualified electrician. • Loose mounting observed on ceiling fan right rear bedroom. This is a safety hazard and should be repaired by a qualified contractor.
Bathroom		
Page 32 Item: 6	Plumbing	• The traps beneath the bathroom and kitchen sinks are of a type called an “S-trap”. S-traps are no longer allowed to be installed in new construction for safety reasons. A siphon can develop which empties the trap of water; a condition with the potential to allow toxic sewer gas to enter the living space. Although this type of trap may have been commonly considered safe at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends replacement of all such traps in the home by a qualified plumbing contractor. If replacement is not practical, the installation of air admittance valves may suffice.
Kitchen		
Page 33 Item: 3	Plumbing	• "S" trap observed under kitchen sink. See "BATHROOM PLUMBING".
Page 34 Item: 4	Electrical	• Open ground observed at kitchen GFCI outlet. Recommend evaluation/repair by a qualified electrical contractor.
Interior Areas		
Page 37 Item: 7	Electrical	• Loose ceiling fixture observed in upstairs hall. • Loose outlet with open ground observed in dining room. Recommend repairs by qualified electrician.
Page 39 Item: 9	Fireplace	• The hearth of the wood-burning fireplace did not meet modern safety requirements. For fireplaces with a firebox opening of less than 6 square feet, modern safety practices require a non-combustible surface to extend a minimum of 16 inches from the front of the firebox and 8 inches to either side. The Inspector recommends correction by a qualified contractor. • Loose firebricks were observed at rear firebox, and the ash pit door was detached from the firebox floor. These items should be repaired by a qualified contractor.