

File Number: **450- 062007- 0000**

Address of Inspection: **Actual Report – Older Home2**

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### ***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 someone without any construction experience, but some minor defects could be included in

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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 vacant at the time of the inspection. The approximate temperature at the time of the inspection was 80 to 85 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 level lot. 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

### ***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 extends across the front and partially down the right side of the home. The porch roof is supported by wood columns. There are wood railings around the perimeter of the porch. There are no railings on the porch. The porch deck is constructed of tongue and groove flooring. The deck is in new condition. The porch is accessed by a six rise set of wood steps from the front. The steps are in new condition. The steps are not equipped with hand rails. The porch is accessed by a five rise set of wood steps from the right side. The steps are in new condition. The steps are equipped with handrails on both the right and left sides. There were no major visual defects observed on the porch.

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

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

### ***PORCH -REAR:***

A covered porch constructed of wood extends from the rear entrance of the home. The porch roof is supported by wood posts. There are wood railings around the perimeter of the porch. The porch deck is constructed of tongue and groove flooring. The deck is in new condition. The porch is accessed by a five rise set of wood steps. The steps are in new condition. The steps are equipped with hand rails on the right and left sides. There were no major visual defects observed on the porch.

***WALKWAY- FRONT:***

The front walkway is constructed of concrete is in good condition with the exception of one cracked flag. There were no major visual defects observed on the front walkway.

***DRIVEWAY:***

The asphalt driveway is in good condition.

***ROOF COVERING:***

The roof was a multiple gable style. The roof is covered with architectural fiberglass shingles. Observation of the roof surfaces and flashing was performed from the ground with the aid of binoculars. There appeared to be one layer of shingles on the roof at the time of the inspection. There was no curling and no surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof covering was in the near new condition. 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 water infiltration.

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.

***ATTIC / ROOF STRUCTURE:***

The attic was accessed via steps in the laundry room. The attic above the living space was insulated with loose cellulose insulation, approximately ten inches in depth in most areas. Ventilation throughout the attic was provided by ridge venting and awning style vinyl windows. The roof structure consisted of two inch by six inch wood rafters spaced twenty four inches on center with board sheathing. The original board sheathing has been over laid with oriented strand board. The ceiling joists were two by six spaced sixteen inches on center.

There is a sag in the front roof structure. This was caused by a lack of collar ties between the roof rafters at the time of construction. Collar ties have been installed which should stabilize the roof structure and prevent any additional sag.

Because of the lack of a floor and configuration of attic framing, which limited access, it was not possible to inspect all areas of the attic. 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.

### ***CHIMNEY:***

There is an internal chimney constructed of brick. The chimney has one flue. Observation of the chimney exterior was made from the ground and the basement. The chimney services a natural gas fired steam boiler. The chimney also services a natural gas fired hot water heater. There were no were major defects observed on the visible exterior of the chimney.

### ***CHIMNEY: Fireplace***

There is an external chimney constructed of brick. The chimney has one flue. Observation of the chimney exterior was made from the ground. The chimney services a wood burning fireplace. Chimneys servicing wood burning fireplaces should be cleaned and serviced on an annual basis, prior to the beginning of each heating season. There were no were major defects observed on the visible exterior of the chimney.

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

- 1. Have the chimney cleaned on an annual basis prior to the beginning of each heating season.***

### ***BASEMENT - Unfinished:***

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

Steam boiler - natural gas fired

Hot water heater - natural gas

Well pressure tank

Abandoned well pressure tank

The basement windows are constructed of vinyl and are hopper style with insulated glass pane glass and in new condition. The door to the exterior is not installed. The outer flap door is a steel door and is in new condition.

The basement floor is concrete and is in fair to good condition. The basement was damp around the perimeter 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 RECOMENDATION:***

- 1. Install a door to the exterior.***
- 2. Install a hand rail on the basement steps.***



***FOUNDATION:***

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

***FLOOR STRUCTURE:***

The visible floor structure consisted of tongue and grove flooring and plywood supported by two by ten inch joists spaced sixteen inches on center. There are two five by eight inch steel beams supported by steel pipe posts for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

***GARAGE - Detached:***

A detached garage is to the left rear of the home. The overhead doors are constructed of steel and are in new condition. The doors are equipped with Genie automatic door openers. The safety reverse photocells are properly adjusted and the openers were tested and are functional.

The wall structure is wood framed. The garage walls are unfinished. The exterior of the garage is sided with wood with wood soffit and fascia. There is ground to wood contact on

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three sides of the garage.

The roof structure consisted of two inch by six inch wood rafters spaced twenty four inches on center with board sheathing and four by four roof rafters on twenty four inch centers with plywood sheathing. The roof is covered with architectural fiberglass shingles. There appeared to be one layer of roof covering on the garage at the time of the inspection. The roof covering had no curling and no surface wear at the time of the inspection. This would indicate that the roof covering is in near new condition. The exterior door is steel insulated and is in new condition. The garage windows are constructed of vinyl double hung style with insulated glass and in new condition. The concrete floor is in good. There were no major visual defects observed in the garage.

The roof drainage system consisted of aluminum 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 RECOMENDATION:***

- 1. Landscape around the garage to achieve a negative pitch away from the garage and at least six inches of clearance between the ground and wood siding.***



### ***PLUMBING:***

The main water supply line to the home is plastic pipe. The visible water supply lines throughout the home were copper and pex tubing pipe. The water was supplied by an on site well. The visible waste lines consisted of PVC plastic and cast iron pipe. There is a patch on a deteriorated cast iron waste line at the right rear corner of the basement. The cast iron waste line should be replaced with PVC plastic. 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.

The gas meter was located at the front 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

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of the inspection. The plumbing for the gas service is black iron pipe and stainless steel tubing.

**MAINTENANCE RECOMMENDATIONS:**

- 1. Replace the deteriorated and patched cast iron waste line at the left rear of the basement with PVC plastic pipe.**



**WATER HEATER - NATURAL GAS:**

FUEL SOURCE	NATURAL GAS
MANUFACTURER	American Water Heater Co.
MODEL NUMBER	BFG6140S403NOV
SERIAL NUMBER	0710104810
CAPACITY	40
AGE	1 1/2 years
FLUE MATERIAL	Galvanized
FLUE JOINT SECURED	YES
POWER VENTED	NO
TEMPERATURE AND PRESSURE RELIEF VALVE PIPING INSTALLED TO WITHIN SIX INCHES OF THE FLOOR	NO

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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.**

**HEATING SYSTEM REPORT:**

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.

The home was heated by a natural gas fired steam boiler

MANUFACTURER	Peerless
MODEL NUMBER	G - 961 - W/S
SERIAL NUMBER	61 - 87294 - 0597
BTU Input	320,000
BTU Output	256,000
AGE	Approximately 15 Years
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
BASE OF CHIMNEY CLEAN	Not Determined - No Clean Out
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

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the inspection.

There is a wood burning fireplace located in the living room of home. The damper appears to be functional. There was no visual evidence of creosote buildup in the firebox and/or chimney. There were no cracks observed in the firebox or visible portions of the chimney. For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected prior to the beginning of each heating season. The fireplace was not tested for operation or function.

There is electric baseboard heat in the laundry room, full bathroom and right rear bedroom. The heating units and thermostats were tested and found to be functional.

### ***MAINTENANCE RECOMMENDATIONS:***

- 1. Extend the piping from the temperature and pressure relief valve to within six inches of the floor.***

### ***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 40 slot Square D service panel equipped with a 200 AMP main breaker.

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

The panel has (19) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (3) 20 AMP two pole 240 volt breakers for electric heat and the well pump.

The panel has (1) 30 AMP two pole 240 volt breaker for a clothes dryer receptacle.

The panel has (1)100 AMP two pole 240 volt breaker for a sub feed panel in the garage.

The panel has (3) 20 AMP single pole 120 volt arc fault breakers for bedroom receptacles.

### **SUB FEED PANEL (GARAGE) 100 AMP MAIN**

The Cutler Hammer 20 slot sub feed panel has:

(7) 15 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (1)20 AMP two pole 240 volt breaker for electric heat.

The branch circuits within the panels were copper. These branch circuits and the breakers to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition.

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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.

The electrical service appeared to be adequate and up to date. 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.

### ***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 and slider, style, with thermo pane glass and in new condition. All exterior doors were operated and found to be functional and in good condition. All exterior door locks should be changed or re-keyed upon occupancy. There were no major defects observed in the windows or doors.

### ***LIVING AREA:***

The living area consisted of a kitchen, laundry room, dining room, living room, foyer, family room, pantry, a full bathroom, a master bathroom, and (4) 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 new condition. The visible portions of the counter tops were in new condition. The wall surfaces are drywall and are in very good condition. The ceiling is drywall and is in very good condition. The floor is ceramic tile and is in very good condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following new appliances that were tested and found to be functional:

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Refrigerator	Kenmore
Range (Gas)	Kenmore
Dishwasher	Kenmore
Microwave (Built In)	Kenmore

The kitchen sink is in new condition. The faucet is in new condition. Water flow and drainage at the kitchen sink was good. There were no visible signs of leaks. Hot water temperature was 85 degrees.

### **LAUNDRY ROOM**

The laundry room contained the following:

Washer	Hook-up
Dryer (Electric)	Hook-up

Laundry Tub

The laundry tub is in new condition. Water flow and drainage is normal. The faucet is in new condition. There are no signs of leaks.

The walls are drywall and in very good condition. The ceiling is drywall and in very good condition. The floor is ceramic tile and in new condition. The door to the laundry room is in poor condition. No major defects were observed in the laundry room.

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

- 1. Replace entrance door to the laundry room.***

### **DINING ROOM**

The walls are drywall and wainscoting in very good condition. The ceiling is drywall and in very good condition. The floor is tongue and groove pine in good condition. No major defects were observed in the dining room.

### **LIVING ROOM**

The walls are drywall and in very good condition. The ceiling is drywall and in very good condition. The floor is tongue and groove pine in good condition. No major defects were observed in the living room.

## **FOYER**

The walls are drywall and in very good condition. The ceiling is drywall and in very good condition. The floor is tongue and groove pine and in good condition. No major defects were observed in the foyer.

## **FAMILY ROOM**

The walls are drywall and wainscoting in very good condition. The ceiling is drywall and in very good condition. The floor is tongue and groove pine in good condition. No major defects were observed in the family room.

## **PANTRY**

The walls are drywall and in very good condition. The ceiling is drywall and in very good condition. The floor is ceramic tile and in new condition. No major defects were observed in the pantry.

## **FULL BATHROOM**

Water flow at the vanity sink was good. Drainage at the sink was good. The toilet was tested for function and is in new condition. The sink is in new condition. The tub is in new condition. The faucets are in new condition. No visible leaks were observed. The tub caulking is good. The walls are drywall and in very good condition. The ceiling is drywall and in very good condition. The floor is ceramic tile and in very good condition. There were no major defects observed in the full bathroom.

## **MASTER BATHROOM**

Water flow at the vanity sinks was good. Drainage at the vanity sinks was good. The toilet was tested for function and is in new condition. The sinks are in new condition. The tub is in new condition. The faucets are in new condition. The shower is in very good condition. No visible leaks were observed. **The tub surround needs to be re-caulked. The shower needs to be re-caulked at the floor.** The walls are drywall and ceramic tile and in very good condition. The ceiling is drywall and is in very good condition. The floor is ceramic tile and in new condition. Caulking and/or grouting in and around shower stalls and tub surrounds should be checked periodically for openings or cracks that would allow wall infiltration. There were no major defects observed in the master bathroom.

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

- 1. Re-caulk the tub surround.***
- 2. Re-caulk the shower at the floor.***

## **BEDROOMS**

The walls are drywall and in very good condition. The ceilings are drywall and in very good

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condition. The floors are tongue and groove pine and in good condition. No major defects were observed in the bedrooms.

### ***RADON TESTING (Complete)***

A radon test was 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 June 24, 2007 and lasted until June 27, 2007 for a minimum of forty eight hours. This test was done with a Sun Nuclear, Model 1027, continuous reading monitor, an EPA approved testing device. This test was 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.

The average radon level at the time of the test was 0.5 pCi/l. This is an acceptable level. Please see the radon report with is part of this document.

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

There was no visible evidence of wood destroying insects observed in or around the perimeter of the home. See the Wood Destroying Insect Report

### ***WATER QUALITY REPORT:***

The water quality report will not be received from the laboratory for at least three business days after the inspection date. It will be mailed or E-Mailed to you as soon as it is received. Please attach it to your report as part of your permanent record.

### ***MOLD:***

There is visible mold growth in the basement on the floor joists of the inspected home. Mold can be a health hazard depending on the type of mold and an individuals susceptibility to mold spores. If you are concerned about mold we recommend that the affected areas of the dwelling be tested to determine the type(s) of mold present.

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