

File Number: **450- 062008 – Older Home # 4**

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



***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 occupied at the time of the inspection. The approximate temperature at the time of the inspection was 70 to 75 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 vinyl with vinyl soffit and aluminum 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 masonry extends across the front of the home. The porch roof is supported by wrought iron posts. There are wrought iron railings around the perimeter of the porch. The porch deck is constructed of concrete. The deck is in good condition. The porch is accessed by a six rise set of masonry steps with flagstone treads. The steps are in good condition. The steps are equipped with wrought iron hand rails on the right and left sides. There were no major visual defects observed on the porch.

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

A covered porch constructed of masonry extends from the rear entrance of the home. The porch roof is supported by a wrought iron post. There are wrought iron railings around the perimeter of the porch. The porch deck is constructed of concrete. The deck is in good condition. The porch is accessed by a four rise set of concrete steps. The steps are in good condition. The steps are equipped with wrought iron hand rails on the right and left sides. There were no major visual defects observed on the porch.

### ***SIDEWALK - FRONT:***

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

### ***MAINTENANCE RECOMMENDATION:***

- 1. Consider re-surfacing the sidewalk.***

***WALKWAY - LEFT:***

The left walkway is constructed of concrete is in good condition. There were no major visual defects observed on the left walkway.

***WALKWAY- REAR:***

The rear 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 rear walkway.

***ROOF COVERING:***

The roof was a hip with dormer 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. It is difficult to determine the number of layers if the shingles have been cut back from the edge and new drip edge installed. There was light 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.

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.

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 a permanent ladder off the master bedroom. The attic above the living space was insulated with loose cellulose insulation, approximately five to six inches in depth. Ventilation throughout the attic was provided by soffit venting only. The roof structure consisted of two inch by six inch wood rafters spaced twenty four inches on center with board sheathing. The ceiling joists were two by six spaced sixteen inches on center.

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. Additional insulation to R-30 (10 inches) or above is recommended where possible.**
- 2. We recommend ridge venting to improve ventilation of the attic.**

**CHIMNEY:**

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

**BASEMENT - Unfinished:**

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

Steam boiler - natural gas fired

Hot water heater - natural gas fired

Washer	Frigidaire	Tested - Functional
Dryer (Gas)	Frigidaire	Tested - Functional
Utility Sink		Not - Functional
Toilet		Not - Functional

The basement windows are constructed of vinyl and are hopper and double hung style with insulated glass and in good condition. The basement floor is concrete and is in fair to good

condition.

The basement was dry at the time of the inspection. This does not imply there has been no prior water infiltration nor does it signify there will be no future water infiltration. 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.

**SAFETY CONCERN:**

- 1. The basement steps do not a landing and the door to the steps is at a right angle to the steps.***

**FOUNDATION:**

The foundation is constructed of poured concrete. The exterior of the foundation has been covered with cement board and is not visible. The interior visible areas of the concrete foundation, especially the right and left sides, are soft and crumbling. The front half of the right side wall has a block wall built along the interior to contain the crumbling concrete. The remainder of the right wall have cement board nailed to the wall in an attempt to contain the crumbling concrete. The cement board is pulled away from the wall and is fractured in spots.

**MAJOR CONCERN:**

- 1. We recommend that a qualified masonry contractor inspect the foundation to determine the scope and cost of necessary repairs.***



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***FLOOR STRUCTURE:***

The visible floor structure consisted of tongue and groove flooring supported by two by ten inch joists spaced sixteen inches on center. There was a four by six inch timber center beam supported by steel pipe jacks and a wood post for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

***PLUMBING:***

The main water supply line to the home is copper pipe. The visible water supply lines throughout the home were copper pipe. The water is supplied by a public utility. The visible waste lines consisted of PVC and cast iron pipe. The home is 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 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 left 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.

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**WATER HEATER - NATURAL GAS:**

FUEL SOURCE	NATURAL GAS
MANUFACTURER	American Water Heater Co.
MODEL NUMBER	G51 - 40T34 - 3NV
SERIAL NUMBER	9652100905
CAPACITY	40
AGE	10 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 - Reduced to 1/2 Inch. Must be 3/4 Inch

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	Crown
MODEL NUMBER	JBF - 42SPD
SERIAL NUMBER	CROWNSS00024517
BTU Input	112,500

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AGE	Approximately 8 Years
LEAKS	NO
DIRECT POWER VENTED	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	NO
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.

There is no source of heat in the kitchen.

There is an asbestos like material on the steam piping

***MAINTENANCE RECOMMENDATIONS:***

- 1. Extend the piping from the temperature and pressure relief valve to within six inches of the floor.***
- 2. Clean the base of the chimney.***
- 3. Carefully wrap the asbestos like material with heavy gage aluminum foil and seal with duct tape or have it professionally removed.***



## ***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 (24) slot Square D Home Line service panel equipped with a 100 AMP main breaker.

The panel has (10) 15 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (5) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

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

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. 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.

## ***MAINTENANCE RECOMMENDATION:***

- 1. There is an uncovered junction box in the attic which must be covered.***

## ***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:***

A representative number of accessible windows were operated and found to be functional. The primary windows were constructed of vinyl, double hung and casement style, with insulated glass and in good condition. There were no major defects observed on the windows.

## ***DOORS:***

All accessible 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 on the doors.

**LIVING AREA:**

The living area consisted of a kitchen / dinette and living room, den, full bathroom and two bedroom(s). 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.

**KITCHEN / DINETTE**

The visible portions of the cabinets are in very good condition. The visible portions of the counter tops were Formica and in good condition. The wall surfaces are drywall and are in good condition. The ceiling is drywall and is in 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 appliances that were tested and found to be functional:

Refrigerator	Maytag
Range (Gas)	Maytag
Dishwasher	Frigidaire
Micro Hood	Gold Star

The kitchen sink condition is very good. The faucet condition is very good. Water flow at the kitchen sink was good. Drainage at the kitchen sink was good. There were no visible signs of leaks. Hot water temperature was 120 degrees.

**LIVING ROOM**

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

**DEN**

The walls are drywall and in good condition. The ceiling is drywall and in good condition. The floor is carpet and in good condition. No major defects were observed in the den.

**FULL BATHROOM**

Water flow at the vanity sink was good. Drainage at the vanity sink was good. The toilet was tested for function and is in good condition. The sink is in good condition. The tub is in good condition. The faucets are in good condition. No visible leaks were observed. The tub caulking is good. The tub surround caulking is good. The walls are ceramic tile and in good condition.

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The ceiling is metal and is in good condition. The floor is ceramic tile and in good condition. There were no major defects observed in the full bathroom.

## **BEDROOMS**

The walls are drywall and in good condition. The ceilings are drywall and in good condition. The floors are tongue and groove yellow pine and carpet in good condition. No major defects were observed in the bedrooms.

## ***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.