



CHARLES BUELL INSPECTIONS, Inc.

17123 22nd Ave. NE, Shoreline, WA. 98155

206 478-7371 email: charles@buellinspections.com

WSDA Inspection Control No.

NNNNLLNNN

WSDA License #67488

BUILDING INSPECTION REPORT

7491 Erehwon St, Seattle, WA 98155



TABLE OF CONTENTS:

SUMMARY OF SIGNIFICANT FINDINGS:

000 GROUNDS

100 EXTERIOR

200 FOUNDATION & HOUSE STRUCTURE

300 ROOF / ATTIC

400 ELECTRICAL

500 HEATING

600 PLUMBING

700 DOORS & WINDOWS

800 INTERIORS

900 BATHROOMS

1000 KITCHEN

1100 LAUNDRY

1200 WOOD DESTROYING ORGANISMS

1200-B HOUSEHOLD & YARD PESTS

1201 MOLD OR MOLD-LIKE FUNGAL GROWTH

PAGE

4

8

11

15

19

26

34

37

42

45

48

51

54

56

57

57

58 Total Pages

www.buellinspections.com



ASHI Member #246514

INSPECTOR:

Charles Buell



NACHI Member #04022235

Inspection Report #:
81507XX 453

INSPECTION INFORMATION:

CLIENT INFORMATION:	PROPERTY INFORMATION:
Client: <u>xxxxxxxxxxxxxxxxxxxxxx</u>	Address: <u>7491 Erehwon St, Seattle, WA 98155</u>
Address: <u>xxxxxxxxxxxxxxxxxxxxxx</u>	Type: <input checked="" type="checkbox"/> Single Family
Telephone: <u>Cell 206 478-7371</u>	Building Age: <u>1912</u> Square footage: <u>1540</u>
Client is: <input checked="" type="checkbox"/> Buyer	# of Stories: <u>1</u> Additions: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
E-Mail: <u>charles@buellinspections.com</u>	# of Kitchens: <u>1</u> # of Bedrooms: <u>2</u>
	Bathrooms: <input checked="" type="checkbox"/> Full, <input type="checkbox"/> Full (shr & tub), <input type="checkbox"/> 3/4, <input type="checkbox"/> 1/2, <input type="checkbox"/> 1/4.

For the purpose of this report the front entry of the building is assumed to be on the:

East side of the building

Weather at time of inspection: Temperature, Degrees F: 65

Clear Skies

Soil Conditions:

Moist Soils

Home Occupancy Status:

Occupied

Present at Inspection: Buyer Buyer's Agent Secret Agent

SCOPE AND LIMITATIONS OF THE INSPECTION:

The inspection and report are intended to provide the client with information regarding the condition of the systems and components of the property as observed at the time of the inspection. The inspector examines the readily accessible systems and components using normal operating controls. The inspection is not technically exhaustive, and will not identify concealed conditions or latent defects. Refer to the ASHI (<http://www.ashi.org/inspectors/standards/standards.asp>) or NACHI (<http://www.nachi.org/sop.htm>) Standards of Practice and/or Pre-Inspection Agreement for additional information regarding the scope and limitations of the inspection.

All homes are likely to have some faults which may range from cosmetic defects to major safety hazards. Not all defects will be found. While some minor deficiencies may be mentioned, the emphasis of this report is to inform the buyer of the property condition by detecting deficiencies or circumstances that may affect the structural integrity of the building and its components and its safe use as a residence.

You are encouraged to obtain competitive estimates for major repair needs. Safety and health issues should be addressed promptly. It is recommended that all corrective work, other than routine maintenance activities, be performed by qualified licensed contractors.

If you were not present during the inspection, you are urged to contact the inspector for a verbal consultation. If you choose not to consult with the inspector, the inspection company cannot be responsible for misinterpretation of the report.

EXPLANATION OF TERMS USED IN REPORT:

- N/A (Not Applicable):** The component was not present, was not within the scope of the inspection, or was not inspected for other reason (s) as noted.
- Satisfactory:** The component appeared to be functional at the time of the inspection. Although some evidence of wear and tear may exist, no evidence of a substantial defect was observed.
- Upgrade:** A missing component, which, when added, would improve the overall quality of the home environment.
- Monitor:** The component is in marginal condition and/or nearing the end of its service life. Recommend monitoring to determine if or when corrective action is needed. Repair or replacement at this time is considered optional.
- Evaluate:** The condition of the component could either not be determined, or evaluation was beyond the scope of the inspection. Recommend further evaluation by a specialist or appropriate licensed tradesperson.
- Repair / Replace:** The component was either not functioning or was exhibiting a major defect at the time of the inspection. Recommend repair or replacement by a licensed contractor or appropriate tradesperson.
- Safety:** The condition of the component, or the lack of the component altogether, represents a possible safety hazard to pets, children, and adults. **Corrective action is recommended/required.**
- Wood Destroying Organism (WDO):** This indicates evidence of wood destroying organism activity, or conditions that can cause it. Recommend appropriate action to eliminate potential pest damage (See section 1200).
- Maintenance:** The component showed impaired function at the time of the inspection. Recommend maintenance or minor repair, as appropriate. This work might typically be done by a knowledgeable homeowner or handyman.
- Energy Conservation:** The addition of, or defects in, this condition and/or component is related to the home's energy efficiency.

Occasional typographical errors will occur. I apologize in advance for these typos and spell-check errors. If any of these typos make the report unclear or confusing please contact me immediately for clarification/correction.

Photographs: Digital photographs and illustrations may be included in this report. If included, their purpose is to better illustrate an observation or recommendation. No degree of importance should be inferred by the presence or absence of photos and illustrations. Some pictures will undergo lightening, darkening, cropping and have call-outs and other "overlays" present, but the image itself will not be altered unless specifically noted on the picture.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property, and this report will attempt to identify such items when possible.

Throughout the report, reference may be made to moisture conditions and percentages of moisture content. These moisture readings are obtained by the use of a Protimeter, Surveymaster Moisture Meter.

Ranges, Dish Washers, and Refrigerators are typically tested for basic function (Do they turn on). No assertions are made as to how well they function. Microwave ovens, clothes washers/dryers are not operated.

It is beyond the scope of the Standard Home Inspection to identify components within the home that may have been part of a "manufacturer's recall". Mention of specific recalls within this report **must not be construed to mean** that all such items have been identified, or that such identification is part of a Standard Home Inspection. If you have any question about specific appliance information can often times be found at the CPSC (Consumer Products Safety Commission) website: <http://www.cpsc.gov> , or contact the manufacturer directly.

This report may suggest Improvements and upgrades. While building codes are constantly changing, home owners are NOT generally required to make these changes to an existing structure.

ENVIRONMENTAL/MOLD ISSUES (AND EXCLUSIONS) – The reported or actual health effects of many potentially harmful, toxic or environmentally hazardous elements that may be found in building materials or in the air, soil, water in and/or around any house are varied, and, in some cases controversial. A home inspection does not include the detection, identification or analysis of any such elements or related concerns such as, but not limited to, mold, allergens and other biological contaminants, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness or appropriateness of any method or system (e.g., water filter, radon mitigation, etc.), designed to prevent or remove any hazardous or unwanted materials or elements. An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns.

Throughout this report, comments will be made as to the presence or absence of components or parts of components. This must not be construed to mean that these components or parts of components exist (or don't exist) in concealed areas or behind finished surfaces. For example: if foundation bolting was seen in one area, it does not mean that the bolting exists (or doesn't exist) in areas that are concealed.

The main body of the report consists of the Summary, the Information/Maintenance Section, and the Narrative Section. The summary section is copied from the Narrative Section. The Information/Maintenance section is general information about the house, some of which is expanded upon in the Narrative Section. All sections are needed to gain the most complete picture of the condition of the home at the time of inspection and careful reading of all sections is recommended.

Throughout the report I may make recommendations as to possible repairs. These recommendations are not intended to be substitutes or construed to be more appropriate than the recommendations of the professionals actually making the repairs. Conflicts in recommendations should be resolved prior to repairs being made.

For additional fees, this inspector can perform invasive inspection of concealed areas if desired. Please contact the inspector for more information regarding this service.

PAYMENT RECORD:

Total Inspection Fee: \$ Date:

Fee Paid By: Check Cash Credit Card, type:

HOME OVERVIEW:

When repairs are made on the home, I recommend that I be called back to verify that corrections have been satisfactorily made. There is typically an additional fee of \$150.00 (unless an otherwise agreed upon amount) for this service to cover inspection/travel time and report writing time.

There are many things that can be done to improve safety and living conditions within any home. While many of these issues come to light in the course of the Standard Home Inspection there are likely to be other things that can be done to improve the home. Additional information can be found at:

<http://www.centerforhealthyhousing.org/>

81507XX 453

<input checked="" type="checkbox"/>	Upgrade: A missing component, which, when added, would improve the overall quality of the home environment.
<input checked="" type="checkbox"/>	Monitor: The component is in marginal condition and/or nearing the end of its service life. I recommend monitoring to determine if or when corrective action is needed. Repair or replacement at this time is considered optional.
<input checked="" type="checkbox"/>	Evaluate: The condition of the component could either not be determined, or evaluation was beyond the scope of the inspection. I recommend further evaluation by a specialist or appropriate licensed tradesperson.
<input checked="" type="checkbox"/>	Repair / Replace: The component was either not functioning or was exhibiting a major defect at the time of the inspection. I recommend repair or replacement by a licensed contractor or appropriate tradesperson.
<input checked="" type="checkbox"/>	Safety: The condition of the component, or the lack of the component altogether, represents a possible safety hazard to pets, children, and adults. Corrective action is recommended/required.
<input checked="" type="checkbox"/>	Wood Destroying Organism (WDO): This indicates evidence of wood destroying organism activity, or conditions that can cause it. I recommend appropriate action to eliminate potential pest damage (See section 1200).
<input checked="" type="checkbox"/>	Maintenance: The component showed impaired function at the time of the inspection. I recommend maintenance or minor repair, as appropriate. This work might typically be done by a knowledgeable homeowner or handyman.
<input checked="" type="checkbox"/>	Energy Conservation: The addition of, or defects in, this condition and/or component is related to the home's energy efficiency.

SUMMARY OF SIGNIFICANT FINDINGS:

Potentially significant findings are summarized below. A "Significant Finding" is defined as a substantial safety hazard; or, a deficiency requiring a major short term expense to correct. This summary is not a complete listing of the findings in the report, and reflects the opinion of the inspector. Please review all of the report pages. All repairs must be done by the applicable licensed & bonded trade or profession. I recommend obtaining receipts and warranties for the work done (including copies of any necessary permits).

000 Grounds:

100 Exterior & Garage:

#1

It is evident on both the exterior and the interior (along the North side of the home) that water has been getting into the wall and siding for some time. I recommend that the wall be opened up on the inside to determine the extent of damage and that all damaged wood be properly repaired/replaced as necessary by a licensed general contractor. I recommend that these areas that are too close to the finish grade of the driveway be given proper protection from water damage and that wood structures at finish grade be changed to pressure treated wood and that the exterior be properly flashed to prevent damage to wall and siding structures.

Evaluate

Repair/Replace/Install

WDO (Wood Destroying Organisms & conducive conditions)

Maintain

#2 The three support posts of the West Extension (former porch) are vulnerable to decay at the base and the one at the SW corner has extensive rot in the base and no longer adequately supports the structure. This decay is most likely the long term result of the downspout water dumping in this area. I recommend factoring replacement of all three of these posts with pressure treated support posts and that proper attachment at the base of the posts be provided. The current wrapping of the untreated wood post at the NW corner can lead to hidden damage and damage should be anticipated. I recommend proper repairs by licensed general contractor.

- Upgrade
- Evaluate
- Repair/Replace/Install
- Safety
- WDO (Wood Destroying Organisms & conducive conditions)

200 Foundation / Crawl Space:

300 Roof & Attic:

#3 The roof surface of the West Extension has reached the end of its useful life and no longer adequately protects the home from damage from the elements. I recommend replacement of the roof by a licensed roofing contractor in the near future----prior to the next rainy season. Besides the ageing of the surface there are poor flashing details that can lead to water infiltration of the house wall and the ceiling below.
Replacement of the roof should include installation of eave and rake flashings.

- Repair/Replace/Install
- WDO (Wood Destroying Organisms & conducive conditions)

400 Electrical:

#4 There has been extensive wiring done in the basement and the attic (perhaps in the walls as well) that show "less-than-professional" installation. There are a very large number of junction boxes with wires installed without proper termination connectors (romex connectors). I recommend a through evaluation/repair by a licensed electrical contractor of all of these exposed junction boxes in the attic and basement. The additional wire run to provide a third leg for the West outside light (to provide switching of the light both in the basement and at the top of the stairs) is not proper and should be corrected by the licensed electrical contractor.

- Evaluate
- Repair/Replace/Install
- Safety

#5 The can lights in the attic have not been properly wired. I recommend evaluation/repairs by licensed electrical contractor of all of the can light wire terminations in the attic and elsewhere in the home.

- Evaluate
- Repair/Replace/Install
- Safety

#6 I recommend upgrading the exposed bulb type porcelain lamps in the closets and basement storage room to approved closet type fixtures by licensed electrical contractor when they are at the home making other repairs.

- Upgrade
- Repair/Replace/Install
- Safety

#7 Reverse polarity is when the intended "hot" conductor has been reversed with the "neutral" conductor. This can create a safety hazard because devices plugged into the receptacle can have parts energized that should not be. All reversed polarity should be corrected by a licensed electrical contractor.

There was reversed polarity noted at at least three locations: South living room and two in the kitchen. I recommend proper repairs.

- Repair/Replace/Install
- Safety
- Maintain

500 Heating & Cooling:

#8 The oil tank is apparently located under the driveway. The vent pipe appears to be cut off at the surface of the driveway and is likely to allow surface water into the tank. I recommend further evaluation/repairs by licensed heating contractor. I also recommend asking the heating contractor if there are any associated issues posed by its being located under the driveway.

- Evaluate
- Repair/Replace/Install
- Safety
- Maintain

600 Plumbing:

#9 At 80 psi I recommend installation of a pressure reducing valve by licensed plumber. I recommend consulting licensed plumber about options and verify that proper expansion tank will be installed along with the valve.

- Upgrade
- Evaluate
- Repair/Replace/Install
- Safety
- Maintain

#10 Much of the drainage plumbing in the home is the older style galvanized pipe. This pipe is at the end of its expected life and typical corrosion at joints and pipes is evident throughout. There are some areas wrapped with duct tape. Attempts at cleaning these drains usually accelerates their demise, especially with the use of corrosive types of drain cleaning products. Corrosive types of drain cleaning products should never be used in metal drain lines. There are some Bio-Enzymatic types of cleaners that can be quite effective. I recommend factoring replacement of these older drains by a licensed plumber in the near future. The bathroom tub and sink drains drain very slow.

There is evidence of previous replacement of drain components.

There is evidence of past patching of leaks in drain pipes.

- Upgrade
- Repair/Replace/Install
- Safety
- Maintain

#11 The entire sump set up for the washing machine drain is less than professionally installed. I recommend that this entire installation be evaluated and repaired as necessary by a licensed plumber. At the time of inspection we discussed that a bathroom may be installed in the basement which would require an ejector pump. Perhaps in lieu of repairs to the sump the laundry could be properly drained to the future bathroom ejector pump. Consult with the plumber about options.

There is currently no high water alarm on the Sump Pump. I recommend installation and maintenance of a high water alarm system. This alarm should be located where it can be easily maintained. It should contain Audible and Visual components and have battery backup. When the pump does not function flooding can occur and may go un-noticed for long periods of time.

- Upgrade
- Monitor
- Evaluate
- Repair/Replace/Install
- Safety
- Maintain

700 Doors & Windows:

#12 The door from the kitchen to the basement stairs should not swing over the stairs. I recommend that door be re-hung to swing into the kitchen for improved safety.

- Repair/Replace/Install
- Safety

800 Interiors & Structure:

900 Bathroom(s):

#13 Like the sink, the tub drainage is not satisfactory. See plumbing drainage section about recommendation for replacement of the old drain pipes.

The tub appears to drain through the original drum type trap with it's clean-out cover showing in the bathroom floor next to the tub. This drum trap is past its expected life and clogging is very common. I recommend factoring replacement of this trap. It is likely that this is located behind the finished basement room ceiling and access through this finish ceiling will be necessary to make repairs.

Repair/Replace/Install

Maintain

1000 Kitchen:

1100 Laundry:

YOU ARE ENCOURAGED TO READ THE FOLLOWING REPORT IN ITS ENTIRETY.

REMEDIAL WORK – For any element or condition requiring attention, quotes should be obtained **prior to closing** from qualified specialists or contractors to determine actual repair/replacement costs. Any cost estimates provided, whether oral or written, represent only an approximation of possible costs. Also, any cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. If the need for remedial work develops or is uncovered after the inspection, contact Charles Buell Inspections, Inc. to arrange an inspection to assess conditions prior to performing any repairs.

IF THERE ARE ITEMS WITHIN THIS REPORT THAT REQUIRE RE-INSPECTION, YOU ARE ENCOURAGED TO HAVE THIS INSPECTOR COMMUNICATE DIRECTLY WITH THOSE HIRED TO MAKE THE CORRECTIONS TO ENSURE THAT REPAIRS ARE PROPERLY MADE.

Topography (grading & site conditions):

GEOLOGICAL FACTORS - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialists prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

To maintain proper drainage away from the structure, soil adjacent to the foundation should slope at least 1 inch per foot for five feet away from the building. Paved areas should slope at least 1/4 inch per foot. Control of surface drainage is critical to keeping basements and crawl spaces dry. A clearance of 6 inches should be maintained from the soil to the bottom of wood siding or trim on the building, unless the material is pressure treated wood or other material approved for ground contact.

Moderate slope:

Grading around home:

- Minor areas of poor grading noted, some siding too close to the ground
- Poor grading; some wood structures are earth covered

Underground pipe drainage systems:

Footing drains:

Presence of footing drains not determined

Downspout/underground pipe terminations:

Located at several points around the foundation-----individual locations identified only in relation to specific problems
 Evidence of pipe systems installed "post construction"

Tight-line drains:

- Tight-line drains are for the collection of roof water independent of footing drains.
- Could not be determined
- Newer pipes appear to be tight-line drains
- Point of termination not determined
- Appropriateness of termination not determined

Driveway:

Concrete:

Shrinkage cracking of concrete driveways often occurs due to the curing process. Settlement, under-mining, or heaving caused by expansive soils, tree roots and frost, are other conditions associated with concrete driveways. Repair is not generally necessary unless a trip hazard exists, in which case replacement of the concrete is generally required. Cracks should be sealed to protect against moisture penetration.

Maintain

- Cracking evident
- Minor Surface Settlement Evident

Walkways:

Concrete:

- Cracking evident
- Minor Surface Displacement Evident

Vegetation:

- Vegetation too close to the house
- Vegetation impacting roof structures
- Electrical wires impacted by vegetation

Patio:

Concrete:

- Minor cracking evident

Evidence of Fossil-Fuel Heating System:

- In-Ground Tank, evidenced by:
 - Fill pipe
 - Vent Pipe
 - Cut off pipe seen
- Home is Heated by Oil Fired Furnace

GROUNDS

001 Grading & Site Conditions:

Satisfactory

A reverse grade around the home will carry water toward the foundation instead of away from it. This water can impact the foundation and find its way into the basement contributing to the overall moisture burden of the home.

Maintaining proper grading around the home is recommended.

Maintain

See Exteriors 101 regarding the siding in contact with the driveway.

002 Roof-Water (tight-line) & Foundation/Footing Drainage:

Satisfactory

Typically the foundation drainage systems of homes are not visible for inspection. Problems with these drainage systems can be evidenced by a wide variety of water related issues. Foundations can have footing drains and "tight-line" drains that function as separate systems or in some jurisdictions they are all tied together. Evaluation of the type of system installed on a home typically cannot be determined in the course of the Standard Home Inspection.

Proper function of perimeter drains is beyond the scope of this inspection. I recommend that proper function be both determined and maintained. If drains are present and accessible, the best method to verify function is to have them inspected with a remote camera device by a licensed drain inspection company.

The Perimeter/Footing Drains of homes of this age are often not functional and have been abandoned. The result is that roof water can flood next to the foundation and can have a negative impact on the foundation of the home. Cleaning of these older drains is usually not possible and installation of new footing drains can be very costly (however the best long term solution). I recommend installation of new tight-line drains for the roof water be installed by a licensed general contractor/foundation contractor to lessen the impact of roof water on the foundation and interior spaces.

At the time of inspection there was evidence (efflorescence on foundation walls in basement) that the footing/perimeter drainage system was not functioning properly.

Upgrade

Monitor

WDO (Wood Destroying Organisms & conducive conditions)

Maintain

003 Driveway / Walkways:

Satisfactory

Cracks and settlement in driveways and walkways is common and can represent a trip hazard. Cracks and differential settlement should be repaired as necessary to prevent falls.

Maintain

Because the driveway is very steep care should be exercised when using the driveway when icy/slippery as well as maintaining the driveway free of debris/moss.

Maintain

The fill pipe for the oil tank represents a trip hazard in the driveway. I recommend consulting with heating contractor as to best options for correction.



Upgrade

Safety

004 Exterior Steps & Railings (Not related to Decks/Porches):

Satisfactory

It is common for landscaping stairs and walkways to not meet the same standards as those attached to the home or decks. Handrails and protective side barriers are recommended for safety and consideration should be given to improving/maintaining these stairs and walkways for safety.

The wood steps at the SW corner of the home are in poor condition. I recommend replacement as desired.

Safety

WDO (Wood Destroying Organisms & conducive conditions)

Maintain

005 Retaining Walls (walls higher than 48"):

N/A

006 Vegetation:

Satisfactory

Trees and shrubs add beauty to a home, but can cause damage to exterior components. Vegetation in contact with the house provides an access path for wood destroying insects, promotes moisture against the walls, and may cause physical (mechanical) damage. All vegetation should be cut back away from the home a minimum of 6". Leaves falling from overhanging tree branches can clog gutters, while the roots of larger trees can damage drain pipes and crack foundations.

There is some vegetation that is too close to the home. I recommend that homeowner/handyman keep vegetation cut back (6 to 12 inches) to prevent moisture and vermin entry into the home.

The trees in contact with the roof structures at the SW corner of the home should be proper cut back by homeowner/handyman.

WDO (Wood Destroying Organisms & conducive conditions)

Maintain

007 Fences & Gates:

Satisfactory

Inspection of fences is generally limited to conditions which may adversely affect the adjacent structure(s). Evaluation of these elements is not within the scope of a standard home inspection. Wood components are prone to decay and insect damage. I advise checking these components for assurance of personal acceptability.

Maintain

008 Patio:

Satisfactory

Patios are subject to the same type of cracking and settlement as driveways and walkways. If settlement creates a trip-hazard or creates negative drainage toward the foundation and resultant moisture intrusion into the basement or crawl space, repair/replacement of the patio should be undertaken. Patios should be constructed to drain surface water away from the house.

Maintain

Grounds Inspection Limitations / Exclusions:

Fences that surround the property are typically not inspected—except as an additional service.

Soil and slope stability and hydrological conditions are not within the scope of this inspection.

The functionality of underground drainage components cannot be determined during a typical inspection.

In the absence of rain, consideration must be given to the possibility that drainage function cannot be adequately assessed; and, indications of past conditions or damage from moisture may not be evident.

A Standard Home Inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing is advised.

Exterior wall structure:

Wood Frame

2x4 wood wall construction

House Numbers:

Visible from street

In an emergency it is important for authorities and service personnel to readily locate the home. I recommend that homeowner make sure that house numbers are visible from street (both night and day) and maintained.

 Maintain**Exterior Wall Covering(s):**

Homes constructed prior to 1978 most likely contain paints with some lead----both interior and exterior. These paints are not considered a problem as long as the paint does not become "friable" or air-borne. Keeping walls and woodwork well painted can minimize exposure to the lead paints. It is recommended that old painted wood be removed and properly disposed of as opposed to sanding and stripping of the woodwork. Removal of lead paint should only be done by licensed lead materials removal companies.

For additional information contact the EPA and CPSC at:

<http://www.epa.gov/lead/>

<http://www.cpsc.gov/CPSC/PUBS/5055.html>

This inspector can have the home tested for lead based paints for an additional fee.

It is quite common for siding and trim components on the weather side (South & West) of the home to experience early ageing, especially natural materials like wood and wood products. Extra care should be taken to maintain these sides of the home, keeping them well caulked and painted to prevent damage from the elements.

 Maintain**Wood:**

Siding behind/in-contact-with concrete structures

Elevated moisture levels where siding is in contact with concrete surface

Siding in contact with earth

Painted

None to minimal paint failure

Horizontal Lap

Cedar shingles

Evidence of patching/repairs

Wood Destroying Organisms:

Rot/Decay in Siding

Two points along the North side of the home (siding in contact with driveway

West extension South support post

Past/present wood destroying insects

Dampwood Termites (possible evidence in decayed area of window sill)

Trim, Eaves, Soffits, Fascia:**Wood:**

Painted

Caulking missing in some areas

Stains on soffit and fascia from leaking gutters

Front Entryway/Porch:**Deck/Floor Structure:**

Part of House

Support Structures:**Support posts:**

Painted Wood

Surface:

Painted Wood

Railings (top cap):

None Present/but is recommended/necessary

<36" height

Painted Wood

Barrier:

Wood Wall

Space under porch:

House Basement

Entryway Roof Structure:

Included in Roof Section (part of House roof)

Roof Support structures:

Wrapped posts---methods of attachment not visible

Painted Wood

West Extension (likely previous porch):

Deck/Floor Structure:

Part of House

Support Structures:

Support posts:

Painted Wood

Rot/Decay present

Surface:

Included in Interiors

Space under extension:

Open/no enclosure

Roof Structure:

Included in Roof Section (part of House roof)

Wood Destroying Organisms:

Rot in Structural Support Posts

100G PARKING STRUCTURE:

None Present

EXTERIOR

101 Exterior Walls:

Satisfactory

Exterior wall coverings protect the wall structure and living space from water, wind, and sun damage. If not installed and maintained properly, exterior siding can be vulnerable to moisture entry, causing siding failure and/or structural damage. Routine maintenance of exterior walls should include: sealing gaps, openings, and joints at door and window frames with appropriate caulk and/or weather stripping; cleaning and repainting or re-staining wall surfaces as necessary; and keeping vegetation cut back at least 6 inches away from wall surfaces.

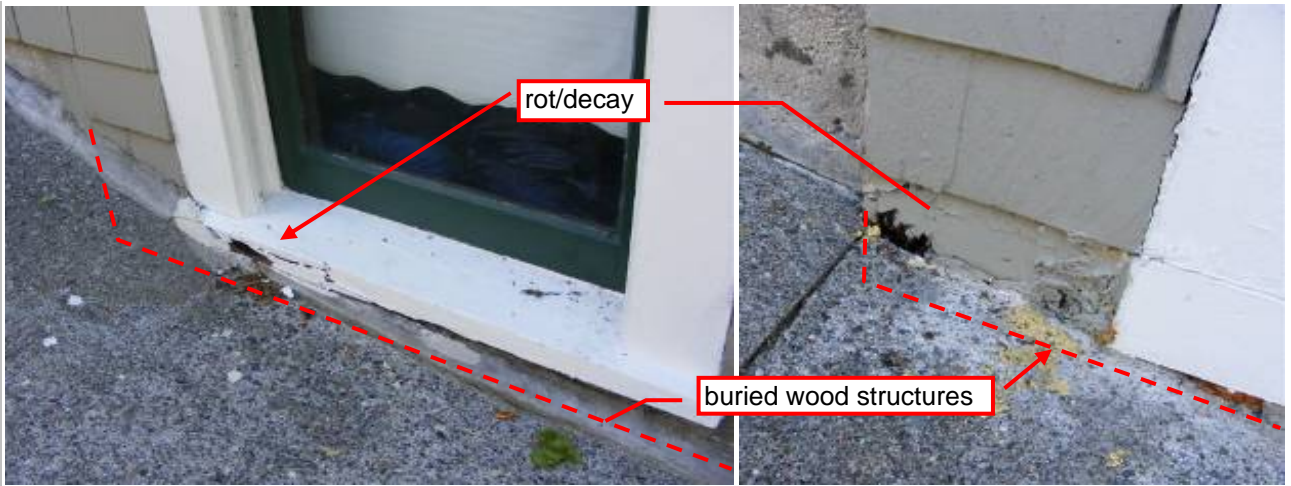
All pipe and wiring penetrations of the siding should be properly caulked by homeowner/handyman to prevent moisture and vermin entry to the home. (See Exterior Notes & Information Section for locations of caulking gaps)

WDO (Wood Destroying Organisms & conducive conditions)

Maintain

It is very common for homes to have the siding installed prior to installation of concrete structures like: sidewalks, steps, patios and driveways. Sometimes this results in the concrete being poured over the top of the siding materials. This condition can lead to deterioration of the siding and creating an environment conducive to wood destroying organisms. This siding should be removed from behind the concrete work and properly flashed and sealed to prevent moisture penetration between the house wall and the concrete work.

It is evident on both the exterior and the interior (along the North side of the home) that water has been getting into the wall and siding for some time. I recommend that the wall be opened up on the inside to determine the extent of damage and that all damaged wood be properly repaired/replaced as necessary by a licensed general contractor. I recommend that these areas that are too close to the finish grade of the driveway be given proper protection from water damage and that wood structures at finish grade be changed to pressure treated wood and that the exterior be properly flashed to prevent damage to wall and siding structures.



- Evaluate
- Repair/Replace/Install
- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain

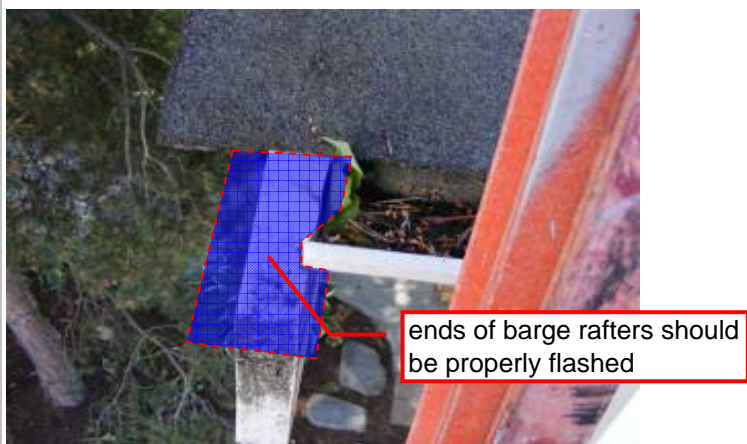
102 Trim, Eaves, Soffits, Fascia:

Satisfactory

Trim components include eaves, soffits, fascia, and moldings at door and window frames. Regular maintenance of trim and trim connections should be practiced in concert with siding maintenance to prevent moisture damage.

- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain

The outer rafter on the overhang of a gable roof is called a "Barge" rafter. The ends of these rafters often protrude past the edge of the roof and gutters. The top edge of these boards should be protected by roofing materials or flashing to prevent moisture damage to the ends of the rafters. This repair can be done by a licensed roofing contractor or knowledgeable homeowner/handyman. All decayed wood should be properly removed/repared as necessary.



- Repair/Replace/Install
- WDO (Wood Destroying Organisms & conducive conditions)

Maintain

103 Porches:

Satisfactory

The three support posts of the West Extension (former porch) are vulnerable to decay at the base and the one at the SW corner has extensive rot in the base and no longer adequately supports the structure. This decay is most likely the long term result of the downspout water dumping in this area. I recommend factoring replacement of all three of these posts with pressure treated support posts and that proper attachment at the base of the posts be provided. The current wrapping of the untreated wood post at the NW corner can lead to hidden damage and damage should be anticipated. I recommend proper repairs by licensed general contractor.



- Upgrade
- Repair/Replace/Install
- Safety
- WDO (Wood Destroying Organisms & conducive conditions)

At the East porch there is a run-off opening that could lead to water getting into the support structures. There is evidence in the basement of water penetration in this area even though at the time of inspection this area tested negative for moisture by moisture meter. I recommend keeping these gaps well caulked and sealed. This porch is out of the prevailing winds/direction of weather and considerable water on the porch is not likely except when cleaning. A good improvement would be for the deck surface to extend past the trim. This improvement should be considered when the deck surface is upgraded.



- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain

Inspection Limitations / Exclusions:

Unless otherwise noted, inspection of the exterior of the home is limited to a visual inspection from the ground.

- Vegetation obstructed views / access
- Storage under Decks/Porches

Out-Buildings/Structures, are not included in this inspection.

While this inspector may comment on evidence of Rodent and other vermin activity within the Wall Structures and around the exterior of the home/building, it is beyond the scope of this inspection to determine the presence or absence of Rodents/Vermin.

Rodents:

Evidence of Moles in Front Yard----mounds present

Bees:

No evidence seen in exterior wall structures

Birds:

No Evidence Seen in exterior structures

HOUSE FOUNDATION TYPE:

Providing/maintaining adequate foundation grading is always critical to minimizing detrimental conditions. Significant foundation movement is usually indicative of a structural concern. Whether an older or ongoing condition, evaluation by a qualified specialist is generally advised, if only as a precautionary measure. If the movement is lateral (horizontal cracking) or in some way has affected other structural components, remedial measures will usually be required.

All homes experience some form of settlement due to construction practices and/or materials used. This condition is often within acceptable tolerances from the standpoint that the overall structural integrity is not affected.

Poured Concrete:

Minor vertical cracks in foundation walls are common, and generally indicate typical foundation settlement. Cracks in excess of 1/4 inch, or signs of active foundation movement should be further evaluated by a structural engineer.

It is usually not possible to determine whether masonry foundations, chimneys or other concrete elements have been properly

Efflorescence Present

Water that moves through masonry in a liquid state can result in the formation of efflorescence, which can disfigure the face of masonry/concrete structures. Migrating water dissolves salts from inside the concrete/brick and then deposits them on the surface as the water evaporates. Usually it is not destructive, only disfiguring. Sealing the surface of a wall in this situation can lead to spalling (exfoliation) of the surface and is therefore not recommended.

Too much of basement is finished to determine how much efflorescence there is

Minimal to Moderate in areas that can be seen

Typical of age/type of construction

Localized

Cracks present:

Minor cracking typical of age and type of construction

Minor settlement consistent with age and type of construction

Un-intentional "cold-joints"

When pouring concrete foundations it is common practice to pour part of the wall, let it set a bit, and then come back to that section to continue the pour. This reduces stress on the forms. This method sometimes results in a "cold-joint" that remains visible on the finished wall. This is typically not a structural concern unless "breaking" at the joint is apparent.

Foundation Sill Plate:

NON-Treated Foundation sill plate

Typical of age and type of construction.

Foundation sill plate bolting **NOT** visible

Seismic Restraint:

NO evidence of seismic retrofit

In many cases older homes can benefit from seismic upgrades.

Seismic upgrade may be suggested, but is not a mandatory requirement. (With the exception of seismic strapping of newer water heaters, there is no state law requiring a seller to bring an older home into compliance with current earthquake resistance requirements). However, seismic improvements are prudent, and if done properly, can significantly limit structural damage in the event of a severe earthquake. Effective seismic upgrading consists of:

- 1 Installing additional anchor bolts to adequately attach wood sills to the concrete foundation. This is only necessary when the existing bolts do not meet current building standards.
- 2 Adding plywood sheets known as shear panels, nailed to the "cripple walls" to prevent collapse of those walls when lateral seismic forces are exerted against the building. Cripple walls are the short framed walls that extend from the top of the foundation to the base
- 3 Installing hold-down brackets to secure "cripple walls" to the anchor bolts. This ensures that the wall studs will not separate from the wood sills during a quake.
- 4 Reinforcing post and beam connections with plywood gussets or T-straps to ensure against separation or displacement.
- 5 In many homes, the floor joists are installed directly on the sill plates, rather than on "cripple walls." In such cases, the second and third recommendations above do not apply. Instead, add tie-down brackets to ensure secure attachment of the floor structure to the wood

Basement Floor:

Concrete

Some cracking occurs in all concrete slabs due to shrinkage during the curing process. Floor coverings generally prevent detection of cracks or settlement in concrete slabs, unless the condition is severe. Floor coverings are not removed during the inspection.

Minimal to Moderate

Cracks present:

Cracking typical of age and type of construction

Evidence of Past/Present flooding/moisture in Basement Space:

Indications of moisture:

High Moisture readings indicated by moisture meter:

Woodwork in contact with foundation

Drywall covering foundation

Localized at:

North side of basement relative to siding in contact with driveway at exterior

Efflorescence present

Past Water Conditions:

Indications of PAST moisture in Basement space:

Efflorescence present

How moisture was getting into Basement space:

Past plumbing leaks

Basement Floor, Wall, Ceiling finishes:

In addition to the obvious fact that finished surfaces may restrict structural evaluations, it should be noted that no evaluations are made regarding local permits or approvals for such work or use. Compliance regarding egress, plumbing, heating or electric requirements should be determined by contacting local building officials.

Finished (these percentages are approximate)

Floors

50 %:

Walls

50 %:

Ceilings

50 %:

Floor Framing (primary floor system) (basement ceiling joists):

Floor system partially visible due to finishes

Wood Joists: 2x8, 16"oc

3/4" Solid Board Sub-Floor

Fire-Blocking

Finish surfaces and/or insulation can conceal missing fire-blocking. When the basement space is fully finished off and/or insulated, evaluation of fire-blocking deficiencies is not usually possible.

Requirements for fire-blocking in homes has changed over the years and varied from jurisdiction to jurisdiction. In general more modern requirements call for "stopping" the spread of fire from lower level spaces to upper level spaces. To achieve this there are specific requirements as to sealing/blocking of spaces around pipes, ducts, chimneys, wiring, laundry chutes, chases etc.

It is beyond the scope of this inspection to determine if all fire-blocking is in place, but where it is "obviously" missing I attempt to identify the condition/location and recommend appropriate repairs for improved fire safety.

Major omissions of fire-stopping will be more thoroughly reported on in the Narrative section of the report, otherwise repairs to missing fire-stopping should be done by the appropriate trade or knowledgeable homeowner/handyman.

⚠ Safety

Wiring holes from lower spaces to upper spaces (through sill plates etc) not caulked/sealed

Fire-stopping around electrical wiring is usually the responsibility of the general contractor. Often times additional wiring is installed in the home and this fire-stopping does not get installed.

Plumbing Pipes from lower spaces to upper spaces (through sill plates etc) not caulked/sealed

Insulation in Basement:

Ceiling Cavity:

Not visible

None

Wall Cavity:

Not visible

None

Wall Surface:

Not visible

None

Noxious or Other Odors Noted (as related to Foundation structures):

Sewage odors (from sump)

FOUNDATION & HOUSE STRUCTURE

Most houses have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indications present at the time of the inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer.

Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

201 Foundation Wall/Basement Floor:

Satisfactory

There are areas of efflorescence present on the inside of the basement space. This efflorescence is an indication that moisture is finding (or has found) its way through the foundation. As the moisture evaporates it leaves this crystalline deposit called efflorescence. Extending the downspouts away from the foundation at least 5 feet can greatly mitigate this moisture condition. For a better solution consider installing a new tight-line drain around the home to collect all of the downspouts and carry the water away from the home. The only truly effective means of eliminating this problem moisture is to dig around the outside and properly seal the foundation from the outside and install new footing drains and tight-line drains.

Storage and finished wall surfaces in basements can often limit assessment of the extent of efflorescence in basements.

- Upgrade
- Monitor
- Evaluate
- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain

Foundations that have very little of the foundation exposed above finish grade and are concealed by finished surfaces on the interior are impossible to fully assess. Assessment relies on evidence of how foundation issues affect finish materials: indications of flooding/leaking, elements out-of-plumb/out-of-level, high humidity, etc. Careful monitoring of finished spaces in basements is warranted.

Random probing of finished walls covering foundation areas was done by moisture meter and no elevated moisture readings were noted.

- Monitor
- Maintain

202 Floor Framing:

Satisfactory

When the entire home is finished off, there is often no way to directly assess methods and types of framing systems. Being a visual inspection, I can only look for the results of hidden conditions related to the structural framing components. Severe movement of finish surfaces should be invasively evaluated by appropriate licensed professionals.

- Maintain

203 Insulation:

Satisfactory

When the entire home is finished off, there is often no way to directly assess methods and types of insulation in the home. Being a visual inspection, I can only look for the results of hidden conditions related to missing insulation. Dark discolored areas on finished surfaces may be "thermal bridging" and can be indicative of missing/insufficient insulation. Evaluation of how well the home is insulated can be done by thermal imaging devices.

- Maintain
- Energy Conservation

Inspection Limitations / Exclusions:

Some Floors Finished / Not Visible

Some Ceilings Finished / Not Visible
Some Foundation Walls Finished/Not Visible
Very little of Foundation Walls visible at exterior

While this inspector may comment on evidence of Rodent an other vermin activity within the home, it is beyond the scope of this inspection to determine the presence or absence of Rodents/Vermin.

Rodents:

No evidence seen in foundation structures

Bees:

No evidence seen in foundation structures

HOUSE ROOF:**Roof Configuration:**

Gable
Shed

Roof Covering Material:

The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods, or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be easily detected and may result in future concerns.

Composition Shingle:

12-20 year life span

10 Years: "Guestimate" of age of roof (Main House Roof)

Some minor moss growth

3/8" head nails present----means of shingle attachment

Composition Shingle:

16 Years: "Guestimate" of age of roof (West Extension Roof)

Improper / inadequate lapping of roofing material over edge of gutter

Mechanical damage

Cracks

Exposed fasteners

3/8" head nails present----means of shingle attachment

Roof Inspection Method:

Walked on

Some areas not walked on

Too Steep

Slippery

Layers of Roofing:

A determination should be made at the time of re-roofing as to whether or not ripping off of the existing layers and/or roof decking work will be necessary. Roof loading, local requirements or the need to provide a firm base for the new roofing are some of the factors to consider.

1 layer (Main house roof)

2 layers (West Extension Roof)

Roof Flashings:**Eave flashings:**

Eave flashings NOT present/roofing materials overhanging gutters

Rake flashings:

Flashings present

Roof to wall flashings:

Metal Flashings present

Flashings may not be adequate/proper

Roof Framing:**West Extension:**

Not Visible

Roof Sheathing:

3/4" Solid Board

Vaulted Ceilings**Ventilation:**

Determination of how (or if) vaulted ceilings are vented can be beyond the scope of the Standard Home Inspection. Determination of venting can be indicated by the presence of roof, ridge and soffit vents, but no determination can be made as to the effectiveness of such systems. Hidden damage in vaulted ceilings due to leaks and condensation from poor venting warrant regular monitoring of spaces below these roof systems. All signs of staining should be checked for active moisture by moisture meter.

Air space above insulation not determined/not visible

To reduce the need for ventilating consider priming the ceilings of the home with a vapor proof primer prior to finish paint. (Also installing bathroom exhaust fans and kitchen exhaust fans helps to reduce the overall moisture burden of the home.)

Ventilation of the home is examined by looking for eave, soffit, gable, roof and ridge vents. Even when present, these vents can be compromised by blockage or inadequate clearances not visible to the inspector.

Soffit vents:

Non vented soffits

Roof vents:

None Seen

Insulation:

Not determined

Determination of insulation is limited to those areas visible during the inspection. The insulation in exterior walls, cathedral ceilings, and inaccessible portions of attics can not be readily assessed. In addition, vapor barriers in finished areas are beyond the scope of a home inspection.

Evidence of Present moisture in Roof/Ceiling Structures:

None Seen

Main House Attic:

An attic access opening should be provided to all attics of combustible roof construction. The opening should be not less than 22 inches x 30 inches, should be located in a readily accessible location, and should have at least 30 inches of headroom above the access opening.

Access hatches to insulated attic areas should also be insulated, and the access opening should be fitted with weather-stripping to insure a tight fitting seal.

Above all of living space

Attic Access Location:

East Gable window

Skylight Wells Present

Vertical transition walls insulated

Insulation missing/out of place

Entered

Inspection of Attic limited by:

Walkway/Flooring Materials

Insulation in Joist/Rafter Space

Roof Framing:

Conventional, "stick-built"

Rafters:

Wood Rafters: 2x4, 24"oc

Spacing of rafters/joists is a visual approximation and can vary 2-4 inches in older homes.

Joists:

Wood Joists: 2x4 16"oc

Spacing of joists/rafters is a visual approximation and can vary 2-4 inches in older homes.

Roof Sheathing:

Plywood

3/4" Spaced Boards, "skip-sheathing"

Insulation:

Not visible

All other things being equal, approximately half of the heat loss from a home is through the ceiling. It is typically easier and more effective to insulate the flat ceiling above living space rather than between the roof rafters. Adding insulation above the ceilings in poorly insulated older homes is generally a wise investment.

An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

Estimates of depth of insulation is not meant to imply that the attic is sufficiently insulated or that the estimated depth is consistent throughout the attic. Use these depth "guesstimates" as a guide in determining the necessity for upgrading/adding additional insulation or in determining if the amount is "close" to recommended current standards. Adequacy of insulation can best be determined by a professional Energy Audit.

FIBERGLASS Batts:

3 = R-Value per inch

Depth: inches of insulation installed

R-Value: 18.6

ROCKWOOL

ROCKWOOL Batts

3 = R-Value per inch

Depth: inches of insulation installed

R-Value: 9.6

Eave Insulation Baffles:

Not present/but will be necessary/required when insulation is upgraded

Evidence of "Post Construction" Insulation Upgrade:

Insulation added in attic spaces

Multiple layers/types of insulation in Attic Spaces

Mixture of multiple layers of Rockwool and fiberglass type insulations (quantities marginal by today's standards)

Ventilation:

To reduce the need for ventilating consider priming the ceilings of the home with a vapor proof primer prior to finish paint. (Also installing bathroom exhaust fans and kitchen exhaust fans helps to reduce the overall moisture burden of the home.)

Ventilation of the home is examined by looking for eave, soffit, gable, roof and ridge vents. Even when present, these vents can be compromised by blockage or inadequate clearances not visible to the inspector.

Ventilation of attics and roof cavities is essential to allow heat to escape in the summer and moisture to escape in the winter. A properly ventilated attic/roof cavity keeps the house more comfortable in the summer, and prevents condensation that can damage roofing components. Newer homes that are well insulated should have no less than one square foot of free vent area for each 150 square feet of ventilated area. The amount can be reduced to one square foot for each 300 square feet if the ventilation is equally divided between the lower and upper portions of the area being vented, or if a vapor barrier is installed on the warm side of the

Soffit vents:

Non vented soffits

Roof vents:

Roof vents are present

Evidence of Past/Present moisture in Attic Space:

Past Water Conditions:

- Past leaking at pipe penetrations
- Past leaking around chimney penetrations
- Water stains that tested "negative" for moisture by moisture meter

Fire-Blocking

Insulation can conceal missing fire-blocking and it also can act as effective fire-blocking in some cases. When the attic space is fully insulated evaluation of fire-blocking deficiencies is not usually possible.

Requirements for fire-blocking in homes has changed over the years and varied from jurisdiction to jurisdiction. In general more modern requirements call for "stopping" the spread of fire from lower level spaces to upper level spaces. To achieve this there are specific requirements as to sealing/blocking of spaces around pipes, ducts, chimneys, wiring, laundry chutes, chases etc.

It is beyond the scope of this inspection to determine if all fire-blocking is in place, but where it is "obviously" missing I attempt to identify the condition/location and recommend appropriate repairs for improved fire safety.

Major omissions of fire-stopping will be more thoroughly reported on in the Narrative section of the report, otherwise repairs to missing fire-stopping should be done by the appropriate trade or knowledgeable homeowner/handyman.



Safety
Wiring holes from lower spaces to upper spaces (through sill plates etc) not caulked/sealed

Chimney(s):

The chimney footing/foundation is usually not readily visible; however, footing or foundation inadequacies are factors to consider if there is any evidence of chimney movement. Conditions should be assessed by a qualified specialist to determine any remedial needs.

Furnace Chimney:

Masonry:

Past leaking noted at roof connections

Mortar joints satisfactory

Roof/Chimney Flashings:

Flashings satisfactory

Masonry Cap:

Masonry Cap satisfactory

Furnace Flue:

Metal liner present

Hat:

Skylights:

Location: Bathroom

Insulating Glass

Broken thermal seal evident

Safety glass:

Safety Glass "etching" present

Flashings:

Flashings appear adequate----no evidence of leaking seen

Non-Opening type

House Gutters/Downspouts:

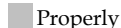
Even-if/Unless it was raining at the time of inspection, it is not always possible to determine if gutters leak/overflow. Monitoring the gutters for leaks when it is raining is recommended. Leaking/overflowing gutters should be repaired to prevent damage to roof/fascia structures



Monitor



Evaluate



Maintain

Gutters need to be cleaned

Properly functioning gutters, downspouts, and splash blocks or drain piping are critical to protect the foundation from moisture intrusion. Gutters should be cleaned as needed and leaky joints sealed.



Maintain

Plastic:

Evidence of overflowing:

Stains on Fascia

Impact marks on ground below
Downspouts:
Plastic Downspouts

Downspout Termination:

At Ground
Underground pipes
Downspout/Pipe transition adaptors:
Adaptors missing/ but recommended to keep debris and vermin out of drains.

ROOF & ATTIC

I recommend that all changes/corrections to the Roof be performed by a licensed roofing contractor.

301 Roof Coverings:

Satisfactory

Roofs should be kept clean of moss. Moss finds food in the cellulose component of composition shingles and over time shortens shingle life. I recommend that moss never be pressure washed. Pressure washing takes years off the life of a roof. It is best to gently sweep moss off during the dry season and to sprinkle laundry detergent on the roof to act as a deterrent to moss growth. Installation of zinc strips can also aid in keeping moss from becoming invasive.

Maintain

Portions of this roof are very steep and maintenance should be performed by qualified roof maintenance professionals with proper safety equipment.

Safety

The roof surface of the West Extension has reached the end of its useful life and no longer adequately protects the home from damage from the elements. I recommend replacement of the roof by a licensed roofing contractor in the near future---prior to the next rainy season. Besides the ageing of the surface there are poor flashing details that can lead to water infiltration of the house wall and the ceiling below.

Replacement of the roof should include installation of eave and rake flashings.



Repair/Replace/Install

WDO (Wood Destroying Organisms & conducive conditions)

With vigilant annual maintenance the life of main house roof should be able to be extended another 5-7 years. However adding a second level prior to severe deterioration of this covering is recommended to allow the new covering to lay flatter over the old covering. Of course removal of previous layers is always the best option for optimal life of the new roof.

Maintain

302 Flashings:

Satisfactory

See 301 regarding the flashings of the West Extension roof.

303 Gutters & Downspouts:

Satisfactory

Downspouts that terminate at the ground next to the foundation are especially troublesome because water can immediately negatively impact the foundation system. I recommend that either extensions be added to the downspouts to carry the water at least 5 feet away from the home or that tight-line drains be installed to collect all of the downspout water and carry it away from the home.

The current downspout location contribute directly to excessive moisture in the basement and is evidenced by the efflorescence present on the foundation.

- Upgrade
- Evaluate
- Repair/Replace/Install
- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain

The current undersized plastic type gutters are not sufficient to adequately drain water away. All of the gutters are clogged with debris and downspouts are likely non functional. I recommend factoring replacement of these gutters by a licensed gutter installation company. Adjustments to the current fascia and rafter tails will likely be necessary to install adequately sized gutters.

- Upgrade
- Evaluate
- Repair/Replace/Install
- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain

304 Chimneys:

Satisfactory

Proper roof step flashing and chimney counter-flashing is necessary to keep water out of the roof structures around the chimney.

- Maintain

305 Skylights:

Satisfactory

Leaks are very common around skylights. Poor flashing details, failed thermal seals, broken glass, missing safety glass, leaks to the inside of the home and leaks into the roof structure are common. Hidden damage in roof and wall structures is a real possibility with failed skylight installations. All evidence of leaking around skylights should be carefully evaluated.

The skylight has a broken thermal seal. Replace glass as desired.

- Maintain

306 Roof Structure, Attic, and Access to Attic:

Satisfactory

Roofs that have very little of their structures exposed due to finish surfaces on the interior are impossible to fully assess. Assessment relies on evidence of how roof issues affect finish materials: leaking, staining, etc. Careful monitoring of finished spaces adjacent to these hidden structures is warranted.

There is considerable evidence of water stains throughout the attic. These stains are fairly typical of this type of construction and are indicative of previous leaks (even dating to time of construction before roof cover was installed). It is not within the scope of a standard home inspection to check all of these stains for current moisture due to their location and number. All stains that appear to be active at the time of inspection are checked for moisture by moisture meter.

- Monitor
- Evaluate
- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain

307 Roof & Attic Ventilation:

Satisfactory

There is by today's standards inadequate ventilation for the attic space. I recommend that when the home is re-roofed that additional roof venting be provided by a licensed roofing contractor. I recommend that continuous type ridge vent be installed. Consult with roofing contractor about this option or I can provide additional information upon request.

There is also a means of providing eave venting of this type of roof with no overhangs that could be installed when the roof is replaced. This method involves replacing the bottom piece of skip sheathing with continuous ridge vent material which is then lapped by the plywood above. Consult with your roofing contractor about this option.

- Upgrade
- Evaluate
- Repair/Replace/Install
- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain

No visible means of venting for the West Extension roof was seen. Installing venting for this roof at the time the roof is re-done is recommended. I recommend further evaluation/installation by licensed roofing contractor.

- Evaluate
- Repair/Replace/Install
- WDO (Wood Destroying Organisms & conducive conditions)
- Energy Conservation

308 Insulation in Attic, Roof & Walls:

Satisfactory

Assessment of the Insulation of the home is only related to observable, exposed insulation. Analysis of the effectiveness of insulation in concealed spaces is beyond the scope of the standard home inspection. Thermal imaging of the home can be done by energy efficiency specialists to get a better picture of insulation performance.

It was not possible for this inspector to determine the presence/amount of insulation in the side walls of the home.

There is currently minimal insulation in the attic space. I recommend that for energy conservation (both heating and cooling) that a licensed insulation contractor upgrade the insulation in the attic to current standards. I also recommend that all changes in the electrical system that involve the attic space be performed prior to upgrading the insulation.

- Upgrade
- Evaluate
- Repair/Replace/Install
- Maintain
- Energy Conservation

When the home is totally finished off, it is impossible to make any assessment of the types and/or condition of insulation in the home. Thermal imaging can be undertaken to get a better picture of the insulation qualities of the home. This is beyond the scope of the Standard Home Inspection.

- Evaluate
- Maintain
- Energy Conservation

The skylight well visible in the attic is missing its insulation. I recommend proper insulating of the skylight well (this will help reduce condensation in the well). This can be done by homeowner/handyman or perhaps in conjunction with upgrading of the insulation in the attic space.



- Maintain
- Energy Conservation

Roof Inspection Limitations / Exclusions:

- Some areas not walked on
- Steepness
- Slippery
- Vegetation/Debris
 - Gutters full of debris
 - Minor Moss covering

This report provides an opinion of the general condition of the roof system based on a visual inspection of representative areas. The inspector does not offer an opinion or warranty as to whether the roof leaks or is subject to future leakage.

Specific notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Monitor attic for any changes; ongoing or questionable situations should be assessed and corrected. Leakage can lead to Mold or Mold-like/Fungal Growth.

This inspection does not include evaluation of ancillary components or systems such as lightning protection, antennas, solar panels, site lighting, security systems, patio covers, window awnings or other similar roof or exterior elements.

It is very common for there to be multiple layers of different kinds of insulation in the attic. It is possible for hidden layers to not be seen at the time of inspection and therefore not be listed as a type of insulation installed in the home.

While this inspector may comment on evidence of Rodent and other vermin activity within the Roof Structure, it is beyond the scope of this inspection to determine the presence or absence of Rodents/Vermin.

Rodents:

No evidence seen in roof structures

Bees:

No evidence seen in roof structures

Birds:

No Evidence Seen in roof structures

Electrical Service to Property:**Service Conductors fed by Utility Company from:**

Underground

Meter Base:**Utility Company Meter Seal:**

Utility Company Meter Seal in Place

Service Conductors (wires from Meter to Main Service Panel):

Copper

Size:

2/0 awg

Main Service Panel:**MFG: Siemens****Access to Panel:**

For proper access to the panel there should be an area 30" wide and 3' deep in front of the panel (clear all the way to the floor. A minimum of 6'-6" of headroom in front of the panel is recommended and the panel should be at least 5-1/2' above the floor.

Poor access----I recommend improving access

Panel Bonding:

"Green Screw" bonding

Location: Basement North wall**Breakers**

Room for expansion / Additional circuits

Main Service Panel Rating:**200 amps (120/240 volts)****Circuits labeled**

No determination was made of individual circuit distribution or accuracy of any circuit labeling. I recommend tracing and labeling, or confirm correct labeling, of all circuits.

High Voltage Surge Arrestor NOT Present/Recommended**VOLTAGE SURGES:**

Voltage surges can be a costly example of the power interference that occurs in homes every day. This momentary rise in voltage can start inside or outside a home and damage sensitive electronic equipment such as computer, home entertainment center, treadmills, and all the other --often expensive -- equipment found in most homes today.

Whole house surge arrestors should be installed at the home's electrical service panel by professional, licensed electrical contractors.

There are dozens of different makes, models and styles of surge arrestors on the market, which vary greatly in both price and quality.

The type and size of the service panel, how full the panel is, as well as the investment in appliances and electronic devices that need to be protected all play a role in determining which surge arrestor should be installed. Your service professional, after inspecting the home and service panel, will make the recommendation as to the appropriate product to be installed.

"Lock-Out" Devices:**Dishwasher lock-out device:**

None Present/Recommended

"Shared Neutral" 120 volt circuits:

Hot conductors terminate on different bus bars as required

Main Service Disconnect(s):**Location: In Main Service Panel**

Single Breaker

Breaker Rating:

200 amps (120/240 volts)

Service Rating (size):**200 amps (120/240 volts)****Electrical System Grounding & Bonding:**

Electrical systems must be grounded at the Main Electrical panel to (1) the main water pipe; (2) ground rods; or (3) Ufer Grounds.

Sometimes all three, or just two, or just one means of grounding are employed. In addition to grounding all metallic piping "systems" within the home must be "bonded" to the grounding system. This would include (but is not limited to) gas piping, hot and cold metallic water pipes and metallic heating system pipes.

Grounding:**Water Pipe Grounding:**

Regardless of other means of achieving electrical system grounding, the incoming metallic water line must always be used as a means of grounding and is typically evidenced by a ground wire ideally run to the street side of the water shut off or to a cold water pipe in some older installations.

Water Pipe Grounded Near Main Water Shut-Off

Service Ground Rod(s):

Ground rods seen at:

Below Meter

NW corner of home

Bonding:

Water Pipe Bonding:

Bonding present at water heater

Hot-water pipe bonding:

Bonding noted

Cold-water pipe bonding:

Bonding noted

Metal Drain Bonding:

None/Not Visible

Phone system grounding seen at:

Water pipe (NE corner of basement)


Cable system grounding seen at:

Water pipe (near electric panel)

Distribution Wiring:

Induced ("Phantom") voltage indicated

When grounded Non-Metallic Sheathed Cable is added into wiring systems that have no ground (or when the ground wire of grounded Non-Metallic Sheathed Cable systems is disconnected), an electromagnetic frequency is set up in the ungrounded ground wire making the ground wire and any metal components the ground wire is connected to appear "hot" by voltage "ticker". This can make conduit, metal boxes, cover plates, cover plate screws, light fixture components, refrigerator cases, etc appear "hot". While not in itself a safety issue it does indicate that any such wiring is not grounded and that in the case of ungrounded circuits it is an indication that these circuits have been added to. It can also be a safety issue if the component actually is "hot" because of other reasons. When Phantom voltage is found corrections of the electrical system are warranted/necessary.

 **Evaluate**

 **Safety**

"Estimates" of amounts of various "types/systems" of wiring in the home is for informational purposes only as there is no way to give an accurate accounting of actual amounts installed in the home.

All wiring is required to terminate in appropriate junction boxes with covers, which should be accessible.

Copper:

Wiring in Conduit (Rigid and Flex)

Minimal/Incidental to specific appliances

Grounded Non-Metallic Sheathed Cable (commonly called romex)

65 %: Estimated % of home with Non-Metallic Sheathed Cable

Knob & Tube

Older knob-and-tube electrical wiring is often found in homes built prior to 1950. Although not "necessarily" considered unsafe, this wiring has limitations and care must be exercised when working with the wiring components. Some authorities recommend that knob-and-tube wiring not be covered with insulation and current regulations prohibit new installations of knob & tube (extensions to existing systems) from being covered with insulation, as it is more vulnerable to overheating. This inspector stresses that it is the overloading of these older circuits that is the real issue. Some authorities argue that the insulation "protects" these wires from the excessive heat within the attics while others claim it causes overheating of the wires. I recommend that knob-and-tube wiring be replaced in conjunction with remodeling or renovation and prior to adding insulation. Factoring replacement of all knob & tube Until homes with knob-and-tube wiring can be upgraded it is recommended that for additional safety the circuits be protected by AFCI breakers. (See AFCI note below)

 **Upgrade**

 **Safety**

Induced ("Phantom") voltage indicated

In attic


In basement

In Walls

25 %: Estimated % of home with Knob & Tube

Armored Cable (commonly called BX Cable)

Armored Cable is an older style of flexible conduit-type wiring that was commonly used during the same time period as Knob & Tube wiring and was frequently used in more exposed (unfinished) areas such as attics and basements. Like Knob & Tube wiring systems this Armored Cable does not have a ground wire but can be grounded via the metal covering of the wire. Like Knob & Tube this wiring should be replaced as needs for additional wiring are called for and should not be added-to because of the solder type connections used in its original installation. Until the home can be upgraded it is recommended that these older circuits be given additional safety by installing AFCI breakers by a licensed electrical contractor. (See AFCI note below).

 **Upgrade**

 **Safety**

In basement

In Walls

10 %: Estimated % of home with Armored Cable

Outlet Cover Plates (Switches, Receptacles, Junction Boxes etc.)

Damaged, missing, or otherwise defective cover plates should be replaced by homeowner/handyman for safety.

Safety

Maintain

Junction boxes with missing clamps/connectors:

Many locations in basement

Many locations in attic

Receptacle Outlets:

Grounded

>80 %: Grounded (estimated % of random sample)---I recommend replacement as necessary

Un-grounded

<20 %: Un-Grounded (estimated % of random sample)

Reverse polarity noted

Outlet at West end of kitchen island

Outlet at wall South of kitchen island

Outlet South side of living room

(others are possible and should be anticipated)

Lighting Outlets:

Porcelain bulb holders present:

In closet locations:

Basement Storage Room

Bedroom closets

Porcelain bulb holders in closet pose a risk of fire from stored items. I recommend replacement of these bulb holders with fixtures approved for closet installation.

Safety

Maintain

GFCI: Locations:

Ground Fault Circuit Interrupters present in Circuits

Ground fault circuit interrupters (GFCI) can help prevent electrocution inside and outside the home. GFCIs are an effective means of protecting against electrical shock, however, they must be tested regularly -- UL recommends once a month -- to verify they are working properly.

1 Push the "Reset" button located on the GFCI receptacle, first to assure normal GFCI operation.

2 Plug a nightlight (with an "ON/OFF" switch) or other product (such as a lamp) into the GFCI receptacle and turn the product "ON."

3 Push the "Test" button located on the GFCI receptacle. The nightlight or other product should go "OFF."

4 Push the "Reset" button, again. The light or other product should go "ON" again.

Maintain

Bathroom GFCI's:

Bathroom Receptacles tested as GFCI protected

Kitchen GFCI's:

Kitchen Receptacles tested as GFCI protected

Exterior GFCI's:

No exterior receptacle outlets found---if any are located it should be verified that they are properly GFCI protected and repaired if not.

Unfinished Basement GFCI's:

It is not always possible to locate all receptacles in basement spaces due to storage and other obstructions.

Receptacles in Unfinished Basement Space NOT GFCI protected

AFCI:

Arc Fault Circuit Interrupters not required at time of construction/but are recommended

An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. They should be tested monthly by the homeowner.

Upgrade

Safety

Smoke Alarm/Detectors:

* Clean regularly. Dust and debris will interfere with normal operation.

* Replace batteries at least once a year.

* Schedule regular maintenance and tests. [The Consumer Products Safety Commission recommends checking these alarm/detectors every Spring & Fall time change.](#)

Bedroom(s) includes rooms that could be used as sleeping areas

Present in all bedrooms

Main Floor Level

Smoke alarm/detector present

Basement Level

Smoke alarm/detector present

Carbon Monoxide Alarm/Detector (s):

Plug-in type

If Carbon Monoxide (CO) alarm/detectors are present at the time of inspection they may not be when you take possession because they are portable. I recommend verification on taking possession and purchase of unit if necessary.

* Clean regularly. Dust and debris will interfere with normal operation.

* Replace batteries at least once a year.

* Schedule regular maintenance and tests. [The Consumer Products Safety Commission recommends checking these alarm/detectors every Spring & Fall time change.](#)

ELECTRICAL

WARNING: Even if the electricity has been turned off, some sections of the electrical system are charged with electricity and can be lethal if contacted. I recommend that all changes/corrections made to the electrical system be performed by a licensed electrical contractor.

401 Service:

Satisfactory

The electrical service is the set of wires that run from the street or power pole to the main breaker panel or fuse box. In this home the service runs overhead. An overhead service will include a service drop from a pole to a weather head, where the service drop connects to the service conductors and enters into the service mast conduit that connects to the electric meter base. At the weather head, the service wires should form a loop, called a drip loop, to prevent water from running into the conduit. Overhead service wires should have proper clearances above ground, walkway, or flat roof surfaces. Tree branches should be kept cut back from

There is vegetation (from the East Yard tree) that may be impacting the service wires to the Home. I recommend that this vegetation be removed by a licensed arborist or knowledgeable homeowner/handyman. Safety is always a concern working around these service wires.

Safety

Maintain

402 Main Service Panel:

Satisfactory

Proper access to the panel is not possible due to dryer located in front of the panel. Minimum clearances of 30" wide and 36" deep in front of the panel is recommended. I recommend that proper clearances be maintained. Proper access should be maintained for both servicing and access during an emergency or to reset tripped breakers.

Upgrade

Evaluate

Repair/Replace/Install

Safety

Maintain

403 Remote Distribution Panel(s) (Sub-Panels):

N/A

404 System Grounding & Bonding:

Satisfactory

Grounding requirements for residential electrical systems has undergone numerous changes since the beginning of wiring homes. Whenever possible it is a good idea to upgrade the grounding of older systems for safety. Newest grounding requirements call for ground rods and bonding of metal piping systems (hot and cold water pipes, drains, heating systems and gas pipes, etc). When the licensed electrical contractor is at the home for other reasons, I recommend that proper grounding be evaluated and corrections made as necessary.

Safety

Maintain

405 Distribution Wiring:

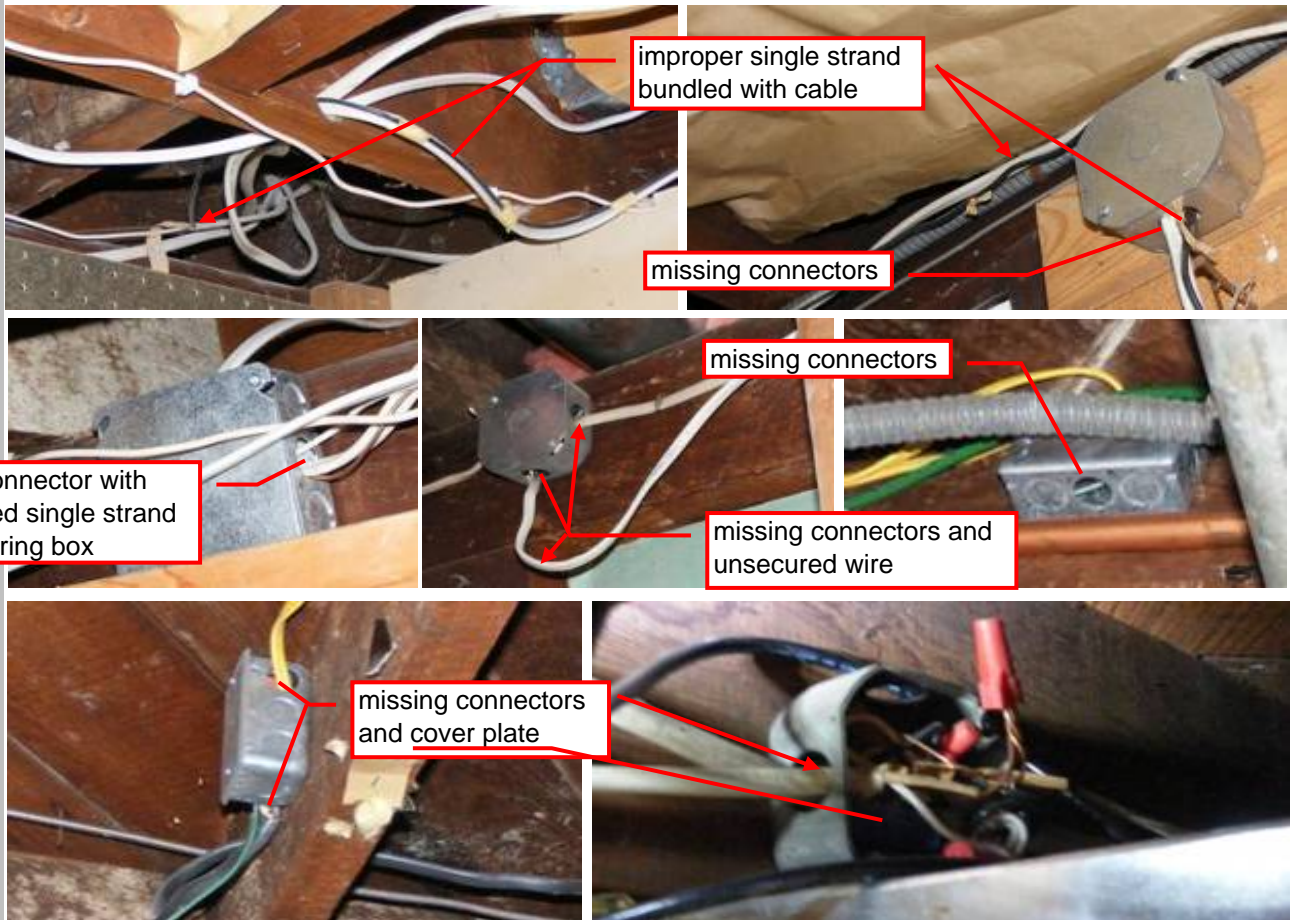
Satisfactory

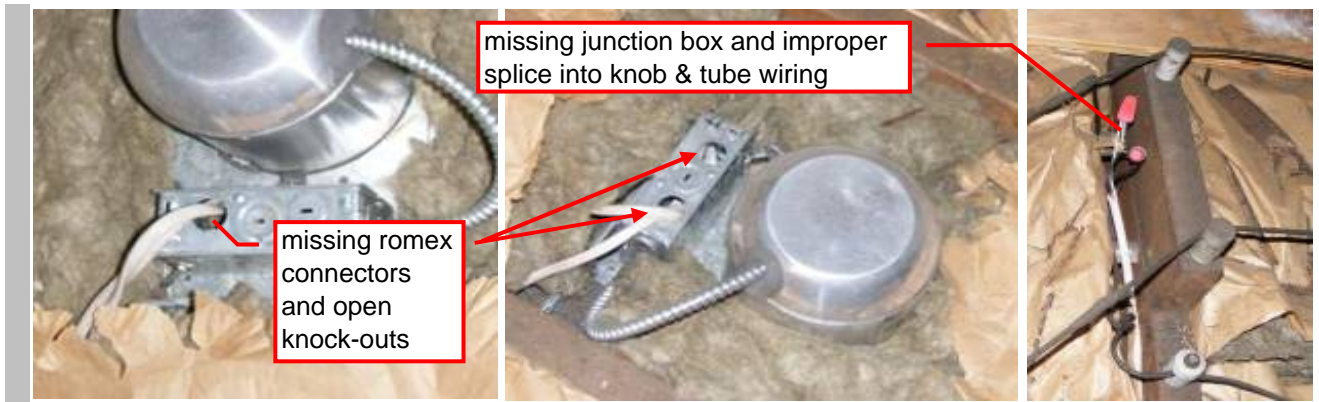
The home has older style Knob & Tube wiring. I recommend that this wiring be maintained and not added to as additional electrical needs are addressed. I recommend that the wiring in attic spaces be replaced prior to insulating those spaces. All work on these older circuits must be performed by a licensed electrical contractor.

In homes with Knob & Tube and Armored Cable wiring, I consider it a good idea (until the wiring can be replaced) to add some level of protection to these older circuits by adding AFCI breakers to the circuits. These old systems are prone to the types of arcing conditions that these breakers are designed to detect (at connections in junction boxes). Circuits that have been compromised by the addition of post installation wiring are particularly vulnerable to these arcing conditions because connections are frequently not professionally done. I recommend that licensed electrical contractor install Arc Fault Breakers on these circuits.

- Upgrade
- Evaluate
- Repair/Replace/Install
- Safety

There has been extensive wiring in the basement and the attic (perhaps in the walls as well) that show "less-than-professional" installation. There are a very large number of junction boxes with wires installed without proper termination connectors (romex connectors). I recommend a thorough evaluation/repair by a licensed electrical contractor of all of these exposed junction boxes in the attic and basement. The additional wire run to provide a third leg for the West outside light (to provide switching of the light both in the basement and at the top of the stairs) is not proper and should be corrected by the licensed electrical contractor.





missing junction box and improper splice into knob & tube wiring

missing romex connectors and open knock-outs

- Evaluate
- Repair/Replace/Install
- Safety

406 Lighting:
Including Can Lights

Satisfactory

Testing of the electrical system within a home includes random testing of receptacles, switches, and lights.

Can Lights often have improper bulbs installed in them. A chart of the proper size & type of bulb allowed in a particular fixture can be found by removing the bulb and looking at the inside of the fixture. I recommend that upon taking possession of the home that all can lights be checked for proper size & type of bulb.

The can lights in the attic have not been properly wired. I recommend evaluation/repairs by licensed electrical contractor of all of the can light wire terminations in the attic and elsewhere in the home.

- Evaluate
- Repair/Replace/Install
- Safety

I recommend upgrading the exposed bulb type porcelain lamps in the closets and basement storage room to approved closet type fixtures by licensed electrical contractor when they are at the home making other repairs.



- Upgrade
- Repair/Replace/Install
- Safety

407 Receptacles:

Satisfactory

Testing of the electrical system within a home includes random testing of receptacles, switches, and lights. Receptacles are tested for proper grounding and polarity.

Reverse polarity is when the intended "hot" conductor has been reversed with the "neutral" conductor. This can create a safety hazard because devices plugged into the receptacle can have parts energized that should not be. All reversed polarity should be corrected by a licensed electrical contractor.

There was reversed polarity noted at at least three locations: South living room and two in the kitchen. I recommend proper repairs.

- Repair/Replace/Install
- Safety
- Maintain

For convenience I recommend as an upgrade having receptacles added at the countertops next to the range.

- Upgrade
- Repair/Replace/Install

Loose receptacles can cause flexing of the wires at their attachments leading to arcing/overheating. Since not all receptacles are checked during an inspection, when loose receptacles are found they should be properly secured in their boxes. Sometimes this repair can be made by homeowner/handyman-----for optimum safety all electrical repairs should be made by qualified persons.

- Safety
- Maintain

408 GFCI Receptacles/Breakers:

Satisfactory

GFCI outlets (Ground Fault Circuit Interrupt) are currently required at: receptacles at kitchen countertops, bathroom receptacles, exterior receptacles, garage and unfinished basements (except freezer), hot tubs & pools.

All potentially wet areas, including exterior, garages, bathrooms, kitchens, unfinished basements, crawl spaces, wet bars are tested for ground fault circuit interrupter (GFCI) protection.

There is currently no GFCI protection at the receptacles in the unfinished portion of the basement. I recommend that for safety the receptacles be upgraded by a licensed electrical contractor to GFCI type receptacles. This would include a dedicated receptacle to the sump pump if the sump pump is to remain.

- Upgrade
- Safety

409 AFCI Protected Outlets:

Satisfactory

AFCI (Arc Fault Circuit Interrupters) are currently required on all 120volt outlets in the bedrooms of homes. This requirement includes receptacle circuits and lighting circuits. As a safety upgrade I recommend having a licensed electrical contractor install AFCI breakers on the circuits to these rooms. See the Notes section of this report for additional info and proper testing of the breakers.

All homes built prior to 2002 with "romex" type wiring can benefit from Arc Fault protection and should be considered, as a fire safety upgrade.

- Upgrade
- Safety
- Maintain

In homes with Knob & Tube, Armored Cable, and Un-Grounded Non-Metallic Sheathed Cable wiring it is considered a good idea (until wiring can be replaced) to give added protection to these older circuits by adding AFCI breakers to the circuits. These old systems are prone to the types of arcing conditions that these breakers are designed to detect. Circuits that have been compromised by the addition of post installation wiring are particularly vulnerable to these arcing conditions because connections are frequently not professionally done. I recommend that licensed electrical contractor install Arc Fault Breakers on these circuits.

- Upgrade
- Safety

410 Smoke & Carbon Monoxide Alarm/Detectors:

Satisfactory (present)

At the time of inspection smoke alarm/detectors are not tested. I recommend that prior to move-in, that all smoke alarm/detectors be tested and have their batteries replaced. It is recommended that smoke detectors that are older than 5-7 years should be replaced by a licensed electrical contractor if they are hard-wired; and replaced by the homeowner/handyman if they are battery operated.

For optimum safety, hard-wired smoke alarm/detectors with backup batteries are recommended in each bedroom, and hallways outside of bedrooms. At least one smoke alarm/detector should be installed on each floor of the home. Alarm/detectors must be maintained free of dust and debris which can interfere with operation.

Safety

Maintain

Inspection Limitations / Exclusions:

Insulation in Attic

Furnishings / Storage prevented access to some outlets

Low voltage wiring systems, including timers and sensors, are not part of this inspection.

Security and alarm systems are not within the scope of this inspection.

Evaluation of auxiliary, low voltage, electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, etc.) is not performed as part of a standard home inspection.

Unless otherwise noted no determination is made as to whether any electrical component has the proper UL Listing. Permanently installed light fixtures made in other countries sometimes do not have the proper UL Listing indicated on them.

Buried Storage Tanks:

It is not always possible to determine if an underground oil storage tank (or any other kind of underground storage tank) is present on the site. If a tank is present and has been abandoned for more than two years, local ordinances often require that the tank be decommissioned or removed. Each jurisdiction has its own rules regarding decommissioning and they should be consulted regarding specific requirements. Decommissioning of a tank generally means removing any remaining oil product, filling the tank with inert material, and removing exposed pipes. I recommend that when the tank has been decommissioned that the "Certificate of Decommission" be obtained from the seller. There may be some liability exposure related to "decommissioning" of tanks as opposed to tank removal. Typically removal of the tank (and associated soil testing) represents the lowest exposure to future discovery of contaminated soils.

Evidence of previous, existing and/or decommissioned oil tank

Possibility of In-Ground Tank, evidenced by:

Fill pipe

Vent Pipe

Abandoned supply lines seen:

Basement

At current furnace

Oil line "trench" evident in concrete floor

Home is Heated by Oil Fired Furnace

HEATING ENERGY:**OIL:**

Single wall metal pipe to masonry chimney

Cap/Hat

Metal Liner Present

Back-Draft Damper:

Operates manually

Location: Basement

Manufacturer:

Thermo-Products

BTU Rating:

70,000

Est. Age (mfg):

2003?

4 Years old

The life expectancy of a gas or oil fired furnace is approximately 20 to 25 years. This figure can vary widely depending on many factors. Newer furnaces (less than 10 years old) should be serviced at no less than two year intervals, while furnaces that are 10 years old or older should be serviced annually.

The "heart" of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of the heat exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for a full evaluation of heat exchanger conditions, particularly if the unit is beyond 10+ years old or any wear is exhibited.

Efficiency Rating:

Not Determined

Combustion/Dilution Air:

It is not always possible to assess at the time of inspection whether there is adequate combustion air provided. It is my intent to report on conditions indicative of the lack of combustion air.

Taken from Basement Space

Thermostat location:

Dining Room

Programmable type

It is very common for homes to have poor circulation resulting in stagnant air behind furniture, corners etc. These areas are prone to build up of moisture resulting in Mold or Mold-like/Fungal Growth. This is especially true if the home is poorly insulated. I recommend keeping a consistent level of heat throughout the home at all times during the heating season to reduce condensation on metal window frames and to reduce high moisture levels in areas of poor circulation.

Safety

Maintain

Heating Type:**Forced Air**

Filter needs cleaning/replacement

Clean air filters not only improve the living environment, they also help maintain the furnace components by providing proper cooling of the internal parts and reducing dust accumulation in key components. Pleated and electrostatic type filters can provide improved filtration over conventional fiberglass or mesh filters. Electronic air cleaners provide exceptional air filtration.

Maintain

Electronic Air Cleaner:

None Present

Space provided for future installation of air cleaner

Today's weather-tight homes trap airborne particles inside where everyday household contaminants can become increasingly concentrated. The result: indoor air can be up to five times more polluted than the air outdoors. An excellent way to help mitigate these issues is to install an Electronic Air Cleaner.

<http://www.soil.ncsu.edu/assist/homeassist/IndoorAir/>

- Upgrade
- Maintain

Distribution:

Ductwork:

Ductwork concealed / not visible

Some ductwork concealed / not visible

Heating ducts can accumulate dust over time. In homes with heating/cooling duct work, it is recommended that the duct work be invasively cleaned (by removing grilles at each return and supply location) every 2 years to minimize wear and tear on the furnace/air-cleaner, and to minimize the re-introduction of dust into the living space. This is especially true if any remodeling to the home has recently taken place. I recommend, unless verification of last cleaning can be obtained, that duct work be cleaned upon taking occupancy to establish a cleaning history.

- Maintain

Whole House Air-Change Fan:

None Present

Noxious or Other Odors Noted:

Odors associated with the "start-up" of oil fired furnaces

HEATING

I recommend that all changes/corrections made to the Heating / Cooling / Ventilating Systems be performed by a licensed Heating/Cooling/Ventilation Company.

501 Heating Unit(s) & Venting & Combustion:

Satisfactory

The oil tank is apparently located under the driveway. The vent pipe appears to be cut off at the surface of the driveway and is likely to allow surface water into the tank. I recommend further evaluation/repairs by licensed heating contractor. I also recommend asking the heating contractor if there are any associated issues posed by its being located under the driveway.



- Evaluate
- Repair/Replace/Install
- Safety
- Maintain

502 Heat Distribution:

Satisfactory

503 Air Filtration:

Satisfactory

The furnace filters are very dirty. I recommend cleaning/replacement by homeowner/handyman.

Safety

Maintain

Energy Conservation

Today's weather tight homes trap airborne particles inside where everyday household contaminants can become increasingly concentrated. The result: indoor air can be up to five times more polluted than the air outdoors. An excellent way to help mitigate these issues is to have an Electronic Air Cleaner Installed. Contact a licensed heating and ventilation contractor and the link below for more information.

<http://www.soil.ncsu.edu/assist/homeassist/IndoorAir/>

Upgrade

Evaluate

Maintain

Energy Conservation

504 Air Exchange Unit:

N/A

According to the Heating, Refrigeration and Air Conditioning Institute, your home should have new, fresh air every three hours. In drafty older homes, built before the emphasis on energy conservation, fresh air exchange occurs naturally as stale air seeps out and fresh outside air is drawn in. But in a home that is tightly weatherized, it can take as long as 10 hours to bring in new air.

Whole-house air exchangers for cool climates helps reduce excess moisture problems -- like condensation on windows -- that contribute to Mold/Fungal Growth . It's the same principle as using your bathroom exhaust fan to remove moisture created by running the shower. For more information see the link below.

<http://www.eere.energy.gov/buildings/info/documents/pdfs/26458.pdf>

Upgrade

Energy Conservation

Heating Inspection Limitations / Exclusions:

Storage around furnace

Heating Registers concealed by storage/belongings/furniture

Determination of heating or cooling system adequacy is beyond the scope of this inspection.

Thermostats are not checked for accuracy or timed functions.

Determining the presence of asbestos is beyond the scope of the inspection.

WATER SUPPLY/WASTE DISPOSAL – Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of these systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

Water Source:

Public Utility

Water Meter Location:

At street

Meter compartment dirt filled

Often times rodent activity will fill the meter compartment with dirt making reading the meter difficult. I recommend homeowner/handyman keep compartment free of dirt and debris.

Maintain

Main Water Shut-Off Location (s):

Main Water Shut-Off Location in Unit:

At Meter at street: even when there is a shut off located within the home the water to the home can always be shut off at the street.

NE corner of basement

Water Pressure:

Please note that the water pressure to the home can vary considerably depending on supply controls of the municipality/utility. If at the time of inspection the water pressure is close to the high end of the scale (70psi), fluctuations above 70 psi can negatively impact the house and appliance piping connections. Excessive changes in flow over time should be further evaluated by a licensed plumber.

80 PSI, tested at:

Both outside faucets

Main Water Line:

Not visible (Galvanized pipe likely)

Diameter:

3/4"

Pressure Reducing Valve, location: (usually only present when water pressure is too high)

None/Not seen

Back Flow valve location: (usually only present when there are sprinkler or fire suppression systems)

None/Not seen

Supply Piping:

Copper:

Water Filter:

None present

Outside Faucets:

While outside faucets are typically tested as to basic function (turn off and on), this level of testing will not always discover leaks related to hoses being connected or other means of back pressure on the valve.

Non Frost-Free Type faucet, Locations:

Turned on, under back-pressure, without leaking

Piping not protected against freezing

NW corner of home

Turned on, under back-pressure, without leaking

Piping not protected against freezing

NE corner of home

Turned on, under back-pressure, without leaking

Piping not protected against freezing

If the outside hose faucets are not freeze-resistant, I recommend wrapping them with insulation or installing an insulated cover. If interior shutoffs are provided, they should be turned off, and the outside hose faucets opened. If interior shutoff valves are not provided, the hose faucets should be protected as described above.

I recommend upgrading older hose faucets with freeze resistant, anti-siphon type faucets to help prevent freezing and to prevent contaminated water from being siphoned back into the water supply.

Upgrade

Maintain

Waste Destination:

Public Sewer

Location of Main Stack Clean-Out:

East Basement storage room

Drain / Waste / Vent Piping (DWV):

NO Basement floor drains located (may be hidden)

Assurances are warranted that basement floor drains are functional. I do not test them but I do recommend that they be tested for function by homeowner/handyman running a hose in them for a prolonged time or having them professionally scoped by a licensed plumber. The traps in these drains sometimes dry-out allowing sewer gases and vermin into the home. As a part of routine maintenance I recommend making sure drain trap has water in it and is properly covered.

X Maintain

Galvanized drains:

Cast Iron drains:

Plumbing Venting:

Vents extended through roof:

Galvanized vent pipes evident

Cast Iron vent pipes evident

Pipe Flashings:

Satisfactory

Flashings will need to be replaced when roof is replaced

Metal & Rubber/Gasket type flashings.

These rubber gasket type pipe flashings are prone to leaking. It is not always possible to tell from a visual inspection if these seals around the pipe are effective. I recommend that if leaking occurs or when the home is re-roofed that these flashings be replaced with lead type flashings that protect the roof and fold inside the pipe at the top.

Sump Pump:

A sump pump may be added out of necessity or as a precautionary measure. Regardless, if present, it should be regularly checked for proper operation and discharge and maintained accordingly. Pump operation may change seasonally, due to rainfall or other factors. If an ongoing concern exists, consideration should be given to having a backup generator and/or battery energy source for emergency situations. The discharge adequacy/location of underground lines cannot be checked.

Location: At laundry area

Drain Termination:

At house drainage plumbing

This installation may or may not be acceptable to the local jurisdiction—I recommend verification

Back-flow valve present

Not present----repairs recommended

Sump liner present

Improper sump liner

GFCI protected Receptacle

NOT GFCI protected----repairs necessary

There can be issues with having the Sump Pump GFCI protected. If the GFCI trips, the pump will not have power and flooding can occur. In spite of this concern, I recommend that the Pump be GFCI protected; and, in addition a high water alarm (audible & visual) be installed on the unit. In the event of a power outage a battery operated back-up pump or mechanical pump is recommended.

Not dedicated circuit

Improper electrical connection

High water Alarm

No high water alarm/but is recommended

Water Heater Location:

Basement, next to furnace

Under certain conditions, hydrogen gas may be produced in a hot water system that has not been used for two weeks or more. HYDROGEN GAS IS EXPLOSIVE. If the hot water system has not been used for two weeks or more, turn on all hot water faucets and let the water flow from each for several minutes. This will release any accumulated hydrogen gas. As the gas is flammable, do not smoke or use an open flame during this time. It is a good idea to keep this in mind when getting home from vacation / traveling.

Brand: **American**

Gallons 50

Age (mfg): **2004**

3 years old

Electric

Electric water heaters may last 20 years or more.

Electrical disconnect at Main Service Panel

Disconnect is in the "line of sight" and as such does not require a "lock-out" device on the panel disconnect breaker.

TPRV (Temperature Pressure Relief Valve)

TPRV located at required location

Improperly terminated

Drain pipe does not extend to within 6" of floor or to exterior within 6" of ground

Hot Water Temperature:

118 degrees F, tested at:

Kitchen sink

Tempering Valve:

Tempering Valve NOT Present but recommended.

If the supply of hot water is inadequate when the water temperature is at 120 degrees F, I recommend considering having a tempering valve installed by a licensed plumber (or having a second or bigger hot water heater installed). This will allow the water heater to be set at much higher temperatures while controlling the temperature of the hot water delivered to the fixtures throughout the home.

Contact a licensed plumber for additional information.

- Upgrade
- Safety
- Maintain

Seismic Strapping:

Seismic strapping missing---repairs recommended

Cold water shut-off:

Present at heater

Yard Sprinkler System:

None Present

Fire Sprinkler System:

None Present

PLUMBING

I recommend that all changes/corrections to the Plumbing System be performed by a licensed plumber.

601 Water Service:

Satisfactory

The water line from the meter (street) to the home is the likely the older style galvanized pipe. I recommend factoring replacement of this pipe. Functional flow will decrease with time as a result of corrosion common with this pipe. Replace as desired (by licensed plumber) or as poor functional flow/leaking dictate. It is critical that when this piping is replaced that proper grounding of the Electrical system be maintained/re-connected. If the line is replaced with plastic pipe additional means of grounding may be required. Verify that the plumber is replacing this pipe in conjunction with a licensed electrical contractor to maintain/install proper grounding of the electrical system.

- Monitor
- Evaluate
- Repair/Replace/Install
- Maintain

602 Supply Plumbing:

Satisfactory

Water temperatures in excess of 120 degrees F should be lowered to avoid scalding burns.

A desirable level of static water pressure within a home is 40 to 70 pounds per square inch (psi).

At the time of inspection functional flow was adequate.

Maintain

If the water pressure exceeds 80 psi, it should be reduced by installing a pressure reducing valve on the system. When pressure reducing valves are installed expansion tanks should be installed in the system as well to allow for expansion and contraction within the system. Excessive water pressure can make piping vulnerable to leakage and may be harmful to valves and fittings.

At 80 psi I recommend installation of a pressure reducing valve by licensed plumber. I recommend consulting licensed plumber about options and verify that proper expansion tank will be installed along with the valve.

- Upgrade
- Evaluate
- Repair/Replace/Install
- Safety
- Maintain

603 Drain, Waste & Vent Plumbing:

Satisfactory

Proper function and life expectancy of the main sewer drains is beyond the scope of this inspection. I recommend that if there are concerns about the function of the main sewer drain that it be evaluated by a licensed plumber with a Spectra-Scope. It is not likely in the course of the standard home inspection that large enough quantities of water will be drained to determine the adequacy of the drains.

Much of the drainage plumbing in the home is the older style galvanized pipe. This pipe is at the end of its expected life and typical corrosion at joints and pipes is evident throughout. There are some areas wrapped with duct tape. Attempts at cleaning these drains usually accelerates their demise, especially with the use of corrosive types of drain cleaning products. Corrosive types of drain cleaning products should never be used in metal drain lines. There are some Bio-Enzymatic types of cleaners that can be quite effective. I recommend factoring replacement of these older drains by a licensed plumber in the near future. The bathroom tub and sink drains drain very slow.

For more information on Bio-Enzymatic cleaners see:

<http://www.plumbertools.com/biodrain/>

There is evidence of previous replacement of drain components.

There is evidence of past patching of leaks in drain pipes.



- Upgrade
- Repair/Replace/Install
- Safety
- Maintain

604 Hose Faucets:

Satisfactory

Including new frost-free/anti-siphon type faucets when the plumbing is upgraded is recommended.

- Upgrade
- Maintain

605 Sump(s) & Pump(s)

Satisfactory

The entire sump set up for the washing machine drain is less than professionally installed. I recommend that this entire installation be evaluated and repaired as necessary by a licensed plumber. At the time of inspection we discussed that a bathroom may be installed in the basement which would require an ejector pump. Perhaps in lieu of repairs to the sump the laundry could be properly drained to the future bathroom ejector pump. Consult with the plumber about options.

There is currently no high water alarm on the Sump Pump. I recommend installation and maintenance of a high water alarm system. This alarm should be located where it can be easily maintained. It should contain Audible and Visual components and have battery backup. When the pump does not function flooding can occur and may go un-noticed for long periods of time.

- Upgrade
- Monitor
- Evaluate
- Repair/Replace/Install
- Safety

Maintain

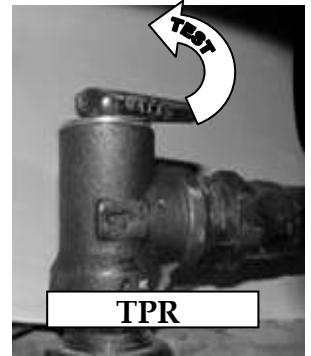
606 Gas Piping:

N/A

607 Water Heaters:

Satisfactory

A temperature and pressure relief (TPR) valve is required on all water heaters to discharge any excessive pressure within the tank. A discharge pipe should be attached to the TPR valve and directed to a safe location away from body contact. Newer installations must be directed to the building exterior. Most manufacturers suggest that homeowners test the TPR valve at least once a year by lifting the lever to ensure the valve discharges properly. The picture to the right shows a typical top-of-tank type TPR Valve. They may also be found on the side of the heater on some models. This inspector does not test these valves due to the possibility that they may leak after testing. A leaking or inoperative TPR Valve should be replaced immediately by a licensed plumber.



Safety

Maintain

There is currently no seismic strapping on the water heater as is required. I recommend that seismic strapping be installed per manufacturer's instructions by homeowner/handyman. These strapping kits are readily available at Lowes/Home Depot type home maintenance stores.

Repair/Replace/Install

Safety

Maintain

The TPRV does not currently drain to within 6" of the floor. I recommend proper repairs by licensed plumber when they are at the home for other reasons.

Repair/Replace/Install

Safety

WDO (Wood Destroying Organisms & conducive conditions)

Maintain

Inspection Limitations / Exclusions:

Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, solar water heating systems etc.) are not evaluated unless specifically indicated.

Private water supply systems, waste disposal systems, and fire and lawn sprinkler systems are not inspected unless contracted for an additional fee.

The adequacy of the domestic hot water supply or temperatures was not determined.

The "Security" of any home is never absolute. At the time of inspection I assess the "basic functionality" of door and window locking mechanisms. No assessment of the individual or overall effectiveness of security is implied. Glass, frames, locks and other elements can be prone to "tampering" and are "limiting factors" of locking mechanisms/systems. All security devices and systems must be balanced against the ease of escape in the event of emergency. Concerns about the home's overall security system should be addressed by a licensed home security company.

While determining the presence of "Safety Glazing" in the home is beyond the Standards of Practice, I endeavor to identify safety glazing when possible to improve safety. In this report Safety Glazing is generically used to refer to any of the types of safety glazing including "Laminated Safety Glass", "Tempered Safety Glass" etc. The requirements for safety glazing in homes has changed over the years and varies from jurisdiction to jurisdiction. Questions of the appropriateness or lack of safety glazing in this home should be addressed to the local building department.

EXTERIOR DOORS:

Front Entry Door:

Wood

Weather-Stripping:

Door side and top weather-stripping satisfactory

Metal Friction Type Weather Strip

Threshold weather-stripping:

None Present

Door does not close tight against weather-stripping----day-light shows

Overall condition of door:

Satisfactory

Weathering of exterior finish present

Door shows much "distress" consistent with age

Security mechanisms:

Locking mechanisms functioned normally

One dead-bolt appears abandoned

Single Pane Glass

Safety Glazing:

NOT Safety Glass

Basement Door:

Wood

Weather-Stripping:

Weather-Stripping in poor condition

Door does not close tight against weather-stripping----day-light shows

Threshold weather-stripping:

Damaged / NOT functional

Overall condition of door:

Door shows much "distress" consistent with age

Pet door present

Security mechanisms:

Locking mechanisms functioned normally

WINDOWS:

Mold or Mold-like/Fungal Growth evident on some windows.

See 1201 regarding Mold or Mold-like/Fungal Growth.

 Safety

 Maintain

Casement

Awning

Fixed (picture)

Double-Hung

Vinyl:

Insulated glass

Wood:

Single pane

In some windows

Problems with double hung and other types of wood single pane windows is common: broken sash joints, missing glazing, cracks, painting issues on exterior, painted shut, condensation issues, broken weight cords. Until these older units can be replaced, care must be exercised in their use due to the potential for injury from falling sashes etc.

Storm windows

Sash components in poor condition

Missing/Broken latch mechanisms

Missing lift handles

Steel Frame:

Single pane

Wood:

Insulated glass

Some windows have broken thermal seals

Window Coverings/Blinds:

Window coverings and blinds are not inspected for function at the time of inspection except in the process of testing windows for function. I recommend that you test these blinds as desired.

Draw strings and slatted type coverings can be a strangulation hazard for small children. I recommend considering some of the newer types of blinds that are less dangerous to small children. For more information regarding the safety hazards of blinds, see the Consumer Product Safety Commission website at:

<http://www.cpsc.gov/cpscpub/prerel/prhtml06/06014.html>

Safety

Maintain

INTERIOR DOORS:

Required minimum 3/4" clearance under interior doors for forced air heating system

Raised Panel

Bi-fold doors present at some closets

Doors show signs of "wear and tear" and some minor damage

Many locksets not functional (typical of age) repair/replace as desired

Door Stops:

No door stops----I recommend installing where necessary to protect walls from damage

DOORS & WINDOWS

701 Exterior Doors

Satisfactory

It is considered good practice to change the locks on homes at the time of purchase.

Doors that bind against the door jambs or don't close properly can generally be trimmed or adjusted to function properly. If this condition is caused by door frames that are out of square, it may indicate settlement or unusual movement of the structure, which should be investigated by a qualified engineer.

Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of a safety glazing at windows/doors is not evaluated.

Both of the exterior doors are in need of repairs/weather-stripping and/or replacement. All of the exterior doors have cosmetic as well as defects related to age and use. The jambs and locking/latching mechanisms are in poor condition as well. Replacement of the doors can improve overall energy efficiency of the home as well as improve security of the home. Until these doors can be replaced by a licensed door installation company, I recommend that they be maintained well painted and sealed to protect the home from damage from the elements.

Upgrade

Repair/Replace/Install

Safety

Maintain

Energy Conservation

702 Windows:

Satisfactory

In newer construction, safety glass is required at specific locations. Safety glass is not found in many older homes, but upgrading at critical areas is suggested.

All bedrooms should have at least one window large enough to allow exit/entrance in case of a fire. The minimum net opening should be no less than 5.7 square feet, with a minimum width of 20 inches and a minimum height of 24 inches. The bottom of the window should be below 44 inches. (When the bottom of the window is above 44" installation of a permanent step is considered acceptable and is recommended.)

If a double glazed window appears to be fogged, or there is moisture between the panes, it is an indication that the vacuum seal has failed. Sometimes this failed glazing is observable only under the right atmospheric conditions (as when sun hits the window). Screens, curtains, and blinds can hide these defects. Conditions such as temperature, humidity and lighting can limit the ability of the inspector to tell if windows have broke seals. This condition is primarily a cosmetic concern, as it does not significantly reduce the insulation value of the window.

Most of the windows in the home are older style (original) single pane wood windows. There are cracks and poor/missing glazing and most are painted shut or otherwise not functional (broken/deteriorating sash components, broken sash cords, broken/missing locking mechanisms, missing lift handles, scratched glass, etc). I recommend factoring replacement of all of the windows in the home by a licensed window installation company. All of these windows should be properly maintained well sealed and painted until they can be replaced. Window replacement should include evaluation/repair/replacement of trim/sills and related components as well.

Some of the windows are older style single pane metal frame windows. I recommend factoring replacement of all windows in the home by a licensed window installation company for improved energy efficiency. All windows should be properly maintained until they can be replaced. However, the bedroom windows should be replaced to allow for proper exit in case of fire or other emergency.

- Upgrade
- Evaluate
- Repair/Replace/Install
- Safety
- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain
- Energy Conservation

703 Interior Doors:

Satisfactory

Doors that bind against the doorjambs or don't close properly can generally be trimmed or adjusted to function properly. If this condition is caused by door frames that are out of square, it may indicate settlement or unusual movement of the structure, which should be investigated by a qualified engineer.

Many of the interior doors show evidence of wear-and-tear associated with the age and use of the home. I recommend factoring replacement of the doors as desired in the context of overall remodeling plans. Adjustments/repairs will be necessary for many of the doors to: close without binding, latch properly and/or to clear carpeting properly. I recommend repairs/replacement as desired.

- Upgrade
- Maintain

The door from the kitchen to the basement stairs should not swing over the stairs. I recommend that door be re-hung to swing into the kitchen for improved safety.

- Repair/Replace/Install
- Safety

Inspection Limitations / Exclusions:

Furnishing/Storage limited inspection
Some windows painted shut

No comments are offered on cosmetic finishes.

If the home was furnished at the time of the inspection, not all interior finishes were visible. We advise a careful walk through once all furnishings are removed.

The items listed below were present at the time of inspection. These items can conceal damage to walls/floors. Concealed defects are not within the scope of the home inspection. In areas where there is typically a high level of humidity, such as bathrooms and laundry rooms, any damage to the wall paper or paneling can allow moisture to accumulate behind the wall paper or paneling, promoting moisture damage and possible mold/fungal growth. I recommend careful observation during final walk-through and/or adjusting any renovation budgets to account for unforeseen circumstances and conditions that were not visible at the time of inspection. **Carpeting, Area Rugs, Furnishings, Appliances, Storage Items, Curtains/Blinds, INDOOR AIR QUALITY** - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, out-gassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other microorganisms - most are results of excess moisture conditions. A home inspection does not include assessment of potential health or environmental contaminants or allergens. If leakage occurs or detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exists and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Living Areas: Floor and Wall Finishes:

Homes constructed prior to 1978 most likely contain paints with some lead. These paints are not considered a problem as long as the paint does not become "friable" or air-borne. Keeping walls and woodwork well painted can minimize exposure to the lead paints. It is recommended that old painted wood be removed and properly disposed of as opposed to sanding and stripping of the woodwork.

For additional information contact the EPA at:

<http://www.epa.gov/lead/>

This inspector can have the home tested for lead based paints for an additional fee.

Main Living Area(s):

NO egress/improper egress (not required at time of construction)

Floors:

Wood

Some Mechanical Damage to Flooring Noted

Some Staining of Flooring Noted

Stains and Mechanical damage to floors is common. This inspector while making note of staining, can make no conclusions as to the cause of the stains/mechanical damage, or whether the stains/mechanical damage can be satisfactorily removed.

Walls:

Plaster

Localized cracks typical of age and construction present throughout home

In older homes with plaster walls and ceilings, unevenness, cracks, evidence of patching, and defects hidden behind wall paper, are all fairly common. While the inspector may comment on such flaws, cosmetic issues are not the focus of the inspection.

Evidence of patching/repair

Settlement/shrinkage cracks noted-----patch as desired

Ceilings:

Plaster

Localized cracks typical of age and construction present throughout home

Heat

Forced Air

East Bedroom:

NO egress/improper egress (not required at time of construction)

Floors:

Wood

Some Mechanical Damage to Flooring Noted

Some Minor Staining of Flooring Noted

Walls:

Plaster

Localized cracks typical of age and construction present throughout home

Evidence of patching/repair

Settlement/shrinkage cracks noted-----patch as desired

Ceilings:

Localized cracks typical of age and construction present throughout home

Heat

Forced Air

West Bedroom:

Egress window is present (may be difficult to open)

Floors:

Wood

Some Mechanical Damage to Flooring Noted

Some Minor Staining of Flooring Noted

Walls:

Plaster

Localized cracks typical of age and construction present throughout home

Evidence of patching/repair
Settlement/shrinkage cracks noted-----patch as desired

Ceilings:

Localized cracks typical of age and construction present throughout home

Heat

Forced Air

Basement Room:

Floors:

Carpet over concrete

Sometimes carpeting covers other types of floor-coverings on the concrete (vinyl, tiles, etc)

Walls:

Drywall

Ceilings:

Drywall

Heat

Forced Air

Stairs:

Stairs to Basement:

Stairs very steep-----typical of age and type of construction

Wood

Headroom:

Headroom less than ideal, typical of age and type of construction

Side Barriers:

Side barriers **missing/not adequate**

Handrail:

Hand Rail does not return to wall----**repairs recommended**

Hand Rail **not adequate/not continuous**----**repairs recommended**

INTERIORS

801 Floors:

Satisfactory

Inspection of the flooring is intended to identify major defects, where visible. Of greatest concern is moisture damage due to leaks from plumbing fixtures, piping, roofs and windows.

The floors show all of the cosmetic concerns typical of a home of its age and type of construction. There is much unevenness, prior patching, staining, mechanical damage, etc. No further recommendation---- repair/replace/maintain as desired.

Homes of this age and type of construction often have uneven floors. Much of the "roll" in these floors is normal and considered part of the "charm" of older homes. Excessive unevenness can be an indication of framing and foundation issues that may warrant further evaluation by licensed engineers.

- Upgrade
- Evaluate
- Repair/Replace/Install
- Safety
- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain

Squeaking floors (when walked upon) are common in all types of construction, show up under different conditions and are not always apparent during inspection. Newer construction utilizes adhesives to reduce the likelihood of squeaks. Their presence sometimes indicates that adhesive has been omitted. There are many other causes of squeaks as well. Sometimes squeaks can be minimized by removal of carpeting and screwing the subfloor to the joists.

- Upgrade
- Evaluate
- Maintain

802 Walls:

Satisfactory

The walls show all of the cosmetic concerns typical of a home of its age and type of construction. There is much unevenness, cracks, prior patching, staining etc. No further recommendation---
repair/replace/maintain as desired.

- Upgrade
- Maintain

803 Ceilings:

Satisfactory

Like the walls most of the ceilings show all of the cosmetic concerns typical of a home of its age and type of construction. There is much unevenness, cracks, prior patching, staining etc. No further recommendation---
repair/replace/maintain as desired.

- Upgrade
- Maintain

804 Stairs & Railings:

Satisfactory

A proper and secure handrail should be provided for all interior stairs. Stairs that are open on one or both sides should have openings no greater than 4 inches. To prevent a trip hazard, stairs should have a consistent rise and run. Doors should open to a landing, not into a stairwell.

In new construction, accessible space under stairs should have walls, under stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

It is very common for stairs to the basement to be of lower quality than stairs in finished areas of the home. Improper side barriers, handrails, tread spacings, head room etc. Changes to these stairs for safety may be warranted but often times adjustments are difficult and/or expensive.
Installation of proper side barriers is recommended.

- Upgrade
- Evaluate
- Repair/Replace/Install
- Safety
- Maintain

Upgrading of the railings of the upper stairs by a licensed stair railing installation company so that the ends return to the wall is recommend for improved safe use of the stairs. Ends that do not return to the wall can snag belongings and lead to injuries of persons using the railings.
Modern standards call for handrails for stairways to be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight. The ends of the handrail should be returned to the wall or terminate in newel posts or safety terminals. The handrails adjacent to a wall should have a space of not less than 1 1/2 inch (38 mm) between the wall and the handrails.
To improve the safe use of the stairs I recommend that a continuous type railing be installed by a licensed stair railing installation company.

- Upgrade
- Repair/Replace/Install
- Safety

805 Fireplaces:

N/A

Inspection Limitations / Exclusions:

Furnishing/Storage limited inspection

Floor coverings over concrete limited inspection of Concrete Slab. Hidden conditions are common, including: cracks, settlement etc.

No comments are offered on cosmetic finishes.

If the home was furnished at the time of the inspection, not all interior finishes were visible. We advise a careful walk through once all furnishings are removed.

PETS/PESTS - No determination was made regarding any damage and/or lingering odors/waste that may exist from pest infestation or household pet activity, unless specifically noted. Such conditions may not surface or become apparent for some time or until carpeting or other obstructions are removed. If pets have been kept in the house, there are likely some resultant conditions or residue.

Main Bathroom:**Floors:**

Wood
 Some Mechanical Damage to Flooring Noted
 Some Staining of Flooring Noted

Walls:

Plaster
 Evidence of patching/repair/paint touch-up
 Minor settlement/shrinkage cracks noted-----patch as desired

Ceilings:

Drywall
 Drywall/Plaster
 Skylight wells present
 Evidence of patching/repair/paint touch-up
 Minor settlement/shrinkage cracks noted-----patch as desired

Sink:

Flow of water:
 Flow of water appears adequate
 Sink Drainage:
 Drains very slow
 Porcelain
 Pedestal

Tub/Shower:

Flow of water at tub:
 Flow adequate
 Flow of water at shower:
 Flow adequate
 Shower/Spray wand present
 Tub Drainage:
 Drum trap still in place
 Drains very slow

Cast Iron Claw Foot Tub

Tub/Shower Enclosure:

Surround-curtain only

Windows around tub:

Sill/Glazing on glass <60" above floor
 Safety glass:
 Safety glass "etching" is present

Not determined-----I recommend verifying that glass is safety glass

Toilet:

Flow of water to toilet:
 Flow adequate
 Water shut-off present
 Flushed properly at time of inspection
 Low flow toilets are now required in many areas to conserve water. In some cases, however, they require multiple flushes, and yet are still considered functional.
 Hold-down bolt covers missing----install as desired

Accessories:

Towel bars/hooks present
 Toilet Paper holder present

Exhaust Fans:

Fan turns on
Venting to exterior:
Through roof
 Flex Plastic Duct
 Not insulated

Heat:

Forced Air

BATHROOMS

901 Floors / Walls / Ceilings:

Satisfactory

902 Sinks & Faucets:

Satisfactory

Fixture shutoff valves to faucets (and toilets) are not tested during an inspection, as they have generally not been used for some time and are prone to leakage if turned on or off.

Sink drainage is not satisfactory. See plumbing drainage section about recommendation for replacement of the old drain pipes.

Repair/Replace/Install

Maintain

903 Cabinets, Countertops & Accessories:

Satisfactory

The countertop to backsplash and sink to countertop connections in bathrooms should be kept sealed with appropriate caulk.

Maintain

904 Bathtubs, Faucets & Enclosure:

Satisfactory

Caulk and/or grout adjacent to tub and shower surrounds should be maintained in good condition to prevent leakage and resulting wall or floor damage. Deteriorated caulk or grout should be removed prior to re-caulking. Proper sealing of all of the grout joints is recommended.

Like the sink, the tub drainage is not satisfactory. See plumbing drainage section about recommendation for replacement of the old drain pipes.

The tub appears to drain through the original drum type trap with it's clean-out cover showing in the bathroom floor next to the tub. This drum trap is past its expected life and clogging is very common. I recommend factoring replacement of this trap. It is likely that this is located behind the finished basement room ceiling and access through this finish ceiling will be necessary to make repairs.



Repair/Replace/Install

Maintain

905 Shower Stalls, Faucets & Enclosures:

N/A

906 Toilets:

Satisfactory

Toilets should be tight on the floor, as a loose toilet can be prone to leakage. Floor damage or evidence of excess moisture adjacent to the toilet base may indicate a faulty wax seal at the toilet to floor connection.

Maintain

907 Ventilation/ Heat:

Satisfactory

Bathrooms with a tub or shower should have ventilation provided by an opening window or an exhaust fan vented to the building exterior. Ducts serving exhaust fans should not terminate in the attic, and should be insulated to prevent condensation.

Inspection Limitations / Exclusions:

Sink and Tub overflows are not tested.

A standard inspection does not include evaluation of ancillary items such as saunas, steam baths, etc. unless specifically included.

Concealed plumbing, including the water-tightness of shower pans, is beyond the scope of this inspection.

No determinations were made regarding adequacy of, or need for, supplemental bathroom heating or any such supplemental units currently installed.

Kitchen, Floor/Walls/Ceiling:**Floors:**

"Pergo" type Laminate

Walls:

Drywall/Plaster

In older homes that have undergone renovation there can be a combination of plaster & lath and drywall walls and ceilings.

Unevenness, cracks, evidence of patching, and defects hidden behind wall paper, are all fairly common. While the inspector may comment on such flaws, cosmetic issues are not the focus of the inspection.

Evidence of patching/repair

Minor settlement/shrinkage cracks noted-----patch as desired

Ceilings:

Drywall/Plaster

Cabinets & Countertops:**Countertops:**

Tile

Back Splash:

Tile

Cabinets:

Painted Wood Cabinets

Euro-Style Hinges

Euro-Style hinges are prone to loosening, and need to be tightened periodically.

Maintain

Sink:

Flow of water:

Flow functional

Water shut-offs present

Sink drainage:

Drainage functional

Enamel Cast Iron

Spray Wand

Soap Dispenser

Single bowl

Range :

Make: **GE**

Est. Age (mfç **2004**

3 Years old (Average expected life, 17-19yrs)

Anti-Tipping Device:

Anti-Tipping Device **NOT** Installed/Is necessary

To prevent injury to persons, when heavy objects are placed on the oven door in the open position, the installation of an anti-tip device is required on most ranges.

I recommend that an Anti-Tip device be installed on the stove to prevent tipping. If the range is pulled away from the wall for cleaning, service, or any other reason ensure that the Anti-Tip Device is properly re-engaged when the range is pushed back against the wall. In the event of abnormal usage (such as a person standing, sitting, or leaning on the open door), failure to take this precaution could result in tipping of the range. Personal injury might result from spilled hot liquids or from the range itself.

Function:

Components heated-up using normal controls

Electric

Refrigerator:

Make: **Kitchen Aid**

Est. Age (mfç **2001**

6 Years old (Average expected life, 17-19yrs)

Operation:

Operational

Temperature:

Temperature of Refrigerator Compartment should be adjusted

45 Degrees F, refrigerator compartment temperature

When the temperature of the refrigerator compartment is above 38 degrees F, the setting should be lowered for the safe keeping of food.

14 Degrees F, freezer compartment temperature

When the temperature of the freezer compartment is above 12 degrees F, the setting should be lowered for the safe keeping of food.

Dishwasher:

Make: **Whirlpool**

Est. Age (mfç **2004**

3 Years old (Average expected life, 12yrs)

Function:

Turned on, run through "rinse" cycle

Secured in opening:

Straps NOT attached properly

Air Gap Device:

Air-Gap device missing / but "High Loop" is present

For a period of time some jurisdictions allowed the installation of a high loop to prevent siphoning of the water from the dishwasher

Electrical disconnect at Main Service Panel

"Lockout device" is NOT present / but recommended

A "lock-out" device on the circuit breaker for the Dishwasher is to ensure the safety of service personnel working on the Dishwasher, and is required/recommended when the Dishwasher is not within sight of the electric panel. I recommend that when a licensed electrician is on the premises for other reasons, that a lock-out device appropriate to the Dishwasher breaker be installed.

Safety

Maintain

Exhaust Fan/Hood:

None Present

Heat

Forced Air

KITCHEN

1001 Floor / Walls / Ceiling:

Satisfactory

Kitchen flooring, walls, and ceiling are inspected for noteworthy damage. Cosmetic flaws are not generally reported.

1002 Cabinets & Countertops:

Satisfactory

The countertop to backsplash and sink to countertop connections should be sealed with appropriate caulk.

1003 Sinks & Faucets:

Satisfactory

As with bathroom sinks, the supply shutoff valves to the faucets are not tested. Inspection of the sink includes testing faucets, drain fittings, vegetable sprayer (if applicable), and functional flow and drainage. All sinks and faucets should be properly sealed with caulk at their connections to sinks/countertops.

1004 Range / Oven (s):

Satisfactory

Ranges, cook tops, ovens, and exhaust fans are checked for basic function, including controls, door seals, exhaust venting, hinges, lights, etc. Thermostat calibration is not tested. Self-Cleaning functions are not tested.

For safety, I recommend installation of the anti-tip device on the range (See info in Kitchen Notes above).

Safety

Maintain

1005 Range Hood Vent:

N/A

There is no range hood or exhaust fan in the Kitchen. To help control overall moisture levels in the home it is recommended that a proper range hood be installed by a licensed ventilation company.

Upgrade

Repair/Replace/Install

Safety

Energy Conservation

1006 Built in Microwave:

N/A

1007 Dishwasher:

Satisfactory

The dishwasher drain line should incorporate a proper air gap device, typically located on top of the kitchen sink or on the countertop. Water leaking from the air gap device during the dishwasher drain cycle indicates a blockage in the drain hose from the air gap device to the drain fitting.

The dishwasher is not properly vented. I recommend that when a licensed plumber is at the home for other reasons a proper vent be installed for the dishwasher

The dishwasher is not properly attached to the underside of the countertop. I recommend proper attachment by licensed plumber or knowledgeable homeowner/handyman.



- Evaluate
- Repair/Replace/Install
- Safety
- Maintain

1008 Waste Disposal:

N/A

1009 Refrigerator:

Satisfactory

Inspection Limitations / Exclusions:

Some appliances not present

 Microwave not present

 Disposal not present

Storage in Kitchen

 Storage under sink prevented full inspection

Evidence of past leaks under kitchen sinks is common. While I endeavor to verify current leaks at the time of inspection sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection. Monitoring of moisture conditions under sinks should be a normal part of routine home maintenance.

Appliances are not moved during the inspection.

Dishes and other kitchen storage items can limit inspection of cabinets and countertops. These areas should be reviewed during a final walk-through.

Oven self-cleaning operation, timers, and thermostat accuracy are not tested.

Refrigerators, freezers, water dispensers, and ice makers are not tested.

Portable appliances are not tested.

Floors / Walls / Ceilings:

Un-Finished Basement Space

Vent Fan to Outside:

None present

Laundry Sink:

None Present

Dryer:

Did not operate Dryer

Make: **General Electric**

Est. Age (mfǰ **2005 or 1993**)

2 or 14 Years old (Average expected life, 12yrs)

Could not determine age

Electric

240 Volt Dryer Outlet

Dryer Venting:

Type of vent pipe not determined

Common Flexible plastic dryer vent is not considered safe because it can collect lint and build up static electricity creating a fire hazard. It also becomes brittle with age, and restricts air flow. Smooth wall metal duct pipe is recommended.

Safety

Maintain

Dryer exhaust should vent to the exterior and the vent cap and vent pipe should be maintained free of lint as the build-up/blockages of lint can be a fire hazard.

Maintain

Exterior Cap:

Wall vent

Exterior Cap functioned manually

Washer:

Did not operate Washer

Make: **General Electric**

Est. Age (mfǰ **2005 or 1993**)

2 or 14 Years old (Average expected life, 12yrs)

Could not determine age

Hot & Cold Supply:

Water shut-off's present

Rubber Hoses

Rubber hoses under constant pressure are at risk of spontaneous rupture. Consider upgrading these hoses to newer stainless steel jacketed types (especially if the water pressure is above 60 PSI); monitor existing hoses frequently.

Upgrade

Maintain

120 Volt Washer Outlet

Drain Stand Pipe

Improper installation noted

Drain in Sump

Overflow tray:

Overflow tray/drain **NOT** present but recommended/necessary

LAUNDRY

1101 Floor / Walls / Ceiling:

N/A

1102 Cabinets & Countertops:

N/A

1103 Sinks & Faucets:

N/A

1104 Appliances Connections / Installation:

Satisfactory

Washing machines located on finished floors should have trays to prevent damage from flooding. When possible it is also recommended that the tray have a drain to the exterior to prevent overflow of the tray. High water alarms can be installed to monitor trays without drains. These trays are especially recommended when located above and/or adjacent to finished spaces.

- Upgrade
- Repair/Replace/Install
- Safety
- Maintain

Rubber hoses under constant pressure are at risk of spontaneous rupture. Consider upgrading these hoses to newer stainless steel jacketed types (especially if the water pressure is above 60 PSI); monitor existing hoses frequently.

- Upgrade
- Repair/Replace/Install
- Safety
- Maintain

Dryer exhaust ducts should be independent of all other systems, should convey the moisture to the outdoors, should terminate on the outside of the building in accordance with the manufacturer's installation instructions and should be equipped with a back-draft damper. Exhaust ducts (from the Laundry Room wall to the point of termination at the exterior) should be constructed of rigid metal ducts, having smooth interior surfaces with joints running in the direction of air flow. Screens should not be installed at the duct termination. Exhaust ducts should not be connected with sheet-metal screws or any means which extend into the duct. (Screens and screws can trap lint.) Transition ducts from the Dryer to the wall duct system must be listed and approved for the installation. Plastic ducts should never be used. Flexible corrugated metal or smooth wall metal pipe is considered the best choice.

Flexible metal foil type is considered less desirable and not allowed by many manufacturers. If your dryer is connected with this type of vent pipe I recommend verification with the manufacturer's installation instructions that this type of pipe is OK.

For additional information on Dryer venting see the Consumer Products Safety Commission website at: <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>

I did not verify what type of vent pipe is on the dryer. I recommend verifying that it is not plastic type pipe and if it is to replace it with smooth wall metal type pipe.

- Upgrade
- Repair/Replace/Install
- Safety
- Maintain

Inspection Limitations / Exclusions:

- Storage in Laundry Room
- Connections concealed behind washer/dryer

Washers and Dryers are not typically operated but are checked for how they are installed, vented, drained etc.

Appliances are not moved during the inspection.

Timer and thermostat accuracy are not tested.

Portable appliances are not tested.

WOOD DESTROYING ORGANISMS & CONDUCTIVE CONDITIONS:

- Dampwood Termites:
 - Past infestation noted:
 - Galleries
 - Frass
 - At damaged window sill of North Basement window
- Wood Decay / Fungal Rot:
 - North Basement Window
 - South support post of West Extension
 - Siding in contact with driveway on North side of home
- Vegetation too close to building:
 - Location (s):
 - SW corner of home
- Inadequate Separation (clearances):
 - Location (s):
 - Siding too close to concrete driveway
 - North side of home

Non-Wood Destroying Organisms (Yard/Household Pests):

Moles indicated in Front Yard

WOOD DESTROYING ORGANISMS & Mold or Mold-like/Fungal Growth & Household/Yard Nuisance Pests

1200 Wood Destroying Organisms (Insects & Fungi):

Satisfactory

In accordance with the provisions of the Revised Code of Washington (RAW) 15.58.450, this report relates to a single sale, transfer, exchange, or refinance and is not transferable to and may not be relied upon by parties involved in any subsequent sale, transfer, exchange, or refinance of the same property.

The findings listed within this report are determined by the inspector based on a visual inspection conducted in accordance with Washington Administrative Code (WAC) 16-228-2005 through 2045 and are subject to the limitations within this report, the standards listed below, and as modified by any and all associated reports attached.

This inspector endeavors to perform their services in a professional manner consistent with the care and skill ordinarily exercised by structural pest inspection professionals. This inspector will re-perform any services not meeting this standard without additional compensation. In any case, the inspector's total liability is hereby limited to amounts paid to the inspecting firm for the inspections made of the inspected structure.

For every inspection a "site-plan" diagram is prepared detailing the locations of Wood Destroying Organism issues. **"WAC 16-228-2045 requires that a diagram be prepared for WDO Inspection Reports. A copy is available upon request."**

Specific locations of Wood Destroying Organisms is more completely described in the report component where the organisms and/or deterioration was observed. This section gives more detailed information on the life cycles/habits of the various organisms and their recommended treatment/remediation; and, lists where the organisms were seen but does not preclude the possibility of other locations.

Pacific Dampwood Termites require wet or damp wood to establish colonies. Wet wood may result from wood-soil contact, leaky plumbing, leaky roofs or gutters, and faulty grades on porches and patios. They will also attack wood which has become wet from condensation in poorly ventilated crawl spaces. Rain soaked firewood is another point of infestation. They live in the wood they feed on. In most cases, control can be achieved by eliminating and repairing structurally unsound wood and by eliminating moisture problems. Spraying alone will not eliminate this pest.

There is evidence of past infestation of Dampwood Termites in the window sill of the North Basement Window.

WDO (Wood Destroying Organisms & conducive conditions)

Wood Decay Fungi (wood rot), are filamentous organisms which begin as microscopic spores that land on the surface of wood, and germinate to produce thin strand like cells called hyphae. Hyphae grow through the wood and secrete enzymes which degrade and weaken the wood. Decay requires: (1)adequate moisture, (2)ambient temperature (32° to 110°), (3) oxygen, (4) a food source. Wood moisture levels above 20-30% are considered conducive to wood fungal rot. Damaged wood typically will need to be replaced. Ultimately the source of moisture must be eliminated even if all of the fungal organism cannot be eliminated.

There is evidence of Fungal rot at the siding in contact with the driveway and in the South support post of the West Extension.

WDO (Wood Destroying Organisms & conducive conditions)

1200-B Household / Yard Nuisance Pests:

Satisfactory

Moles: Moles are very common in Western Washington and can make a mess of lawns and landscaping with their extensive tunneling and dirt mounds scattered about. The only "officially" recognized and effective means of getting rid of moles is trapping. Contact a licensed Pest Control Operator that is experienced in the trapping of these nuisance pests.

Household & Yard Pests

1201 Mold or Mold-like/Fungal Growth:

The Standard Home Inspection does not attempt to identify whether the type of Mold or Mold-like/Fungal Growth seen on the premises are of types considered to have adverse health affects. Concerns regarding the toxicity of Mold or Mold-like/Fungal Growths is deferred to Licensed Mold Specialists who should be contacted regarding any concerns that you might have about Mold or Mold-like/Fungal Growths found on the property. Please see the information below regarding Mold from the EPA.

Mold (a type of fungus) is a wood inhabiting organism, not a wood destroying organism.

Ten Things You Should Know About Mold (from the EPA):

1. Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma, and other respiratory
2. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is
3. If mold is a problem in your home or school, you must clean up the mold and eliminate sources of moisture.
4. Fix the source of the water problem or leak to prevent mold growth.
5. Reduce indoor humidity (to 30-60%) to decrease mold growth by: venting bathrooms, dryers, and other moisture-generating sources to the outside; using air conditioners and de-humidifiers; increasing ventilation; and using exhaust fans whenever cooking,
6. Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth.
7. Clean mold off hard surfaces with water and detergent, and dry completely. Absorbent materials such as ceiling tiles, that are moldy,
8. Prevent condensation: Reduce the potential for condensation on cold surfaces (i.e., windows, piping, exterior walls, roof, or floors) by
9. In areas where there is a perpetual moisture problem, do not install carpeting (i.e., by drinking fountains, by classroom sinks, or on concrete floors with leaks or frequent condensation).
10. Molds can be found almost anywhere; they can grow on virtually any substance, providing moisture is present. There are molds that can grow on wood, paper, carpet, and foods.

<http://www.epa.gov/iaq/molds>

The following link is a very good "practical" video about dealing with mold in the home:

<http://www.nwcleanair.org/aqPrograms/indoorAir.htm>

The following link is a very good source for the most current information regarding mold in the home:

<http://www.forensic-applications.com/>

Monitor

Evaluate

- Repair/Replace/Install
- Safety
- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain

Inspection Limitations / Exclusions:

Many Wood Destroying Organisms have dormant periods and can operate unseen behind walls and insulation. While I attempt to identify rot and insect infestation whenever I can, there can never be any guarantee that there are no infestations of any kind in the home just because infestations were not seen at the time of inspection. Maintaining the home free of Wood Destroying Organisms is an ongoing process that requires vigilance and immediate attention when discovered.

Interiors of walls and finished floors/ceilings/roofs can not be "directly" inspected for Wood Destroying Organisms.

No treatment of Wood Destroying Organisms is provided as part of a Standard Home Inspection.

Last but not least:

Ask seller for samples or records of paint colors used on the premises.

Ask seller for copies of construction records/permits.

Obtain keys/combinations to all locks.