



***PURPOSE OF A HOME INSPECTION:***

You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection, which can be very costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video scanning, destructive testing, and laboratory analysis. By contrast the general inspection is completed on site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialist and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for a specialist evaluation. We will evaluate conditions, systems, or components as being acceptable or not acceptable, which does not mean they are perfect but that they are functional and met the standards of a given point in time. Similarly, we take into consideration when a house was built and allow for predictable deterioration that would occur through the time, such as cracks that appear in concrete and in plaster, scuffed walls or woodwork, worn or squeaky floors, stuck windows or out of level floors in older homes due to settlement. Therefore we tend to ignore insignificant and predictable defects and do not annotate them, and particularly those that would be apparent to the average person, or

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someone without any construction experience, but some minor defects could be included in our report. You should schedule any such specialized inspection, such as that for the presence of mold, with the appropriate specialist. A house and its components are complicated, and because of this we offer unlimited consultation and encourage you to ask questions.

Our inspection is **visual only**. We are not responsible for concealed or latent structural or mechanical defects or damage. Appliances or equipment are disassembled in any manner for inspection. Appliances such as, but not limited to, ranges, cook tops, ovens, built in microwaves, refrigerators, freezers, range hoods and garbage disposals are checked for acceptable function at the time of the inspection. No warranty, express or implied is given for the continued operational integrity of the appliances or their components. Heating and cooling equipment such as, but not limited to, boilers, furnaces, baseboard, cove, wall or ceiling mounted electric heaters, gas or oil fired wall, free standing or ceiling mounted heaters, air conditioning and / or heat pump evaporator coils, compressors, condensers, air handlers and their components checked for function at the time of the inspection. The adequacy or efficiency of heating and cooling systems is not within the scope of this inspection. The design of heating and cooling systems such as the size and placement of supply and return air ducts, placement and amount of baseboard heaters and / or radiators is not within the scope of this inspection. No warranty, express or implied is given for the continued operational integrity of the heating and / or cooling equipment or their components. The function of water and gas shut off valves, including main shut off valves, is not within the scope of this inspection. Equipment such as, but not limited to, water heaters, shallow well or deep well pumps, in house waste pumps or grinders, basement sump pumps, attic vent or whole house fans, or bathroom exhaust fans are checked for acceptable function at the time of the inspection. No warranty, express or implied is given for the continued operational integrity of this equipment.

### ***GENERAL DESCRIPTION:***

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, floor covering, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, **visually observable** defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. If **maintenance items** are disclosed in this report they will appear under the appropriate heading in **bold blue italic** print. Maintenance recommendations are for the information of the buyer and are not major concerns. They should be viewed as common and routine maintenance that is part of home ownership. **Safety concerns** will appear under the appropriate heading in **bold red italic** print. **Major concerns** which are repair items that will cost in excess of one thousand dollars to correct will appear under the appropriate heading in

**bold green italic** print

The inspected property consisted of a wood framed two story structure that was occupied at the time of the inspection. The approximate temperature at the time of the inspection was 50 to 55 degrees Fahrenheit, and the weather was clear. The utilities were on at the time of the inspection. The buyer and buyer's agent were present during the inspection.

### **GRADING & LANDSCAPING:**

The home is situated on a slightly sloped. The general grade around the home appeared to be adequate to direct rainwater away from the foundation. As an additional precaution against water and / or insect infiltration, it is suggested that landscaping levels be kept 4" to 6" below the siding or masonry veneers. Additionally, trees and shrubbery should be kept trimmed away from the house

### **MAINTENANCE RECOMENDATION:**

- 1. Shrubbery should be trimmed to allow air flow around the home and prevent damage to the siding.***

### **SIDING, TRIM, SOFFITS & FASCIAS**

The home is sided with wood with wood soffit and fascia. Caulking around window trim and locations where wires or pipes penetrate the siding should be checked periodically to insure that there is no water infiltration. There were no major visual defects observed on the siding, soffit or fascia.

### **PORCH -FRONT:**

A covered porch constructed of wood with a masonry foundation extends across the front of the home. The porch roof is supported by wood columns on masonry piers. There are wood railings around the perimeter of the porch. The porch deck is constructed of tongue and groove flooring. Most of the porch deck is covered with indoor / outdoor carpet and is not visible. The visible deck is in good condition. There is some water damage to the wainscot porch ceiling from a bathroom leak. The porch is accessed by a seven rise set of stone steps. The steps are in good condition. The steps are equipped with a wrought iron hand rail down the center. There were no major visual defects observed on the porch.

### **PORCH -LEFT:**

A covered porch constructed of stone extends from the left side entrance of the home. The porch roof is supported by wrought iron posts on a stone wall. There are fixed windows between the wood posts. The porch deck is constructed of stone. The deck is in good condition. The porch is accessed by a four rise set of stone steps. The steps are in good condition. The steps are not equipped with a hand rail. There were no major visual defects

observed on the porch.

***MAINTENANCE RECOMENDATION:***

- 1. Install a hand rail on at least one side of the steps.***

***PATIO:***

There is flagstone patio located at rear of the home. The patio has a flag stone wall around the perimeter. The patio is in good condition with the exception of one deteriorated flag and several cracked flags. There were no major visual defects observed to the patio.

***SIDEWALK - FRONT:***

The front sidewalk is constructed of concrete and is in poor condition.

***MAINTENANCE RECOMENDATION:***

- 1. Consider replacing the sidewalk.***

***WALKWAY - LEFT:***

The left walkway is constructed of flagstone and concrete is in fair condition.

***STEPS:***

A three rise set of stone steps leading from the front sidewalk to the left side walkway. The steps are in good condition with the exception of one broken tread. The steps are equipped with a hand railing on the right and left sides. There were no major visible defects on the steps.

***ROOF COVERING: Right Side***

The roof was a gable style. The roof is covered with fiberglass three tab shingles. Observation of the roof surfaces and flashing was performed from the ground with the aid of binoculars. There appeared to be multiple layers of shingles on the roof at the time of the inspection. There was no curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof covering was in the first quarter of its useful life. The reported condition of the roof covering is based on a visible observation of the visible roof covering and does not in any way relate to the age of the roof covering. Many factors such as the quality and type of the covering, number of layers of roof covering, the pitch of the roof and how well the attic or space under the roof is ventilated enter into the actual life span of the roof covering.

The flashing and caulking on all roof protrusions such as chimneys, plumbing vents and attic vents must be periodically checked and repaired and / or re-caulked, if necessary, to prevent

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water infiltration.

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When new roof coverings are installed, all prior coverings should be removed to inspect the surface of the sheathing. Additionally, the installation of new shingles over a prior layer generally reduces the useful life of new shingles. The installation of drip edge and ice shield are recommended with new installations and attic / roof ventilation should be reviewed for improvement where needed.

There were no major visual defects detected on the exterior of the roof.

### ***ROOF COVERING: Left Side & Dormer***

The roof was a gable style. The roof is covered with asphalt three tab shingles. Observation of the roof surfaces and flashing was performed from the ground with the aid of binoculars. There appeared to be two layers of shingles on the roof at the time of the inspection. There was moderate surface wear and moderate curling observed on the roof shingles at the time of the inspection. These conditions indicate the roof covering was in the last quarter of its useful life. The reported condition of the roof covering is based on a visible observation of the visible roof covering and does not in any way relate to the age of the roof covering. Many factors such as the quality and type of the covering, number of layers of roof covering, the pitch of the roof and how well the attic or space under the roof is ventilated enter into the actual life span of the roof covering.

The roof covering on the front of the dormer and the valley covering was at the end of its useful life.

The flashing and caulking on all roof protrusions such as chimneys, plumbing vents and attic vents must be periodically checked and repaired and / or re-caulked, if necessary, to prevent water infiltration.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof.

When new roof coverings are installed, all prior coverings should be removed to inspect the surface of the sheathing. Additionally, the installation of new shingles over a prior layer generally reduces the useful life of new shingles. The installation of drip edge and ice shield are recommended with new installations and attic / roof ventilation should be reviewed for improvement where needed.

### ***MAINTENANCE RECOMENDATION:***

- 1. The rood covering on the front of the dormer and the front and rear valley covering at the dormer needs to be replaced.***



***ROOF COVERING:***

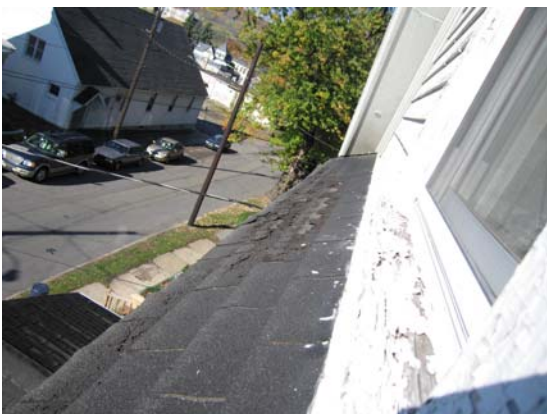
**FRONT PORCH & RETURN AT FRONT GABLE**

The roof is covered with asphalt three tab shingles. Observation of the roof surfaces and flashing was performed from above the roof. There appeared to be two layers of shingles on the roof at the time of the inspection. There was heavy surface wear and heavy curling observed on the roof shingles at the time of the inspection. These conditions indicate the roof covering was at the end of its useful life.

When new roof coverings are installed, all prior coverings should be removed to inspect the surface of the sheathing. Additionally, the installation of new shingles over a prior layer generally reduces the useful life of new shingles. The installation of drip edge and ice shield are recommended with new installations and attic / roof ventilation should be reviewed for improvement where needed.

***MAJOR CONCERN:***

- 1. The porch and return roof covering needs to be replaced.***





## ***ROOF COVERING:***

### **REAR ADDITION**

The roof is covered with asphalt three tab shingles. Observation of the roof surfaces and flashing was performed from above the roof. There appeared to be one layer of shingles on the roof at the time of the inspection. There was no curling and light to moderate surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof covering was in the second half of its useful life. The reported condition of the roof covering is based on a visible observation of the visible roof covering and does not in any way relate to the age of the roof covering. Many factors such as the quality and type of the covering, number of layers of roof covering, the pitch of the roof and how well the attic or space under the roof is ventilated enter into the actual life span of the roof covering.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof.

There were no major visual defects detected on the exterior of the roof.

## ***GUTTERS:***

The roof drainage system consisted of aluminum gutters and aluminum downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no major visual defects observed on the visible portions of the gutters or downspouts.

## ***MAINTENANCE RECOMMENDATION:***

- 1. Clean the lower gutters.***

## **ATTIC / ROOF STRUCTURE:**

The attic was accessed via steps off the hallway. The attic above the living space was partially insulated with loose fill insulation, approximately five to six inches in depth. The attic is not ventilated. The roof structure consisted of two inch by six inch wood rafters spaced sixteen inches on center with tongue and groove board sheathing. The ceiling joists were two by eight spaced sixteen inches on center.

The attic windows are constructed of vinyl, double hung style with insulated glass and in good condition. The sill at the front windows is deteriorated and needs to be replaced

The front section of the attic was finished with plywood paneling on the walls and ceiling. There is no source of heat in the finished attic room.

There was no moisture visible in the visible areas of the attic. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

## **MAINTENANCE RECOMMENDATIONS:**

- 1. The addition of soffit and ridge venting with air baffles at the soffits is recommended to improve ventilation of the attic and roof structure.***
- 2. Insulation should be installed where it is thin or missing. Insulation in attic spaces should be ten inches thick where possible. This translates to an R value of 30.***

## **CHIMNEY:**

There is an internal chimney constructed of brick. The chimney has two flues. The chimney is not lined. Unlined chimneys could allow combustion gases to escape into the home. Observation of the chimney exterior was made from the ground and the basement. The chimney services a natural gas fired steam boiler and a natural gas fired forced hot water boiler. The chimney also services natural gas log fireplace. The gas log unit is set up in an old wood burning fireplace in the living. **In its present condition this fireplace must not be used as a wood burning fireplace.** There were no major defects observed on the visible exterior of the chimney.

## **MAINTENANCE RECOMENDATION:**

- 1. Consider having the chimney lined.***

## **BASEMENT - Unfinished:**

The full basement was unfinished. It contained the following mechanical systems:

Steam boiler - natural gas fired

Hot water boiler - natural gas fired

(2) Hot water heaters - electric

Utility Sink                      Tested - Functional - No Leaks

Sink                                Tested – Functional – No leaks

Washer.                         Hook Up

Dryer (Electric)                Hook Up

Exhaust fan                    Not Functional

The basement windows are constructed of wood and are hopper style with single pane glass and in fair condition. The door to the exterior is wood and in fair condition but needs adjustment to close properly. The outer flap door is wood and is in poor condition. There is water infiltration into the basement entrance way from the patio at the left rear corner of the home.

The basement floor is concrete and is in good condition. The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. There no major visual defects observed in the basement.

***MAINTENANCE RECOMENDATIONS:***

- 1. Consider replacing the outer flap door.***
- 2. Adjust the door to the exterior so that it closes properly.***
- 3. Seal the flagstone patio at the left rear corner of the home to attempt to control water infiltration into the basement entrance way***
- 4. Install window wells around basement windows that are at or below grade.***

***FOUNDATION:***

The foundation is constructed of mortared stone. There were no major visual defects observed on the visible portions of the foundation.

Some of the interior of the foundation was not visible due to finished walls.

## ***FLOOR STRUCTURE:***

The visible floor structure consisted of tongue and groove flooring supported by three by eight inch joists spaced sixteen inches on center. There were masonry walls for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

## ***CRAWL SPACE:***

The crawl space was partially accessible at the time of the inspection. The crawl space appeared to be dry at the time of the inspection. The floor above the crawl space is tongue and groove flooring supported by two by eight inch joists spaced sixteen inches on center. The crawl space was partially insulated. The vapor barrier on the insulation was not facing the occupied area of the home. The crawl space has a dirt floor. The crawl space was not equipped with a vapor barrier. A crawl space should have a polyvinyl vapor barrier covering the surface. There were no major visual defects observed in the crawl space.

## ***MAINTENANCE RECOMENDATIONS:***

- 1. Install a polyvinyl vapor barrier in the crawl space.***
- 2. Insulate the entire floor above the crawl space.***
- 3. Remove the clutter from the crawl space.***



## ***PLUMBING:***

The main water supply line to the home is copper pipe. The visible water supply lines throughout the home were copper pipe. There are two leaks in the cold water domestic water line above the water heater at the front of the basement. The water was supplied by a public utility. The visible waste lines consisted of ABS plastic and cast iron pipe. The home was connected to a public sewer system. Water flow throughout the home was normal. There were no major visual defects observed in the visible portions of the plumbing system.

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The water meter is located at the front left of the basement. The main water shutoff valve for the home was located adjacent to the water service entry point.

The gas meter was located at the right side of the home. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection. The plumbing for the gas service is black iron pipe.

***MAINTENANCE RECOMMENDATIONS:***

- 1. Repair the domestic water line leaks above the front water heater.***
- 2. Cap the open waste lines at the front right of the basement.***



***CAST IRON WASTE LINES:***

Part of the waste line plumbing is old cast iron pipe. This pipe deteriorates from the inside and can perforate or split at any time without warning. Although **there were no visible leaks at the time of the inspection** we recommend that you consider replacing the cast iron waste lines with PVC plastic pipe in the future.

***WATER HEATER - ELECTRIC: Front***

FUEL SOURCE

ELECTRIC

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MANUFACTURER	Whirlpool (US Craftmaster)
MODEL NUMBER	E2F40RD045V
SERIAL NUMBER	0536105655
CAPACITY	40
AGE	2 years
TEMPERATURE AND PRESSURE RELIEF VALVE PIPING INSTALLED TO WITHIN SIX INCHES OF THE FLOOR	NO

The water heater was tested and found to be functional at the time of the inspection.

***MAINTENANCE RECOMMENDATION:***

- 1. Install piping onto the temperature and pressure relief valve and extend the piping to within six inches of the floor. The piping must be 3/4 inch inside diameter.***

***WATER HEATER - ELECTRIC: Rear***

FUEL SOURCE	ELECTRIC
MANUFACTURER	Rudd
MODEL NUMBER	PE52 - 2
SERIAL NUMBER	119580481
CAPACITY	50
AGE	12 years
TEMPERATURE AND PRESSURE RELIEF VALVE PIPING INSTALLED TO WITHIN SIX INCHES OF THE FLOOR	NO

The water heater was tested and found to be functional at the time of the inspection.

***MAINTENANCE RECOMMENDATION:***

- 1. Install piping onto the temperature and pressure relief valve and extend the***

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*pipng to within six inches of the floor. The pipng must be 3/4 inch inside diameter.*

### **HEATING SYSTEM REPORT: Steam System**

The results of our visual and operational inspection of the heating system is described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

Most of the home was heated by a natural gas fired steam boiler

MANUFACTURER	Weil McLain
MODEL NUMBER	E - 9
SERIAL NUMBER	N / A
BTU Input	280,000
BTU Output	224,000
AGE	30 PLUS YEARS
LEAKS	YES (Steam Return Line)
DIRECT POWER VENTTED	NO
FLUE MATERIAL	GALVANIZED
FLUE CONDITION	GOOD
FLUE PIPE JOINTS SECURED	NO
TEMPERATURE AND PRESSURE RELIEF VALVE PIPING WITH SIX INCHES OF THE FLOOR	NO
BASE OF CHIMNEY CLEAN	YES
CARBON MONOXIDE READING AT THE BOILER	0 PPM

The boiler was tested and found to be functional and in good operating condition at the time of the inspection, however the steam return, at the boiler is corroded and leaking and must be replaced.

There are asbestos like material remnants on some of the piping

There is a vented gas log fireplace in the living room. The fireplace would not light at the time of the inspection.

***MAINTENANCE RECOMMENDATIONS:***

- 1. Replace the rusted and leaking steam return lines at the boiler.***
- 2. Extend the piping from the temperature and pressure relief valve to within six inches of the floor. The piping must be three quarter inch inside diameter.***
- 3. Install screws in the joints of the flue piping.***
- 4. Carefully wrap the asbestos like material with heavy gage aluminum foil and seal with duct tape or have it professionally removed.***
- 5. Replace the corroded piping at the water auto feed valve.***



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### ***HEATING SYSTEM REPORT: Forced Hot Water***

The results of our visual and operational inspection of the heating system is described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

It appears that the basement and the rear first floor of the home was heated by a a natural gas fired forced hot water boiler

MANUFACTURER	Weil McLain
MODEL NUMBER	PCG - 5
SERIAL NUMBER	N / A
BTU Input	120,000
BTU Output	96,000
AGE	Not Determined - Modern
LEAKS	NO
DIRECT POWER VENTTED	NO
FLUE MATERIAL	Galvanized
FLUE CONDITION	Good
FLUE PIPE JOINTS SECURED	YES
TEMPERATURE AND PRESSURE RELIEF VALVE PIPING WITH SIX INCHES OF THE FLOOR	NO

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ZONES	(2) Zone Valves
BASE OF CHIMNEY CLEAN	YES
CARBON MONOXIDE READING AT THE BOILER	0 PPM

The boiler was tested and found to be functional and in good operating condition at the time of the inspection, however the zone valves for the basement and first floor thermostats are disconnected and were not functional at the time of the inspection.

***MAINTENANCE RECOMMENDATIONS:***

- 1. Have the zone valves repaired or replaced and the system put back into proper operating condition by a qualified HVAC technician.***
- 2. Extend the piping from the temperature and pressure relief valve to within six inches of the floor. The inside diameter of the pipe must be three quarter inch.***



***ELECTRIC SERVICE:***

The overhead electric service cable entered the home on the left wall. The electric meter was located on the exterior wall. The service cable entered a 200 AMP Federal Pacific disconnect switch which feeds two Federal Pacific circuit breaker panels off a common buss. The disconnect switch is fuses with 150 AMP cartridge fuses.

**RIGHT PANEL**

**Federal Pacific 24 Slot 100 AMP**

The panel has (1) 15 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (4) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (1) 30 AMP single pole 120 volt breakers installed for general purpose circuits.

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The panel has (3) 30 AMP two pole 240 volt breakers for a clothes dryer receptacle and (2) water heaters.

The panel has (1) 50 AMP two pole 240 volt breakers for a range receptacle.

## **LEFT PANEL**

### **Federal Pacific 16 Slot Split Buss 100 AMP**

The panel has (11) 15 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (3) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (1) 70 AMP two pole 240 volt breaker which feeds the lower buss.

The branch circuits within the panel were copper. These branch circuits and the breakers to which they were attached appeared to be appropriately matched with the exception of the 30 AMP single pole breaker in the right panel which is attached to twelve gage wire which has a maximum amperage capacity of 20 AMPS. This breaker must be replaced with a 20 AMP breaker.

The wiring in the home consisted mainly of Romex and appeared to be in good condition.

There is some knob and tube wiring in the home. The visible knob and tube wiring appears to be in serviceable condition, however we recommend upgrading by replacing with Romex wire.

There is an open junction box which is in a wet location in the basement entrance way. This junction box needs to be removed and replace with a water tight junction box.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional with the exception of those listed below. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. A non-functional GFCI should be replaced with functional GFCI's.

Most of the receptacles in the home were two prong ungrounded type.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There no major visual defects observed in the electrical system.

Receptacles marked with a **GREEN** dot indicate that the three prong receptacle is not grounded and should be properly grounded or replaced with a two prong receptacle. Receptacles that are marked with a **RED** dot indicates a reversed hot neutral connection which means that the black (hot) and the white (neutral) wires are reversed on the receptacle and

must be corrected. A receptacle marked with a **Green** and a **RED** dot indicates that the receptacle is not functional and needs to be checked by a qualified electrician.

### **FEDERAL PACIFIC PANELS**

This type of Federal Pacific panel, that uses “stab lock breakers” is obsolete. Breakers are no longer available for these panels. These panels have had reported problems in the past where breakers have failed to trip therefore not providing the expected protection.

### **MAINTENANCE RECOMMENDATIONS:**

- 1. There is a flying splice under the kitchen sink in the wire feeding the garbage disposal. The connection must be in an approved junction box and a new feed wire run to the disposal.*
- 2. There is no receptacle in the full bathroom. A GFCI receptacle should be installed.*
- 3. The kitchen is light on receptacles. An adequate number should be installed.*
- 4. A dedicated circuit needs to be installed for the refrigerator.*
- 5. There was a 3 prong receptacle in the kitchen that tested for an open ground. This receptacle should be properly grounded and GFCI protected.*
- 6. There were uncovered junction boxes in the basement which should be covered.*
- 7. The flying splice in the basement must be enclosed in a junction box.*
- 8. GFCI receptacles or circuit breakers are recommended for the kitchen, garage, basement, bathrooms and outside circuits.*
- 9. There was one 15 AMP circuit breaker in the left panel which has been double tapped. In order to ensure that the designed level of service is provided to all circuits, it is recommended that each circuit be provided with a separate breaker.*
- 10. Replace the junction box in the basement entrance way with a water tight box.*

### **SAFETY CONCERN:**

- 1. The refrigerator cord goes through the floor and is plugged into a light duty extension cord which is plugged into a two prong receptacle in the basement. The refrigerator must be on a dedicated circuit.*

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## **ALARMS:**

For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

We recommend the use of “digital readout” carbon monoxide detectors in homes equipped with fossil fuel heating systems and / or gas appliances as an inexpensive and practical safety precaution.

## **WINDOWS & DOORS:**

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, were double hung style, with thermo pane glass and in good condition. There were also windows constructed of wood, double hung style with single pane glass in fair condition. All double hung single pane glass windows were equipped with wood exterior windows that were in fair condition. All exterior door locks should be changed or re-keyed upon occupancy. There were no major defects observed in the windows or doors.

## **MAINTENANCE RECOMENDATIONS:**

- 1. A number of windows are painted shut and are inoperable.***
- 2. Some of the windows need adjustment or lubrication for ease of operation.***
- 3. A number of wood windows need re-glazing.***
- 4. A number of window sash and frames need repainting.***
- 5. The storm door located at the side door needs a door closer installed.***

## **LIVING AREA:**

The living area consisted of a kitchen, dining room, living room, foyer, family room, den, office, a full bathroom, a master bathroom, half bathroom and (6) bedrooms. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no major visual defects observed in the living area.

## **KITCHEN**

The visible portions of the cabinets are in fair condition. The visible portions of the counter tops were in fair condition. The wall surfaces are plaster and are in fair condition. The ceiling is plaster and is in fair condition. The floor is vinyl block and is in fair to poor condition with several loose and raised blocks. The appliances were turned on to check operational function

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only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances that were tested and found to be functional:

Refrigerator	Whirlpool
Range (Electric)	Frigidaire (3 burners not functional)
Garbage Disposal	ISE

The kitchen sink is in fair condition. The faucet is in fair condition. Water flow and drainage at the kitchen sink was good but the **drain line is leaking and needs to be replaced.**

***MAINTENANCE RECOMENDATIONS:***

- 1. Replace the sink drain line.***
- 2. Replace the three non-functional stove burners.***

**DINING ROOM**

The walls are plaster and in fair condition. The ceiling is plaster and in fair condition with a repaired area. The floor is hardwood and in good condition. No major defects were observed in the dining room.

**LIVING ROOM**

The walls are plaster and in fair condition. The ceiling is plaster and in fair condition. The floor is tongue and groove flooring and in fair condition. No major defects were observed in the living room.

**FOYER**

The walls are plaster and in fair condition. The ceiling is plaster and in fair condition. The floor is tongue and groove flooring and in fair condition. No major defects were observed in the foyer.

**FAMILY ROOM**

The walls are papered plaster and in fair condition. The ceiling is plaster and in fair condition. The floor is hardwood and in fair condition. No major defects were observed in the family room.

**DEN**

The walls are plaster and in fair condition with a stain. The ceiling is ceiling block and in fair condition with some stained blocks. The stains were tested and no elevated moisture was present at the time of the inspection. The floor is tongue and groove flooring and in fair

condition. No major defects were observed in the den.

## **OFFICE**

The walls are plaster and in fair condition. The ceiling is plaster and in fair condition. The floor is hardwood and in fair condition. No major defects were observed in the office.

## **MAIN BATHROOM**

Water flow at the sink was good. Drainage at the sink was good. The toilet was tested for function and is in good condition **but needs a new flush valve installed**. The sink is in good condition. The tub is in good condition. The shower is in good condition. The faucets are in good condition. No visible leaks were observed. **The tub surround needs to be re-caulked**. The walls are ceramic tile and plaster in fair condition with some cracked tiles. The ceiling is plaster and is in fair condition. The floor is ceramic tile and in fair condition with some cracked tiles. Caulking and/or grouting in and around shower stalls and tub surrounds should be checked periodically for openings or cracks that would allow water infiltration. There were no major defects observed in the main bathroom.

### ***MAINTENANCE RECOMENDATIONS:***

- 1. Replace the toilet flush valve.***
- 2. Re-caulk the tub surround.***

## **FULL BATHROOM**

Water flow at the sink was good. Drainage at the sink was good. The toilet was tested for function and is in good condition. The sink is in good condition. The ceramic tile wall behind the sink has some loose tiles that need to be secured. The tub is in good condition. The faucets are in good condition. No visible leaks were observed. **The tub surround needs to be re-caulked**. The walls are ceramic tile and plaster and in fair condition with some loose tiles that need to be secured. The wall along the side of the tub is missing a tile block. The ceiling is plaster and is in fair condition. The floor is carpeted and in good condition. Caulking and/or grouting in and around tub surrounds should be checked periodically for openings or cracks that would allow water infiltration. There were no major defects observed in the master bathroom.

### ***MAINTENANCE RECOMENDATIONS:***

- 1. Secure loose ceramic tiles behind the sink,***
- 2. Re-caulk the tub surround.***
- 3. Secure and replace loose ceramic wall tiles.***

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**This report is exclusively for the use of:**

## **HALF BATHROOM**

Water flow at the sink was good. Drainage at the sink was good. The toilet was tested for function and is in good condition. The sink is in good condition. The faucet is in good condition. No visible leaks were observed. The walls are paneling and plaster and in good condition. The ceiling is suspended panels and is in good condition. The floor is carpeted in good condition. There were no major defects observed in the half bathroom.

## **BEDROOMS**

The walls are plaster and in fair condition. The ceilings are plaster and in fair condition. The floors are hardwood and carpeted and in fair condition. No major defects were observed in the bedrooms.

## ***RADON TESTING ( In Process)***

A radon test is being performed according to the guidelines of the “Radon Screening Measurement Test Addendum to the Inspection Agreement and EPA testing protocol. The test is a screening measurement to determine the average radon concentration in the home during the test period. The testing began on October 31, 2007 and will last until November 2, 2007 for a minimum of forty eight hours. This test is being done with a Sun Nuclear, Model 1027, continuous reading monitor, an EPA approved testing device. This test is being performed by James Davis, a state certified technician, DEP Number 2128.

If radon levels of 4 pCi/L or higher are detected, HomeTeam recommends that you consult your state radon office for guidance. We also suggest that, if you have any questions once you get the results, that you contact the Federal or State EPA, American Lung Association, Consumer Product safety Commission, American Medical Association or your local health department.

The HomeTeam cannot guarantee that necessary conditions were maintained during the test period in accordance with the “Declaration of Voluntary Compliance”. There can be variations in any radon measurement due to changes in the weather and operation of the dwelling.

A radon report will be mailed or E-Mailed to you as soon as the test is complete. Please attach this report to the back inside cover of the inspection report as part of the permanent record.

## ***WOOD DESTROYING INSECT INSPECTION:***

There was visible evidence of powder post beetles, in a floor timber on the left side of the basement. See the Wood Destroying Insect Report.