



Sherlock Homes Inspection & Appraisal, LLC

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This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

Agreement: This agreement made by and between Sherlock Homes Inspection & Appraisal, LLC (hereinafter referred to as Inspector) and Client (or clients designated agent) named on this report (hereinafter referred to as Client). Client hereby hires the Inspector to perform a comprehensive inspection of the property at the above address following InterNASHI guidelines and SOP standards.

The Client, or Client's Agent have read, understand and agree to the Purpose, Scope, Limitations, Conditions and Exclusions sections as stated herein and/or any additional provisions in this report, and upon this report and understanding hereby authorize the inspection of the above mentioned property for the fee negotiated and agreed upon in the pre-inspection contract. If the Client and or Client's Agent is not present at the time of the inspection, or is otherwise unable or unwilling to sign the pre-inspection agreement, receipt and/or usage of this report by the client or client's agent shall constitute acceptance of all provisions of this report as if signed by the Client or Client's Agent.

Client Information:

John & Jane Smith
1234 ABC Lane
Denver, CO 80202
Phone: 303.555.5555

Property Information:

1234 ABC Lane
Denver CO 80202

Summary

Site Grounds & Grading

Inspection Information

This is an older farm house that has had at least one addition added to the existing structure. Over the years several upgrades have been added, and overall the owners have done a great job keeping the integrity of the structure and the components functioning properly. Permits may be checked with the county for the additions to ensure they were done to current building codes.

General Grading / Drainage

On the West side of the home around the foundation, the grade slopes towards the house and there is a slight trough by the foundation that can hold water. This area should be corrected to promote water to move away from the foundation and to appropriate points either on or off the property.

Finished grade should slope away from the foundation at least 6" in the first 10'. Downspouts extensions should be extended to a minimum of 6' from the foundation. A licensed contractor should be contacted for further evaluation.

Grading at House Wall

West side of home next to the foundation the grade slopes towards the house, and there is a slight trough by the foundation that can pool water once the ground becomes saturated. As well the grade slopes towards the house on the north side of the home around the porch.

These areas should be corrected to promote water to move away from the foundation and to appropriate points either on or off the property. Finished grade should slope away from the foundation at least 6 inches in the first 10 feet. A licensed contractor should be consulted for further evaluation.

Patio / Terrace

The front raised porch has negative grade to the supporting walls and columns. There is evidence of moist damage to the wood deck boards on the front porch. I noted one area where the boards were not properly supported at the joint anymore, the wood was deteriorating. There is also cracking in the concrete finish on the supporting walls and columns around the porch, there is no way to tell if this is a structural issue with a visual inspection, a technically exhaustive inspection will be necessary by a licensed contractor or engineer. The deck boards need replaced for safety reasons by a licensed contractor, and the columns and supporting wall should be examined by a licensed contractor or engineer for further evaluation.

Exterior & Structure

Chimneys

The chimney protruding through the north side of the roof is no longer in use and has been sealed up on the interior of the home.

However, this structure still will need maintenance / care or removal to prevent water intrusion and damage to other components of the home. The rain cap is wired on the top and should be properly secured, and there is some rust and corrosion at the base of the flue stack and the rain cap joint. The flashing at the base of the chimney and the roof should be checked for proper installation. No signs of water intrusion from the chimney were currently present when the attic was inspected. There is no cricket flashing on the high side of the chimney to divert water around the structure and off the roof. The mortar is deteriorating and cracking in some of the joints of the chimney.

A licensed contractor or engineer should be consulted for further evaluation.

Columns

The columns supporting the roof over the front porch are showing signs of deterioration. The cracking may be superficial or it may be structural, there is no way to tell without a technically exhaustive evaluation which falls outside the scope of this inspection. A licensed contractor or structural engineer should be consulted for further evaluation.

Exterior Doors

The exterior door to the basement is deteriorating and needs replacement. As well the kick board on the rear door to the main floor is showing signs of wood deterioration. This door also improperly swings over the stairs without an adequate landing and should be reversed to swing out for safety reason. A licensed

contractor should be consulted for evaluation and repair costs.

Exterior Receptacles

No exterior electrical power receptacles were found on the structure. There were two exterior lights that are broken and need repaired or replaced. A licensed contractor should be contacted for repair.

Exterior Windows

The windows in the home are very dated, single pane wood frame with storm windows installed. There are a couple of the windows that need replaced that are cracked, and the windows on the front porch should be replaced with safety glass to meet modern building codes. A licensed contractor should be consulted for further evaluation and pricing.

Foundation

The foundation is showing signs of water damage on the interior in the basement. The east wall has a vertical / stepped crack and moderate water erosion to the concrete. More than likely caused by negative grade to the outside foundation wall on the east side. The sidewalk here has been replaced recently and the grade corrected. A licensed engineer should be consulted for further evaluation and the foundation should be monitored moving forward.

Wall Structure

The wood frame was covered by wall coverings preventing a thorough inspection. Measurements were taken and the wall frame appears to be 2"x4" wood construction with platform framing.

Roof

Exposed Flashing

The flashing on the ends of the roof, on each corner over the outer roof rafter does not extend low enough to properly prevent water penetration. Chimney flashing is not up to industry standards. Flashing at the base of the dormer on the front of the house is not installed and should be checked repaired as need. A licensed contractor should be contacted for further evaluation.

Roof Covering

The roof shingles are 4-5 years old and appear in good condition.

Roof Leaks

The roof was fully inspected and appeared to be functioning adequately for it's intended purpose.

Plumbing

Pipes

The supply lines were inspected and no issues or concerns were noted. The supply lines have been upgraded to copper at some point in the past, with the age of the home these could not of been the original supply lines as copper supply piping was not in use at the time.

Waste

The cast iron pipes on the ceiling were not properly supported. Three sections have been repaired in the past by putting a tin sleeve (designed for duct work) and sealant over the section that was repaired. Although they are functioning adequately this would be a good upgrade in the near future to replace these old heavy cast iron pipes with modern materials such as CPVC. A licensed contractor should be consulted for further evaluation and cost estimates.

Water Entrance

The water entrance was examined and no issues or concerns were noted. The supply shut off valve was inspected but not tested as this falls outside the scope of this inspection. The supply has been upgraded to copper at some point over the life of the house.

Water Heater

GE "Profile Smart Water Heater" (model number PG40T9HA, serial number GENG0102116595). The tank appeared to be in good shape and operating properly. The TPR relief valve was present but the overflow piping connected to it terminated at an unsafe level and was not over a drain. This piping should be extended to the floor and out to the floor drain location. A licensed contractor should be contacted for further evaluation.

Electrical

Circuits & Conductors

The branch circuit wiring was inspected in the basement, attic, and at the sub-panel where visible. Several concerns were noted:

- Knob and Tube wiring was discovered abandoned and upgraded in the basement. The remaining components in the basement should be checked and removed and disposed of, or upgraded if any are

found still in use.

- As well Knob and Tube wiring was discovered in the attic on the floor laying in the insulation and appeared still in use. Knob and tube wiring branch circuits were found in the main panel still active as well. If these lines are still active this can be a serious fire hazard and needs to be **removed and upgraded immediately.**

- Branch circuit wiring splices were discovered that were not properly contained within an approved and covered box.

- Abandoned wires were found in the basement, outside, and in the attic. These wires should be checked and removed by a licensed electrician.

A licensed electrician should be consulted for further evaluation and repair.

Outlets, Fixtures, & Switches

The electrical outlets were tested and found to be lacking proper grounding, bad or faulty grounding, no GFCI in the kitchen outlet, and no GFCI in the hallway bathroom. A licensed electrician should be consulted for further evaluation and repair.

Smoke Detectors

Smoke detectors were being installed in the home during the inspection. Visual inspection of smoke detectors was not possible as they were not all yet installed. Testing of smoke detectors falls outside the scope of this inspection.

Sub Panel

A sub panel was discovered during the inspection in the rafters of the basement. This sub panel was not inspected due to the location and deteriorating wire that appears to run into it. This is not a proper location for a sub panel and can be a fire danger, **this panel should be relocated to a proper location.** A licensed electrician should be contacted for further evaluation.

Attic

Attic Insulation

The insulation is very dated and insufficient for the local climate, 10"-14" of batts or poured insulation is the minimum recommended in the attic. The existing insulation should be checked for the presence of asbestos by a licensed environmental remediation specialist.

Unable to determine if there is a proper vapor barrier under the existing insulation as the floor was completely covered by insulation and debris. Presence of a proper vapor barrier should be checked and installed if not present by a licensed contractor, but only after the existing insulation is checked for the presence of asbestos.

Vent Pipes & Flashing

Both bathroom vent fans terminate in the attic just above the insulation on the floor. These vents should continue through the roof and vent outside, or out one of the exterior walls and vent outside to help keep any additional moisture out of the attic.

A splice for one of the bathrooms fans is not contained in an approved covered box.

A licensed contractor should be consulted for further evaluation and repair.

Interior

Fireplace

The fireplaces in the home have been abandoned and sealed up. There are two brick chimney stacks that remain covered by the walls, one runs all the way through the attic and out to its original point above the roof. The other has been broken down and now terminates in the attic. There are some concerns that the structural integrity of these stacks may be failing. A licensed contractor or structural engineer should be consulted for further evaluation.

Stairs / Railings

The stairway from the backyard to the basement does not have sufficient lighting nor a handrail. As well the door opens over the stairs without a proper landing and needs to be reversed to swing out instead of in. A licensed contractor should be consulted for further evaluation.

Walls

The interior walls were examined and appeared satisfactory except one spot. There is a crack in the wall in one of the spare bedroom closets. Behind this wall is an abandoned chimney stack, it is possible that the structural integrity of this chimney is beginning to fail from the appearance of the crack. A licensed contractor or structural engineer should be consulted for further evaluation.

Windows

There are a few broken panes in the windows that are in need of repair. The windows are antiquated in the home, one possible upgrade in the future would be to replace the exterior windows. A representative number of windows were tested for proper opening and closing with no issues or concerns noted.

There are a few of the window frames and sashes that the wood is deteriorating from age and moisture. These windows should be monitored for further deterioration and replaced as necessary.

Windows around the entry ways, in the bathrooms, and on the porch should be replaced with double pane safety to meet modern codes. This is a safety issue and a liability to the owner of the property. A licensed contractor should be contacted for further evaluation and repair.

Bedrooms

Bedroom 3

There is a crack in the closet wall that is of some concern. Please see the interior "chimney" section of this report.

Smoke detectors were being installed during the inspection and thus they were not inspected.

Kitchen

Receptacles

The receptacles in the kitchen should be changed to GFCI outlet on the circuit. A licensed contractor should be consulted for further evaluation and repair.

Bathroom

Moisture & Mildew

The window sash and frame in this bathroom is beginning to rot and deteriorate. A licensed contractor should be contacted for further evaluation and repair or replacement.

Receptacles

The electrical outlet in the bathroom has a bad ground and should be upgraded to a GFCI. A licensed contractor should be consulted for further evaluation and repair.

Ventilation

The bathroom fan terminates improperly in the attic and should be extended to properly terminate outside the house. A licensed contractor should be consulted for further evaluation and repair. Please see "attic" section of this report.

The window is suffering from wood deterioration and rot from excessive moisture. A licensed contractor should be consulted for further evaluation and repair.

Bathroom 2

Receptacles

There is one non GFCI 2 prong plug in the bathroom that needs upgraded or removed. There is also one functioning GFCI outlet. A licensed contractor should be consulted for further evaluation and repair.

Ventilation

Again the bathroom fan terminates improperly in the attic and should be re-routed to terminate properly outside the home. A licensed contractor should be consulted for further evaluation and repair.

Basement / Crawlspace

Foundation

There is an angled step crack in the foundation from past water damage that is of some concern. This area should be closely monitored moving forward. A structural engineer may be consulted for further evaluation.

Stairs / Railings

The entry stairway to the basement from the the backyard is not properly lighted nor does it have a

handrail. A licensed contractor should be consulted for further evaluation.

Cooling

Air Conditioning Type

The ambient temperature was not over 65 degrees for a continuous 24 hours before the inspection, thus the Air Conditioning unit was not inspected. Running the AC unit when the temperature falls under 65 degrees fahrenheit in the previous 24 hours can damage the condensing coil. the supply and return lines on this unit need new insulation wrap, this will help the unit run much more efficiently and last longer. A licensed technician or contractor should be contacted for repair.

SAMPLE REPORT

Site Grounds & Grading

Purpose, Scope, Limitations and Conditions: This is a visual inspection of the property components to determine the inspector's opinion of the general condition and operability. Only the readily accessible components and areas of the home will be inspected and included in this report. The inspector will not disassemble any component, other than removing cover plates from the furnace, hot water heater, and electrical panel. The inspector will not move furniture or storage items to gain access to components. Liability for errors and/or omissions shall be limited to the cost of the inspection. A claim for "non-discovery of defect" shall not be made unless the inspector is given the opportunity to re-inspect prior to the repairs being made. The client agrees to notify the inspector of any defect, deficiency, damage, malfunction or failure discovered following the inspection, prior to making a claim for negligence. Failure to notify or to allow re-inspection shall relieve the inspector of any liability regarding the items in question. This report is for the exclusive use of the client and is not transferable.

Exclusions: This inspection is inclusive of only the items and systems listed on the report. The inspection does not include wells, septic systems, solar systems, underground plumbing, water softeners, water purification systems, swimming pools, saunas, spas, steam rooms, fire sprinklers, telephone or cable TV wiring, security systems, intercom systems, sprinkler systems, landscaping, trees, termites/pests and detached buildings other than the primary garage. Testing for radon, lead based paint, water quality, asbestos and expansive soils are not included in this inspection unless separately contracted with the inspector in writing.

Inspection Information

Date: 10/18/2016

Time: Morning

Weather Conditions: Sunny, Windy

Present at time of inspection: Seller

Comments:

This is an older farm house that has had at least one addition added to the existing structure. Over the years several upgrades have been added, and overall the owners have done a great job keeping the integrity of the structure and the components functioning properly. Permits may be checked with the county for the additions to ensure they were done to current building codes.

Sidewalks / Walkways

Condition: Satisfactory

Type: Concrete

Comments:

There are some minor cracks in the concrete to be expected in Colorado. The sidewalks is functioning as intended and no concerns or issues were noted.



Fences and Gates

Condition: Satisfactory

Type:Chainlink

Comments:

The chainlink fence was inspected as well as the gates. No issues or concerns were noted.

Trees & Shrubs

Condition: Satisfactory

Comments:

There are no trees or shrubs close the home that are of concern.

Patio / Terrace

Condition: Not Satisfactory

Type:Other

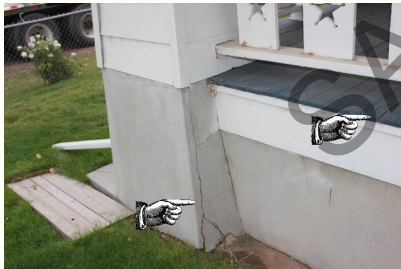
Location: Front raised porch

Problems

- There is evidence of moisture damage to the patio.
- There are cracks/defects in the patio floor.

Comments:

The front raised porch has negative grade to the supporting walls and columns. There is evidence of moist damage to the wood deck boards on the front porch. I noted one area where the boards were not properly supported at the joint anymore, the wood was deteriorating. There is also cracking in the concrete finish on the supporting walls and columns around the porch, there is no way to tell if this is a structural issue with a visual inspection, a technically exhaustive inspection will be necessary by a licensed contractor or engineer. The deck boards need replaced for safety reasons by a licensed contractor, and the columns and supporting wall should be examined by a licensed contractor or engineer for further evaluation.



Cracking in front porch column. Wood deterioration on front porch decking.



Cracks in front supporting wall, and separation crack in column.



Wood deterioration on front porch.



Wood deterioration on front porch decking.

General Grading / Drainage

Condition: Not Satisfactory

Problems

- The ground slopes toward the house.
- Roof-runoff pools near the foundation.

Comments:

On the West side of the home around the foundation, the grade slopes towards the house and there is a slight trough by the foundation that can hold water. This area should be corrected to promote water to move away from the foundation and to appropriate points either on or off the property.

Finished grade should slope away from the foundation at least 6" in the first 10'. Downspouts extensions should be extended to a minimum of 6' from the foundation. A licensed contractor should be contacted for further evaluation.

Grading at House Wall

Condition: Not Satisfactory

Problems

- The ground slopes toward the house.
- There are low areas where water could pool.
- Roof-runoff could pool near the foundation.

Comments:

West side of home next to the foundation the grade slopes towards the house, and there is a slight trough by the foundation that can pool water once the ground becomes saturated. As well the grade slopes towards the house on the north side of the home around the porch.

These areas should be corrected to promote water to move away from the foundation and to appropriate points either on or off the property. Finished grade should slope away from the foundation at least 6 inches in the first 10 feet. A licensed contractor should be consulted for further evaluation.



This is the west side of the home. The grade slopes towards the foundation and there is a small trough area next to the foundation that can pool water.



Negative grade at front porch supporting wall.

Steps to Building

Condition: Satisfactory

Step Type: Concrete

Landing Type: Concrete

Railing: Yes

Comments:

The steps to the home were inspected and there were no concerns or issues noted.

The back steps have been partially finished with a natural stone cap. The top step, the landing, and the wall caps on the side of the steps have not been finished with the same product. One possible upgrade in the future would be to finish out these area with the same stone cap. A licensed contractor should be consulted for further evaluation and costs.



Back entry steps



Back Entry Steps

Driveway

Condition: Satisfactory

Type: Gravel

Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Building Information

Type:Single

Comments:

Property details were searched on Weld county assessors website as well as Larimer county assessor website and no information could be found.

Exterior Receptacles

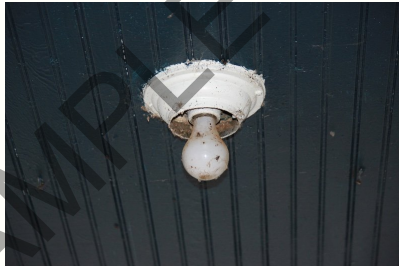
Condition: Needs Maintenance

Comments:

No exterior electrical power receptacles were found on the structure. There were two exterior lights that are broken and need repaired or replaced. A licensed contractor should be contacted for repair.



This light is missing a bulb and it appears the motion sensor may be broken. A licensed contractor should be consulted for repair or replacement.



This light is located on the front porch and should have a proper weather protective globe cover installed on it.

Exterior Windows

Condition: Needs Maintenance

Problems

- There are windows without safety glass near walkways.
- There are cracked, broken, or missing windows.

Comments:

The windows in the home are very dated, single pane wood frame with storm windows installed. There are a couple of the windows that need replaced that are cracked, and the windows on the front porch should be replaced with safety glass to meet modern building codes. A licensed contractor should be consulted for

further evaluation and pricing.



Cracked window



Cracked window.

Downspouts

Condition: Satisfactory

Comments:

There was one downspout on the front north west corner of the porch that was up and should be kept down to allow water from the roof to drain as far away from the foundation as possible. The downspout extensions were sufficient, best practice would be to extend them 6' or more from the foundation.



Downspout extension should be extended out further to a minimum of 6' or more from the foundation.



Downspout extension should be kept down to help move roof water away from the foundation

Trim

Condition: Satisfactory

Type: Vinyl

Problems

·The caulking is shrinking / pulling loose.

Comments:

See comments in exterior wall coverings.

Eaves & Soffits

Condition: Satisfactory

Comments:

Wood eaves and soffits need some minor caulking. As well there were signs of wasp infestation in several areas. Wasp can be aggressive and a dangerous to people that have allergic reactions to stings. A licensed contractor should be contacted for further evaluation on pest removal.



Evidence of wasp infestation in the eave rake on the north east front of the home.



Wasp nest @ exterior wall and soffit corner.

Chimneys

Condition: Professional Consultation

Type: Brick

Problems

·Efflorescence was observed on the bricks.

Comments:

The chimney protruding through the north side of the roof is no longer in use and has been sealed up on the interior of the home.

However, this structure still will need maintenance / care or removal to prevent water intrusion and damage to other components of the home. The rain cap is wired on the top and should be properly secured, and there is some rust and corrosion at the base of the flue stack and the rain cap joint. The flashing at the base of the chimney and the roof should be checked for proper installation. No signs of water intrusion from the chimney were currently present when the attic was inspected. There is no cricket flashing on the high side of the chimney to divert water around the structure and off the roof. The mortar is deteriorating and cracking in some of the joints of the chimney.

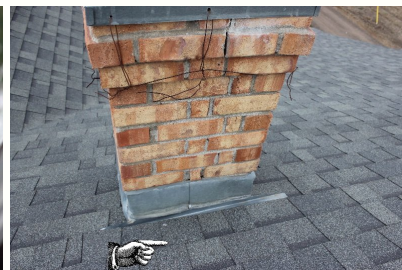
A licensed contractor or engineer should be consulted for further evaluation.



Rain cap improperly secured to chimney. Mortar failure and cracking in the brick joints.



Improperly installed flashing at base of chimney on roof.



This side of the chimney should have cricket flashing installed to divert the water around the structure.



Improperly installed step flashing.

Gas Meter / Piping

Condition: Satisfactory

Comments:

Gas meter is located on the east side of house. The main shut off for the house is also located here at the meter.

Exterior Doors

Condition: Needs Maintenance

Type: Wood

Problems

- Light interior doors have been improvised to function as exterior doors.
- The exterior door swings over stairs.
- Rot / deterioration was observed on the door at the sill.

Comments:

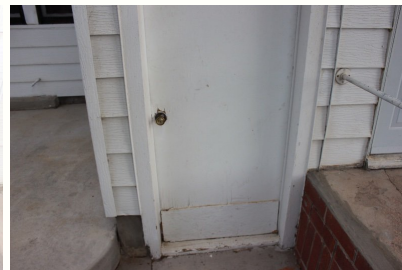
The exterior door to the basement is deteriorating and needs replaces. As well the kick board on the rear door to the main floor is showing signs of wood deterioration. This door also improperly swings over the stairs without an adequate landing and should be reversed to swing out for safety reason. A licensed contractor should be consulted for evaluation and repair costs.



Wood deterioration on back door leading to the main floor.



Basement access door from the backyard improperly opens over the stairs. This is a safety hazard and the door needs to be reversed to swing outwards. The door is not designed for exterior use and thus is deteriorating and should be replaced at the same time.



Exterior door leading to the basement from the backyard. Showing signs of water damage and deterioration.

Exterior Wall Covering

Condition: Satisfactory

Type: Vinyl

Comments:

There are some minor caulking needs to waterproof the joints on the vinyl siding. The siding appeared to have been replaced in the recent past. Installation and condition were good.



Some minor caulking maintenance is needed around the joints of the siding and trim by a licensed contractor.

Columns

Condition: Professional Consultation

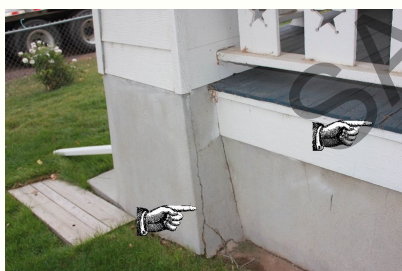
Type: Concrete

Problems

·There are signs of deterioration to the columns.

Comments:

The columns supporting the roof over the front porch are showing signs of deterioration. The cracking may be superficial or it may be structural, there is not way to tell without a technically exhaustive evaluation which falls outside the scope of this inspection. A licensed contractor or structural engineer should be consulted for further evaluation.



Cracking in column may be superficial or structural, there is no way to tell from a visual inspection.

Foundation

Condition: Professional Consultation

Type: Concrete

Problems

- There are large cracks in the foundation.
- There are signs of water penetration / condensation to the foundation.
- Efflorescence was observed indicating prior water damage.

Comments:

The foundation is showing signs of water damage on the interior in the basement. The east wall has a vertical / stepped crack and moderate water erosion to the concrete. More than likely caused by negative grade to the outside foundation wall on the east side. The sidewalk here has been replaced recently and the grade corrected. A licensed engineer should be consulted for further evaluation and the foundation should be monitored moving forward.



Vertical crack in foundation most likely caused by water penetration and negative grade to the outside wall. The sidewalk in this area has been replaced recently and the grade issue has been corrected.



Vertical crack continues into the main room of the basement.

Wall Structure

Condition: Satisfactory

Type: Wood Frame

Comments:

The wood frame was covered by wall coverings preventing a thorough inspection. Measurements were taken and the wall frame appears to be 2"x4" wood construction with platform framing.

Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Roof Style

Type:Gable

Comments:

The home has a Gable style roof on it with a front dormer the joints the adjacent roof in two valleys. These are closed valleys and were covered by the shingles thus it was not possible to inspect the valley flashing below. The roof inspection from the attic indicated the roof was not leaking currently and these valleys are sealed.

Roof Covering

Condition: Satisfactory

Tile Type:Not Applicable

Shingle Type:Asphalt

Observations

Layers Observed: 1

Approximate Age: 4-5 yrs

Problems

- Roof rakes or eaves without metal drip edge flashing.

Comments:

The roof shingles are 4-5 years old and appear in good condition.



roof shingles and vents on the south back side of the home.



roof shingles from drone picture, viewing above chimney and peak of roof.

Roof Leaks

Condition: Satisfactory

Leaks Observed:None Observed
Viewed From:Ground, Ladder, Roof

Comments:

The roof was fully inspected and appeared to be functioning adequately for it's intended purpose.

Exposed Flashing

Condition: Needs Maintenance

Type:Aluminum

Problems

- There is flashing that has been improperly installed.

Comments:

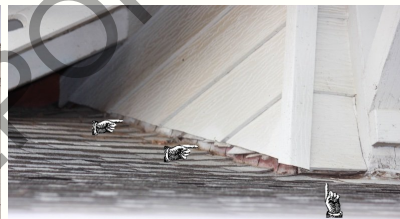
The flashing on the ends of the roof, on each corner over the outer roof rafter does not extend low enough to properly prevent water penetration. Chimney flashing is not up to industry standards. Flashing at the base of the dormer on the front of the house is not installed and should be checked repaired as need. A licensed contractor should be contacted for further evaluation.



Flashing should properly extend over this gap and sufficiently onto the 2"x8" outer roof rafter below it.



Improperly installed flashing, the flashing length is not sufficient to cover the gap, thus allowing water penetration.



This area appears to be not properly flashed. the siding is installed correctly, and there may be over a brick. Even if the brick is considered water tight, because of the nature of the different material intersecting, flashing should be installed. A licensed contractor should be contacted for further evaluation and pricing.

Gutters & Downspouts

Condition: Satisfactory

Type:Aluminum

Extensions:Has extensions

Comments:

The gutters and downspouts were replaced with the roof and are in good shape. There is some debris and sediment in the gutters that should be cleaned out in the near future. Downspouts could be extended to 6' or longer from the house for better drainage away from the foundation. A licensed contractor should be consulted for further evaluation and repair cost.



Debris and sediment build up in the gutters on the roof.

SAMPLE REPORT

Plumbing

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Water Service

Condition: Satisfactory

Type: Public

Comments:

The water entrance was inspected at the entrance into the basement, no issues or concerns were noted. The main shut off for the water to the house is here, with an additional shut off at the meter located close to the street and gravel drive.



Water entrance and interior supply shut off in the basement on the east.

Fixtures

Condition: Satisfactory

Problems

- The shutoff valves are missing from under the sink / toilet.

Comments:

The hose bibs outside are antiquated and outdated. One future upgrade could be to install modern anti-siphon bib to help prevent freezing and a possible cross connection and or contamination of the public water supply. The kitchen sink and the hallway bathroom sink do not have shut off valves located underneath the sinks. This could be a future upgrade as well. A licensed contractor should be consulted for further evaluation.



Outdated hose bib, a splash pan should be installed underneath this bib to help move water away from the foundation while it is in use.

Water Heater

Condition: Not Satisfactory

Fuel type: Gas

Water Heater Data

Extension: Not present

Relief valve: Present

Seismic Restraint: Not present

Venting (air supply): Present

Expansion tank: Not present

Location & Capacity

Location: Basement

Capacity (gallons): 40

Problems

- There is improperly installed overflow piping.

Comments:

GE "Profile Smart Water Heater" (model number PG40T9HA, serial number GENG0102116595). The tank appeared to be in good shape and operating properly. The TPR relief valve was present but the overflow piping connected to it terminated at an unsafe level and was not over a drain. This piping should be extended to the floor and out to the floor drain location. A licensed contractor should be contacted for further evaluation.



Improper termination of TPR relief valve drain pipe.

Fuel Service

Condition: Satisfactory

Type: Gas meter

Locations

Meter location: Outside east side of the home.

Shutoff-valve location: at meter @ meter outside by tank

Comments:

The gas meter was inspected and appeared in normal condition, no concerns or issues were noted. The supply shut off is located on the down leg of the meter and pointed out in the picture.



Drain

Condition: Satisfactory

Type: Plastic

Comments:

The sinks, tubs, toilets were all inspected for leaks and proper drainage. Functional drainage was observed on fixtures and no issues or concerns were noted. Due to the nature of residential drainage design and construction some of the drainage components could not be inspected as they were covered up.

Vent Pipes

Condition: Satisfactory

Type: Plastic

Comments:

Most of the vent piping was covered by wall finish material and thus not inspected. The vent pipes through the attic and on the roof were inspected and no issues or concerns were noted.

Waste

Condition: Needs Maintenance

Pipe type: Cast iron, Plastic

Comments:

The cast iron pipes on the ceiling were not properly supported. Three sections have been repaired in the past by putting a tin sleeve (designed for duct work) and sealant over the section that was repaired. Although they are functioning adequately this would be a good upgrade in the near future to replace these old heavy cast iron pipes with modern materials such as CPVC. A licensed contractor should be consulted

for further evaluation and cost estimates.



Improperly supported cast iron drain pipes.



This pipe appears to have an improper repair to it, and is not properly supported.



These sections of the drain waste pipe appear to have been improperly repaired with sheet metal duct pipes and sealant.

Pipes

Condition: Satisfactory

Type: Copper

Flow rate: Satisfactory

Comments:

The supply lines were inspected and no issues or concerns were noted. The supply lines have been upgraded to copper at some point in the past, with the age of the home these could not of been the original supply lines as copper supply piping was not in use at the time.

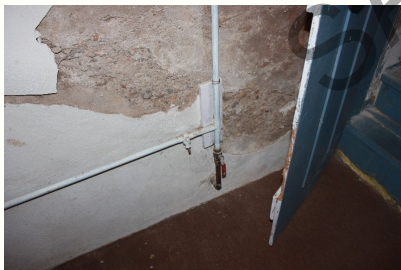
Water Entrance

Condition: Satisfactory

Type: Copper

Comments:

The water entrance was examined and no issues or concerns were noted. The supply shut off valve was inspected but not tested as this falls outside the scope of this inspection. The supply has been upgraded to copper at some point over the life of the house.



Water entrance and interior supply shut off valve.

Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Service Line Entrance

Conductor:Copper

Type of wiring:Conductor in conduit

Main disconnect location: On utility pole, and on main panel in house

Comments:

Service line entrance comes from the pole on the east side of the home and attaches to the home, runs down the outside of the structure and through a service mast weather head (gooseneck). The drip loop below the service mast should be checked to ensure it is of sufficient length to shed water down and away from the service mast weather head entrance. Please consult a licensed electrician for further evaluation.

Outlets, Fixtures, & Switches

Condition: Not Satisfactory

Testing Information

Testing Method: receptacle tester

Number Tested:All visible

Outlets

- Non-GFCI
- Ungrounded

Problems

- Most of the receptacles are only 2 wire receptacles.

Comments:

The electrical outlets were tested and found to be lacking proper grounding, bad or faulty grounding, no GFCI in the kitchen outlet, and no GFCI in the hallway bathroom. A licensed electrician should be consulted for further evaluation and repair.



Electrical Outlet in master bathroom needs removed or upgraded to GFCI receptacle.



Electrical outlet in the kitchen needs upgraded to GFCI receptacle.



One of several outlets that is not properly grounded.



One of several outlets that has a bad ground.



Electrical outlet in the hallway bathroom, bad ground and no GFCI.

Circuits & Conductors

Condition: Not Satisfactory

Type of wiring: Romex, Knob and tube wiring, Other

Exterior GFCI Outlets

Exterior GFCI Receptacles: No

of Outlets: 0

Garage GFCI Outlets

Garage GFCI Receptacles: Unknown

Kitchen GFCI Outlets

Kitchen GFCI Receptacles: No

Bathroom GFCI Outlets

Bathroom GFCI Outlets: Yes

of Outlets: 1

Problems

- There are improperly spliced wires.

Comments:

The branch circuit wiring was inspected in the basement, attic, and at the sub-panel where visible. Several concerns were noted:

- Knob and Tube wiring was discovered abandoned and upgraded in the basement. The remaining components in the basement should be checked and removed and disposed of, or upgraded if any are found still in use.

- As well Knob and Tube wiring was discovered in the attic on the floor laying in the insulation and appeared still in use. Knob and tube wiring branch circuits were found in the main panel still active as well. If these lines are still active this can be a serious fire hazard and needs to be **removed and upgraded immediately.**
- Branch circuit wiring splices were discovered that were not properly contained within an approved and covered box.
- Abandoned wires were found in the basement, outside, and in the attic. These wires should be checked and removed by a licensed electrician.

A licensed electrician should be consulted for further evaluation and repair.



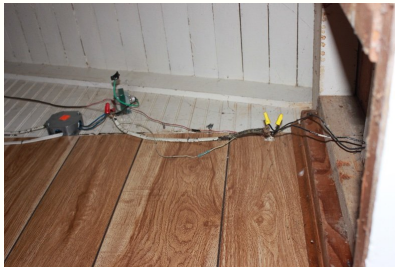
What appears to be abandoned Knob & Tube wiring in the basement rafters.



Antiquated knob and tube wiring improperly installed. This is a serious concern and should be examined and upgraded by a licensed electrician as soon as possible.



More knob and tube wiring improperly installed in the attic.



Branch circuit wiring splice not properly contained within an approved and covered box.



Wiring not properly installed within an approved box with cover, and abandoned wires.

Smoke Detectors

Smoke Detectors:Not tested

Problems

- There are bedrooms without nearby smoke detectors.

Comments:

Smoke detectors were being installed in the home during the inspection. Visual inspection of smoke detectors was not possible as they were not all yet installed. Testing of smoke detectors falls outside the scope of this inspection.

Sub Panel

Condition: Not Satisfactory

Type:Circuit-breakers

Comments:

A sub panel was discovered during the inspection in the rafters of the basement. This sub panel was not inspected due to the location and deteriorating wire that appears to run into it. This is not a proper location for a sub panel and can be a fire danger, **this panel should be relocated to a proper location**. A licensed electrician should be contacted for further evaluation.



This sub-panel located in the basement rafters is not in a proper location.

Main Panel

Condition: Satisfactory

Location: Kitchen

Volts:240 - 120V

Capacity:100 A

Type:Circuit-breakers

Grounding & Bonding

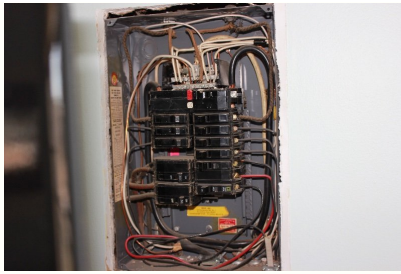
Grounding:Grounded

Bonding:Bonded

Comments:

The main panel was inspected and no immediate concerns or issues were noted at the panel. There is a 30 amp breaker on the panel, this is not standard for residential wiring and may be an overused circuit. A licensed electrician should be consulted for further evaluation.

A wasp did crawl out of the panel during inspection. A licensed PMP (Pest Management Professional) should be contacted for further evaluation and correction.



Main electrical panel in the kitchen.

Service Entrance Cable

Volts: 240 - 120V

Type: Overhead

Capacity: 100 Amp

Location: East side of home

Comments:

Service entrance cable is 3 wire #4/0 copper in conductor, capable of providing both 120 and 240 service to the home.

SAMPLE REPORT

Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Attic Sheathing

Condition: Satisfactory

Observed: Observed

Type of Sheathing: OSB

Problems

- There are counter sunk nails or shiners (air nails).
- There are signs of water damage to the roof sheathing.

Comments:

There are past signs of water damage on the original wood strip backers on the roof from past leaks. New OSB sheathing was installed when the new roof was put on 4-5 years ago and appears in excellent shape with no signs of water damage.



Attic roof sheathing and rafters.

Attic Access

Location: Hallway main floor

Access Method: Scuttle hole

Problems

- There is hazardous wiring in the attic.
- There are exposed or vulnerable conductors.

Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

Comments:

No excess condensation or moisture was observed in the attic.

Vent Pipes & Flashing

Condition: Not Satisfactory

Leaks Observed: Vent termination

Problems

- There are vents that terminate in the attic.

Comments:

Both bathroom vent fans terminate in the attic just above the insulation on the floor. These vents should continue through the roof and vent outside, or out one of the exterior walls and vent outside to help keep any additional moisture out of the attic.

A splice for one of the bathrooms fans is not contained in an approved covered box.

A licensed contractor should be consulted for further evaluation and repair.



Improper termination of bathroom fan, wiring splice is not properly contained in an approved covered box.



Improper termination of bathroom vent in attic.

Attic Ventilation

Condition: Satisfactory

Type: Ridge vents

Fan Type: None observed

Comments:

Ridge vents were installed with the new roof 4-5 years ago and appear to be providing adequate ventilation.



ridge vents in roofline.

Attic Insulation

Condition: Not Satisfactory

Type of Insulation:Poured

Location:In-floor

Average Depth (inches): 4

Comments:

The insulation is very dated and insufficient for the local climate, 10"-14" of batts or poured insulation is the minimum recommended in the attic. The existing insulation should be checked for the presence of asbestos by a licensed environmental remediation specialist.

Unable to determine if there is a proper vapor barrier under the existing insulation as the floor was completely covered by insulation and debris. Presence of a proper vapor barrier should be checked and installed if not present by a licensed contractor, but only after the existing insulation is checked for the presence of asbestos.

Roof Frame

Condition: Satisfactory

Type:Rafter framing

Comments:

The roof frame was inspected from inside the attic. A few concerns were noted in that when the new roof was installed a brand new layer of OSB sheathing was laid over the existing wood lathe boards. This is quite a bit of extra weight and it may be a good idea to consult a structural engineer at some point and make sure the load ratings are still adequate. As well there were some supports from the roof rafters to the ceiling frame. This is not standard and the ceiling joist are not structural, I could not tell if these supports relied on the ceiling rafters or they are on a structural support below. Again a structural engineer should be consulted for further evaluation.



These roof supports should to be checked and verified by a structural engineer as properly installed.



mortar joints on chimney stack in the attic showing deterioration. efflorescence is also present indicating past water damage.



Brick chimney stack in attic showing improper repair to deteriorating mortar joints.



Chimney stack with deteriorating and improperly repaired mortar joints.



Roof frame showing OSB sheathing over former roof battens, supported by 2"x6" roof rafters. Two collar beams can also be seen adding support to the rafters.

Ceiling Frame

Condition: Satisfactory

Type: Joist framing

Comments:

Ceiling frame is mostly covered in the attic, tops of joist were inspected for deterioration or movement. No issues or concerns were noted.

SAMPLE REPORT

Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of 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. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Floors

Condition: Satisfactory

Type: Carpet, Vinyl

Windows

Condition: Needs Maintenance

Type: Double hung

Material: Wood

Problems

- The windows are poorly insulated.
- There is cracked / broken glass.
- There are rotting or broken frames.

Comments:

There are a few broken panes in the windows that are in need of repair. The windows are antiquated in the home, one possible upgrade in the future would be to replace the exterior windows. A representative number of windows were tested for proper opening and closing with no issues or concerns noted.

There are a few of the window frames and sashes that the wood is deteriorating from age and moisture. These windows should be monitored for further deterioration and replaced as necessary.

Windows around the entry ways, in the bathrooms, and on the porch should be replaced with double pane safety to meet modern codes. This is a safety issue and a liability to the owner of the property. A licensed contractor should be contacted for further evaluation and repair.



Wood deterioration can be observed on the sash of this window.



One of two broken window panes observed.



The wood on the sash of this bathroom window is rotting from excessive water penetration.

Fireplace

Condition: Satisfactory

Operational:No

Comments:

The fireplaces in the home have been abandoned and sealed up. There are two brick chimney stacks that remain covered by the walls, one runs all the way through the attic and out to it's original point above the roof. The other has been broken down and now terminates in the attic. There are some concerns that the structural integrity of these stacks may be failing. A licensed contractor or structural engineer should be consulted for further evaluation.

Interior Information

Number of Bedrooms: 3

Number of Bathrooms: 2

Moisture & Mildew

Condition: Satisfactory

Degree of Damage:Some condensation

Comments:

No excessive moisture observed. Moisture readings of the walls and floors were taken under the sinks, and around tubs and showers. Reading's were acceptable on all but the window in the hallway bathroom. The moisture reading was high around the window sill and the window sash. This area may need a little paint and caulking to help keep the water from penetrating the wood any further. Please see "bathroom" section of this report for further details.

Other Entry Doors

Condition: Needs Maintenance

Insulated:Insulated

Problems

- The door is out of square.

Comments:

The front door could use a slight adjustment to close properly. The back outside door to the basement is not designed to be used as an exterior door and is deteriorating and should be replaced. As well when this door is replaced it should be reversed so it does not swing over the steps leading to the basement. A licensed contractor should be consulted for further evaluation.

Stairs / Railings

Condition: Not Satisfactory

Problems

- The stairs are missing a railing.
- The stairway is insufficiently lighted.

Comments:

The stairway from the backyard to the basement does not have sufficient lighting nor a handrail. As well the door opens over the stairs without a proper landing and needs to be reversed to swing out instead of in. A

licensed contractor should be consulted for further evaluation.



This stairway needs a railing, proper lighting and switches, and the door should not swing in over the stairs it should swing out for safety reasons.

Interior Doors

Condition: Satisfactory

Comments:

Interior doors were examined and no issues or concerns were noted.

Walls

Condition: Satisfactory

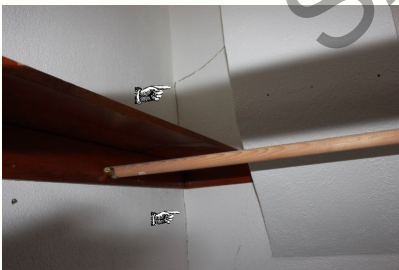
Type:Plaster

Problems

·There are cracks or holes in the walls.

Comments:

The interior walls were examined and appeared satisfactory except one spot. There is a crack in the wall in one of the spare bedroom closets. Behind this wall is an abandoned chimney stack, it is possible that the structural integrity of this chimney is beginning to fail from the appearance of the crack. A licensed contractor or structural engineer should be consulted for further evaluation.



It is possible that the chimney stack encased in this wall is failing and causing this crack.

Ceilings

Condition: Satisfactory

Type:Plaster

Bedrooms

Our inspection of the Bedrooms includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, & cabinetry. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of 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. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Master Bedroom

Location: North West corner 1st floor

Walls & Ceiling: Satisfactory

Flooring: Satisfactory

Doors & Windows: Satisfactory

Receptacles: Non-GFCI

Heating Source: Forced Air

Problems

- There are receptacles with reverse polarity.
- There are 2-prong (ungrounded) receptacles present.

Comments:

Smoke detectors were being installed during the inspection and thus they were not inspected.

Bedroom 2

Location: South West corner 1st floor

Walls & Ceiling: Satisfactory

Flooring: Satisfactory

Doors & Windows: Satisfactory

Receptacles: Non-GFCI

Heating Source: Forced Air

Problems

- There are receptacles with reverse polarity.
- There are 2-prong (ungrounded) receptacles present.

Comments:

Smoke detectors were being installed in the home during the inspection and thus were not inspected.

Bedroom 3

Location: South side between bathroom and kitchen

Walls & Ceiling: Professional Consultation

Flooring: Satisfactory

Doors & Windows: Satisfactory

Receptacles: Non-GFCI

Heating Source: Forced Air

Problems

- There are receptacles with reverse polarity.
- There are 2-prong (ungrounded) receptacles present.

Comments:

There is a crack in the closet wall that is of some concern. Please see the interior "chimney" section of this report.

Smoke detectors were being installed during the inspection and thus they were not inspected.

SAMPLE REPORT

Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Cabinets

Condition: Satisfactory

Comments:

A representative number of cabinets were examined, I checked for opening and closing of the drawers and cabinet faces. No issues or concerns were noted at the time of the inspection.

Sink

Condition: Satisfactory

Problems

- The shutoff valve is missing or inoperable.

Comments:

There are no shut off valves below the sink, this may be an upgrade in the future. A licensed contractor should be consulted for further evaluation.

Range / Oven

Condition: Satisfactory

Type:Operating

Make: GE

Model: unknown

Comments:

The electric range was inspected for proper electrical connection and operation. All four stove top burners heated up in a reasonable amount of time and glowed a hot red while on high. Both heating coils in the oven, the broiler and the bake coil were tested and both heated up in a reasonable amount of time and glowed a hot red while on high. No issues or concerns were noted on the range.

Fuel:Electric

Moisture & Mildew

Condition: Satisfactory

Degree of Damage:None

Dishwasher

Type:Not operating

Comments:

There is a portable dishwasher in the kitchen. It was not inspected as this service falls outside the scope of this inspection.

Disposal

Type:Not inspected

Comments:

There is no disposal in the kitchen.

Counters

Condition: Satisfactory

Type:Laminate

Comments:

The counter tops were inspected with no issues or concerns noted.

Flooring

Condition: Satisfactory

Type:Linoleum

Receptacles

Condition: Not Satisfactory

Type:Non-GFCI

Problems

- There are non-GFCI receptacles in the kitchen.

Comments:

The receptacles in the kitchen should be changed to GFCI outlet on the circuit. A licensed contractor should be consulted for further evaluation and repair.



Non GFCI outlet in the kitchen.

Ventilation

Condition: Satisfactory

Fan Vents to:Exterior

Comments:

Ventilation in the kitchen is supplied by two windows that open to the exterior.

Refrigerator

Condition: Satisfactory

Type: Operating

Make: Maytag

Model: MBF2258XEB8

Comments:

The refrigerator was examined for leaks and functional operation. No leaks were observed, the refrigerator and freezer were both adequately cold and seemed to be operating as intended.

SAMPLE REPORT

Bathroom

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Location

Location: Hallway

Comments:

This bathroom is the common bathroom located in the hallway in between the two spare bedrooms.

Ventilation

Condition: Not Satisfactory

Bathroom window present: Yes

Fan Vents to: Attic

Problems

- The bathroom fan terminates inside the house.

Comments:

The bathroom fan terminates improperly in the attic and should be extended to properly terminate outside the house. A licensed contractor should be consulted for further evaluation and repair. Please see "attic" section of this report.

The window is suffering from wood deterioration and rot from excessive moisture. A licensed contractor should be consulted for further evaluation and repair.

Sinks

Condition: Satisfactory

Problems

- The shutoff valves are missing from under the sink.

Comments:

The sink was checked for leaks, functional flow, and functional drainage, proper "P" trap, and shut off valves. There are no shut off valves under the sink and this may be one upgrade for the future. There were no other concerns or issues noted.

Moisture & Mildew

Condition: Needs Maintenance

Degree of Damage: Some condensation

Comments:

The window sash and frame in this bathroom is beginning to rot and deteriorate. A licensed contractor should be contacted for further evaluation and repair or replacement.



Water damage to the window sash and frame.

Receptacles

Condition: Not Satisfactory

Type: Non-GFCI

Problems

- There are non-GFCI receptacles in the bathroom.

Comments:

The electrical outlet in the bathroom has a bad ground and should be upgraded to a GFCI. A licensed contractor should be consulted for further evaluation and repair.



Electrical outlet showing a bad ground on outlet tester, also needs to be upgraded to GFCI outlet.

Shower Walls

Condition: Satisfactory

Type: Ceramic tile

Comments:

The shower walls were inspected and no issues or concerns were noted. Moisture readings were taken and appeared normal in the walls except around the window.

Bathtub

Condition: Satisfactory

Type:Built-in

Comments:

The bathtub was inspected for cracks, water damage, functional flow, and functional drainage with no issues or concerns noted at the time of the inspection.

Toilets

Condition: Satisfactory

Comments:

The toilet was inspected and no issues or concerns were noted. Caulking could added at the base of the toilet to seal between the toilet and the linoleum floor for further protection from moisture penetration of the sub floor.



Caulking can be added around the base of the toilet to help prevent moisture penetration to the sub floor.

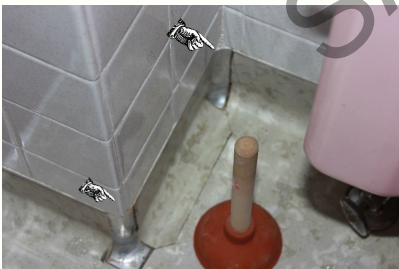
Floor

Condition: Satisfactory

Type:Vinyl (Linoleum)

Comments:

There are a few gaps in the linoleum floor that may need caulked to protect the sub floor from moisture penetration.



These areas should be checked and caulked as necessary, as well as any other gaps in the floor and kick plates.

Bathroom 2

Bathtub

Condition: Satisfactory

Type: Stall shower

Comments:

There is fresh caulking in the shower stall and around it where it intersects the walls. Some evidence of past leaks or water damage exist in this area. Moisture readings were a little high as well. This area should be monitored for any further signs of deterioration or water penetration and corrected as necessary.

Ventilation

Condition: Not Satisfactory

Bathroom window present: Yes

Fan Vents to: Attic

Problems

- The bathroom fan terminates inside the house.

Comments:

Again the bathroom fan terminates improperly in the attic and should be re-routed to terminate properly outside the home. A licensed contractor should be consulted for further evaluation and repair.

Toilets

Condition: Satisfactory

Comments:

The toilet was inspected for stability, functional flow, functional drainage, leaks, shut off valve. No issues or concerns were noted, again caulking could be added to the base of the toilet to further help prevent water penetration to the sub-floor.

Sinks

Condition: Satisfactory

Comments:

The sink was inspected for functional flow, functional drainage, leaks, "P" trap, and shut offs. Moisture readings were taken at the wall under the sink and no issues or concerns were noted.

Shower Walls

Condition: Satisfactory

Type: Plastic

Problems

- There is evidence of the shower wall leaking.

Comments:

Moisture readings around the shower were a little high, but not alarming. This area should be monitored moving forward.

Receptacles

Condition: Not Satisfactory

Type:Non-GFCI

Problems

- There are non-GFCI receptacles in the bathroom.

Comments:

There is one non GFCI 2 prong plug in the bathroom that needs upgraded or removed. There is also one functioning GFCI outlet. A licensed contractor should be consulted for further evaluation and repair.

Moisture & Mildew

Condition: Satisfactory

Degree of Damage:Some condensation

Location

Location: Master Bathroom

Comments:

This is the master bathroom and it has been remodeled in the not too distance past.

Floor

Condition: Satisfactory

Type:Vinyl (Linoleum)

Basement / Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the Crawlspace. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

Columns

Condition: Satisfactory

Type: Wood

Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

Problems

- There are signs of deterioration (efflorescence) in the basement.

Comments:

There are signs of past water penetration. This inspection did not discover any excessive moisture at the time of inspection, nor did it appear there had been any recently. Due to the grade on the west, and north side of the house the basement walls should be closely monitored. A structural engineer or licensed contractor should be contacted for any repairs.

Floor

Condition: Satisfactory

Type: Concrete

Problems

- There is evidence of water damage to the floor.

Comments:

There are some signs of past water on the basement floor. Most of the floor was covered up by carpet, and in the storage room by personal items. Removing or inspecting beneath these coverings and items is beyond the scope of this investigation. Only a small part of the floor was inspected for this reason. Further evaluation would need to be performed by a licensed contractor or engineer.

Description

Basement Description

Type: Partial

Access: Stairs, Interior opening, Exterior opening

Insulation

Comments:

There was no insulation in the ceiling or the walls of the basement at the time of this inspection.

Stairs / Railings

Condition: Not Satisfactory

Type:Concrete

Problems

- The stairs are missing a railing.
- The stairway is insufficiently lighted.

Comments:

The entry stairway to the basement from the the backyard is not properly lighted nor does it have a handrail. A licensed contractor should be consulted for further evaluation.



Ventilation

Condition: Satisfactory

Type:Windows

Comments:

The basement has several windows that open for ventilation. The HVAC system utilized an independent source for supplying fresh air to the system, and the harmful exhaust is vented through a dedicated shaft through the roof. No issues or concerns were noted.

Walls

Condition: Professional Consultation

Walls:Unfinished

Problems

- The walls are stained or water damaged.
- There is evidence of deterioration or rot.

Comments:

please see foundation section of this report.

Floor Joists

Condition: Satisfactory

Type:Conventional

Floor Drain

Condition: Satisfactory

Visibility: Visible

Ceiling

Condition: Satisfactory

Type: Open

Foundation

Condition: Not Satisfactory

Type: Concrete

Comments:

There is an angled step crack in the foundation from past water damage that is of some concern. This area should be closely monitored moving forward. A structural engineer may be consulted for further evaluation.



This crack in the east wall should be monitored moving forward.



Continuation of the crack.

Heating

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHRAE standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

Heating System

Condition: Satisfactory

Type: Forced air

Fuel Type: Natural Gas

Heating System Data

Furnace Age: unknown

Location: basement

Thermostat Location: Main Floor

Comments:

The gas furnace in the home serves as the only heat source. This is a modern high efficiency forced air unit. The unit was being serviced by a licensed technician at the time of this inspection and thus was not fully inspected.

Humidifier

Condition: Satisfactory

Comments:

The humidifier located on the forced air gas furnace was inspected, there were no evidence of current leaks and the unit appeared functional. The humidifier could not be fully inspected as there was a technician servicing the furnace at the time of the inspection.

Air Filter

Condition: Satisfactory

Type: Disposable

Comments:

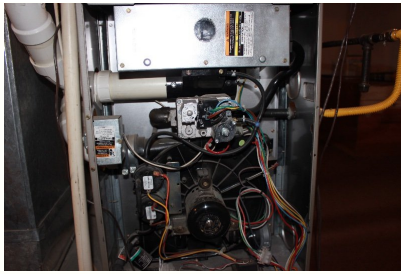
Air filter size is 16" x 20" x 1"

Gas Furnace

Condition: Satisfactory

Comments:

The gas furnace was not fully inspected as there was a technician servicing the unit at the time of inspection.



This is the gas furnace located in the basement with the maintenance panel removed.

Heat Distribution

Condition: Needs Maintenance

Type: Ductwork

Location: Each room

Problems

- There are duct joints leaking.

Comments:

The ductwork in the basement has several joints that need re-taped and sealed. A licensed technician or contractor should be consulted for further evaluation and repair.



The sealant tape is begging to pull loose from the joints around the furnace and ductwork.



The red tape in this picture is not of the type typically used to seal duct joints.



The old tape on this duct joint has deteriorated and needs removed and replaced.



Another joint that needs repaired with new tape.

Combustion Air

Condition: Satisfactory

Comments:

Combustion air is drawn from the exterior of the home by a dedicated shaft.

Heat Exchanger

Status:Not tested

Comments:

The heat exchanger was not inspected as the furnace was being serviced by a technician at the time of the inspection.

Unit Venting

Condition: Satisfactory

Comments:

The HVAC system draws fresh air from a dedicated vent to the outside of the home, and exhaust the harmful fumes through a separate vent through the roof. These vents were inspected and at the time of inspection no issues or concerns were noted with the venting, however; the furnace was not operated as there was a technician servicing the system at the time of the inspection.

SAMPLE REPORT

Cooling

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Air Conditioning Type

Condition: Needs Maintenance

Type: Central air

Status: Not turned on

Comments:

The ambient temperature was not over 65 degrees for a continuous 24 hours before the inspection, thus the Air Conditioning unit was not inspected. Running the AC unit when the temperature falls under 65 degrees fahrenheit in the previous 24 hours can damage the condensing coil. the supply and return lines on this unit need new insulation wrap, this will help the unit run much more efficiently and last longer. A licensed technician or contractor should be contacted for repair.



Existing central air unit.



The supply and return lines need new insulation wrap.

Air Conditioning Unit

Condition: Needs Maintenance

Status: Not tested

AC Unit Data

Age: 20+ years

Location: East side of home on sidewalk next to house.

Last Service Date: unknown

Problems

- Refrigerant tubes are poorly insulated.

Comments:

Please see "Air conditioning type" section of this report for further information.