INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

REPORT NAME	1994.
FILE #:	0001994.
DATE OF INSPECTION:	12/03/2005.
TIME OF INSPECTION:	8:45 AM -- 3 PM.
CLIENT NAME:	Thomas & Khara Flint.
MAILING ADDRESS:	15 E. Butler Ave.
CITY/STATE/ZIP:	New Britain PA 18901.
CLIENT HOME PHONE	
INSPECTION LOCATION:	25 Scott Dr.
SITE CITY/STATE/ ZIP:	Churchville PA 18966.

CLIMATIC CONDITIONS:

WEATHER:	At the time of the inspection the weather was generally fair / clear. The outside temperature was in the upper 30 to lower 40 degree range.
SOIL CONDITIONS:	The ground was damp / moist at the time of the inspection.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE:	Over 200 yr.

BUILDING TYPE:

INSPECTED : Old stone farm house with several additions. Detached carriage house with apartment and lower storage. NOT INSPECTED: Several other detached shed / barn type buildings.

STORIES: Main house has 3 floors. Carriage house has 2 stories.

SPACE BELOW GRADE:

Main house has part basement , part crawl space and part slab. No basement or crawl space under carriage. house.

UTILITY SERVICES:

WATER SOURCE: Public (House also has a private well - Not tested or inspected.)

SEWAGE DISPOSAL: Public.

UTILITIES STATUS: All utilities were on at the time of the inspection.

OTHER INFORMATION:

AREA: This house is located in what would be typically called the suburbs.

HOUSE OCCUPIED? The house appeared to be occupied at the time of the inspection.

CLIENT PRESENT:	Yes.
PEOPLE PRESENT:	The Homeowner was present during part of all of the inspection. Purchaser, The selling agent was present during the entire inspection or at least most of the inspection.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE This house has a combination of an asphalt and gravel drive / parking area.

CONDITION: The drive way appears to be in satisfactory condition for its age and the material that it is constructed with.

SIDEWALKS:

TYPE: Brick.

CONDITION:

Walkway / patio severe trippers.

There are several possible trippers in the walkways and the patios that the buyer needs to be aware of. Any abrupt difference in the level of a walkway,

patio, driveway, etc. can create a possible tripper. If the difference is significant this may constitute a safety concern. This section is graded poor because there are severe possible trippers. These are safety concerns. Photo in main report.

LANDSCAPING:

CONDITION:

Vegetation limits / prevents view / inspec

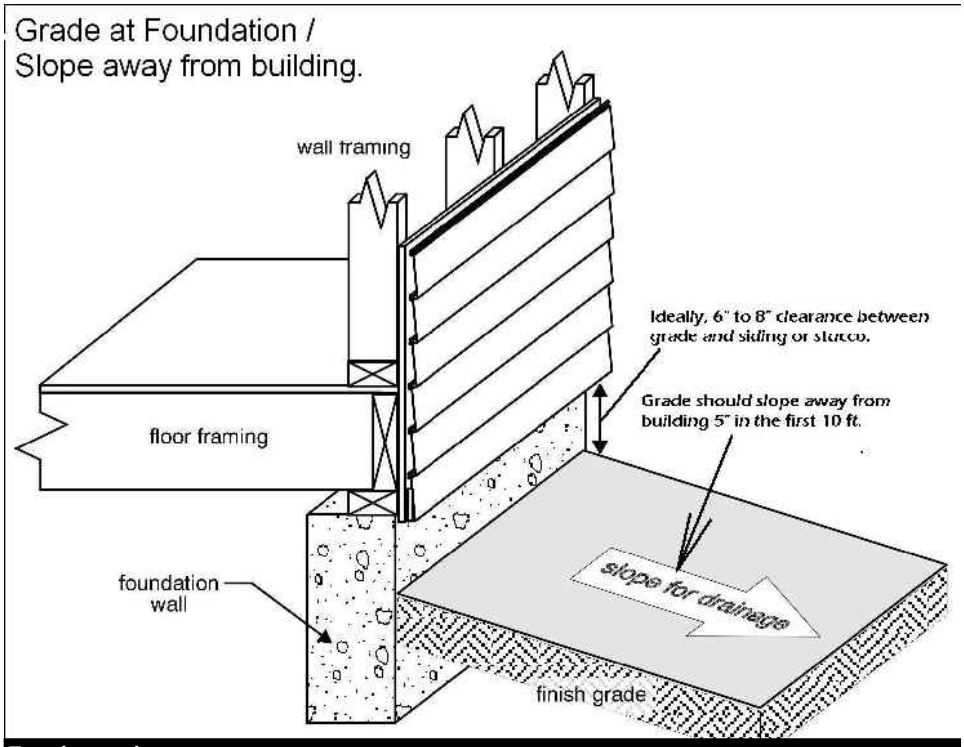
It is important to keep bushes ,shrubs , and trees back away from the from the house. There should be 10 inches to 1 foot between the bush and the house so that good air flow / ventilation can carry away moisture that can be trapped close the house by the vegetation. It is also very important to be able to view the exterior of the foundation wall. Many times being able to view the exterior of the foundation of the house is the best way to prevent infestation by wood destroying insects. Maintenance needed. Vegetation needs to be trimmed back away from the house. Vines growing on the exterior of the house need to be removed. Over time they may cause damage that will need repair. Trees planted close to structure. Removal may be necessary.
Vegetation and vines prevent view / inspection of several areas. Particularly the lower siding and exterior foundation. Trim / remove so exterior wall covering and exterior foundation is clearly visible.
Photos in main report.

RETAINING WALLS:

TYPE: Masonry. Retaining walls are mostly vine covered.

CONDITION: Exterior retaining walls appear to be in serviceable condition. Showing typical signs of age.

GRADING:



Exterior grade

The grade / slope around and away from the house can be a major factor in keeping water out of the basement. The grade should slope / fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. Ideally, you should be able to see 6 to 8 inches of your exterior foundation wall. Many times, because of grade restraints this is not possible. But you should never have the soil / grade up to, or over the siding at any time.

SITE:

Soil Siding contact several locations

Part or all of the grade around this house would be considered a flat site. Surface water may not drain away as quickly as it should. Water that does not drain away quickly may enter the basement and cause a number of possible problems. Water may not drain away as fast as it should. If water does not drain away form the house there is a higher probability that it will enter the basement.

I found soil and / or mulch in direct contact with the house siding at several locations. Photo in main report. The soil or mulch should never be in contact / touching the house siding, trim, or wood. Ideally, you should be able to see 6 to 8 inches of your exterior foundation wall. Many times, because of grade restraints this is not possible. But you should never have the soil / grade up to, or over the siding at any time. This condition promotes deterioration from moisture as it transfers to the wood, but even more of a concern is the increased likelihood for insect (including termite) infestation. Many times having this exterior foundation exposure is the best way to prevent insect infestation into the house. Most houses are just not quite high enough out of the ground. Grade at foundation needs correction, Lower soil / mulch so that it is below the siding / wood. Grade should be 6 to 8 inches below any wood or siding materials and it should slope away from the house so water drains away quickly.

PATIO:

TYPE: Rear Brick patio and brick walkways.
CONDITION: Patio and walk ways partly leaf covered. See "Sidewalks" section.

DECKS:

TYPE:

Carriage house deck.

Wood deck / balcony attached to the carriage house.
CONDITION: The exterior deck / carriage house balcony appears to be in satisfactory condition.

EXTERIOR STAIRS: INCLUDING PORCH AND STOOP STAIRS.

CONDITION: Handrails needed. The home inspection is not a code inspection. Conditions found today that are not considered acceptable may have been when the house was built. However, there are certain, safety related, items of current codes that the buyer needs to be aware of. Buyer needs to be aware that steps / stairs with 3 or more risers / steps should have a handrail. Photo in main report. Additionally, the stone / slate landing at the kitchen entrance should have a railing around it for safety reasons.

FENCES & GATES:

TYPE: Wood, Wire.
CONDITION: Fence / gates appear to be in satisfactory condition showing typical signs of age.

EXTERIOR OF HOUSE

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

EXTERIOR DOORS

Exterior doors can give years to service with very little attention. However, to keep doors functioning properly it is important to give them some minor periodic maintenance. Lubricate and tighten screws, rollers, hinges, and passage hardware periodically. This includes the storm or screen door which is more easily damaged form misuse. If the door is wood, keep it painted or sealed to help prevent moisture from entering it, which can cause it to swell in humid weather.

Type of Exterior Doors

This house has several wood entrance door. Wood doors can be temperamental. In the winter when there is less moisture / humidity (particularly inside) wood doors can shrink and cause gaps / spaces that allow cold air to enter the house. In the summer when there is excessive humidity, they can swell / expand and cause the door to rub or bind and in some cases not close properly. When the door functions properly it is important to maintain it. Keep it painted or sealed to help prevent moisture from entering it. Lubricate and tighten screws, hinges, and passage hardware periodically. I have always been fond of wood doors, particularly older ones that are like fine antiques. But I have to admit, the new metal and fiberglass insulated core doors are much better. They are considerably more stable which eliminates the summer swelling and winter draft problems. Some of the newer styles are so realistic that they make it very difficult to differentiate between metal / fiberglass or wood without probing the door, and they can have a much higher insulation value.

The drive side kitchen entrance door is a metal door. Metal / fiberglass doors are a real improvement over old wood doors. They are considerably more stable which eliminates the summer swelling and winter draft problems. Some of the newer styles are so realistic that they make it very difficult to differentiate between metal / fiberglass or wood without probing the door, and they can have a much higher insulation value.

This house also has a sliding glass or french style door.

Condition of Ext. Doors

Sliding glass and kitchen entrance metal door appear to be in satisfactory condition. This section is graded poor because several of the wood entrance doors need repair / adjustment so that they open , close, latch , and lock properly. . Most of this is typical to the age of the doors but it is at a point where repair is necessary. Buyer also needs to be aware that the old doors are inefficient and replacement is recommended.

EXTERIOR WALL COVERING

The exterior wall covering / cladding / siding is the first line of defence in preventing water or moisture penetration into the house. If this first line of defence is compromised in any way water can enter the structure of the house and cause damage.

VISIBLE EXTERIOR FOUNDATION WALLS

The exterior foundation is partly or mostly covered by vines / vegetation. This limits and / or prevents view / inspection of these areas. See "Grounds - Grading" and "Landscape" section.

MATERIAL / TYPE

Stone walls need repair and re-pointing

Most of the house and the carriage house have stone or stucco on stone exterior walls. Solid stone was common only in older houses. Most houses built today have stone veneer. Stone is installed on / over wood framed walls.

Some areas of the main house and the carriage house have vinyl siding that appears to have been installed over old wood siding.
Vinyl Siding : Its very important that vinyl siding be installed properly or it may bow / buckle. Vinyl siding expands and contracts more that any other siding and if it doesn't have room to do so it can be unsightly. You should be able to grab the siding and move it back and forth easily. If it does not move freely chances

are it will bow and buckle at certain times of the year. This is a cosmetic item indicating poor installation of the siding. In frigid temperatures vinyl siding may become brittle and break when struck by a blunt object such as a bat or a sled. Some brands / grades may fade over time and others may develop a "chalky" surface to the touch.

The rear of the main house has Stucco on stone: Cracks are not uncommon in stucco.They are usually caused by different rates of expansion and contraction. Items such as control joints or expansion joints are commonly used to control the cracks or absorb the expansion / contraction. Many newer stuccos have additives such as polymers that allow the stucco to move slightly without developing cracks. If there are cracks or if cracks develop, as long as they are hairline in nature they are generally not a concern. Larger cracks are an indication of a problem that should be further investigated. All cracks should be monitored and sealed / caulked. If water penetrates behind the stucco through the cracks it can become trapped, causing moisture damage. It can also cause freeze / thaw - expand / contract deterioration that can cause the stucco to peel / pop off the wall.

CONDITION:

Siding repair necessary

This section is graded poor for several reasons. Ivy / vegetation cover limits view / inspection. I found loose or missing stone , and deep open joints where mortar is missing at both the house and the carriage house. Several areas of the house and the entire carriage house need missing or loose stones

installed / reinstalled and re-pointing. I also found a crack in the stone on the driveway side gable end of the main house that is larger than normal. This crack does not imply an immediate structural concern but is should be further evaluated , repaired and monitored. A qualified mason should be consulted prier to final purchase decision to determine the extent of deterioration / damage and the cost to repair.

This section is also poor because several areas of the main house vinyl siding appear to be heat damaged and / or peeling away from the wall structure. Owner provided a reasonable explanation for melted / heat damaged siding located on the lower left gable end of the main house around the sewer vent pipe, but other two areas of heat damaged siding need an explanation. All need repair. Vinyl siding directly to the left of the far right front entrance door is peeling away from the wall structure. There is some evidence of deterioration behind this vinyl siding. It's important to note that directly below this area evidence of termites was found. Buyer needs to be aware that there may be severe damage behind the siding. Further evaluation by a qualified carpenter / contractor to determine the extent of damage and the cost to repair is necessary.

Photos in main report.

TRIM:

MATERIAL:

Properly fill and seal gaps / joints

The exterior trim includes but is not limited to the following. Window & door trim, corner trim, soffits, fascia / cornice / frieze trim, rake trim, dentil trim, and gingerbread. This house has both wood and metal capped exterior trim. Wood

needs to be maintained, painted , caulked, and sealed or it will deteriorate and replacement / repair will be necessary.It is important that joints in the metal capping and joints where the metal capping abuts other dissimilar materials be caulked so that water / moisture does not enter / get behind the metal. If this happens the moisture could cause deterioration that may not be seen until it is quite extensive.

CONDITION:

Wood deterioration needs repair.

Damage noted. I found a number of areas where wood trim is deteriorated. Wood sill and window / door trim deterioration.
Gaps between exterior siding and several doors need to be properly closed up / sealed to prevent water penetration. Joints where dissimilar materials abut need to be properly finished and sealed. Example: Fiberglass insulation stuffed into corner where vinyl siding abuts stone wall needs to be removed and joint properly filled and sealed to prevent water penetration. Photo in main report. Photos in main report. Before final purchase decision is made, a qualified carpenter / contractor should further evaluate along with the exterior wall covering to determine the extent of damage and the cost to repair. (Both main house and carriage house)

EXTERIOR PORCH / ENTRANCE STOOP

General Information: A porch is defined as an exterior appendage to a building, forming a covered approach or vestibule to a doorway. A stoop is defined as a small porch ; a small raised platform approached by steps and sometimes having a roof and seats at the entrance of a house. For information on the porch roof see "Roof" section of the report.

TYPE

This house has a full porch with a roof. This house also has an entrance stoop on the driveway side of the house.

Full Front Proch

PORCH / STOOP DECK CONSTURCTION

The porch or stoop has a concrete deck / floor.

PORCH / STOOP DECK CONDITION

What I found at the time of the inspection would be considered typical to the age of the house and the construction that was used. I saw no reason for concern.

PORCH / STOOP -- POST ,RAILINGS, & STEPS

This porch / stoop has the following items: Wood support post / columns -

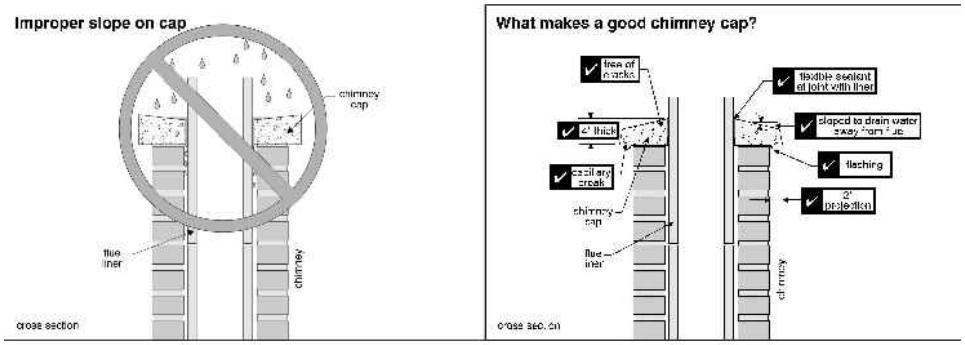
EXTERIOR CHIMNEY (S)

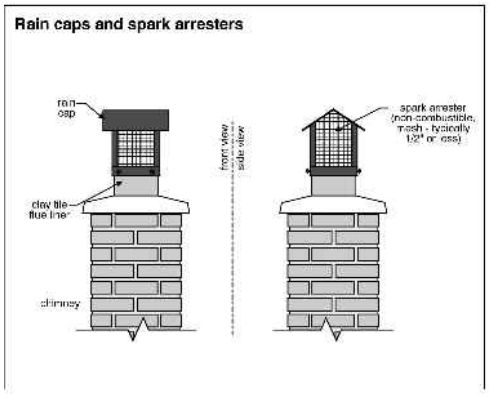
This section covers the visible conditions of the exterior of the chimney (s). Chimneys are often neglected but a very important part of a house. They vent potentially deadly combustion gases from fossil fuels such as wood, oil, and natural and propane gas.
It's important to understand that the inspector can not see inside the chimney. Unfortunately this is the most important part of the chimney. If there is sufficient deterioration of the interior of the flue / chimney the combustion gases, including deadly carbon monoxide, can enter the interior of the house. If the inspector does walk the roof, if there is no cap covering the top of the flue / chimney, and if there is sufficient sun light, he may be able to view down the chimney Even then only the the first 12 - 18 inches can be seen. The buyer always has the option to obtain a further more technical inspection which could include dropping a special camera down the flue so it can be viewed. The inspector must form his opinion on what is visible at the time of the inspection. If there is sufficient evidence to indicate problems he will likely recommend further evaluation and / or repair by a qualified chimney sweep or technician. However, buyer needs to be aware that the chimney may ,from a visual inspection, appear to be in satisfactory condition but have serious problems inside where it can not be seen. For this reason it is highly recommended that you purchase a carbon monoxide detector and install it in accordance with manufactures instructions.
The chimney (s) were viewed / inspected from the roof.

NUMBER OF CHIMNEYS

This house has three masonry chimneys. One for each fireplace.

MATERIAL:





Stone , brick, and stucco.

CONDITION:

Chimney repair necessary.!!!

Repairs needed. The three chimneys appear to be unlined. This house has an unlined flue.
Older chimneys were not built with interior liners that protect the masonry structure from the highly corrosive combustion gases that use the chimney to exit the house. These corrosive gases eat away the inside of the chimney. With out a liner such as terra cotta pipe the gases can cause severe damage to the flue of chimney and eventual structural deterioration. This can also be a source of entry for deadly carbon monoxide gases into the living space of the house. For this reason further evaluation is necessary to determine the exact condition of the interior of the chimney flue. If a liner is not installed at this time buyer needs to monitor this chimney and plans for a liner should be made.

The top of the two main house chimneys need to be properly finished. Current chimney caps have insufficient slope and exposed wood that could catch fire. See photo of existing chimneys and diagrams of how they should be.

Kitchen fireplace chimney has severely deteriorated brick. Repair is necessary. Photo in main report.

A qualified chimney mason / sweep should be consulted, before final decision to purchase, to determine the extent of necessary repairs and the cost to complete them.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ROOF:

STYLE: This house has both gable and shed style roofs. This house has low pitch or flat roof. Flat roofs are not really flat, there should be some slope so water drains off the roof.

TYPE:

Asphalt , metal, and membrane roofs

Most of the main house and the carriage house has Composition shingles - Asphalt and Fiberglass shingle roofs have a normal life of 15 to 20 years. Textured or architectural will last longer because they are a heavier / sometimes doubled shingle.
Many factors affect the life span of roof shingles. Ventilation of the roof and attic, direction the house faces, amount of sun the roof gets, the quality of the shingle, and the quality of the installation, are a few of the factors that will affect life span.

Two of the main house additions have membrane or built up roofs. A Built - up roof is a multi - ply roofing system, consisting of two, three ,four or even five plys of roofing felts with a mopping of asphalt or hot tar between layers. A flood coat of tar is than applied over the top and is some times covered with gravel to reflect ultra - violet light and protect the roof from mechanical damage. Sometimes roll roofing material is used rather than gravel to protect the

membrane. This is considered a sacrifice material which may only last five years.
Built-up roofs have a normal life of 5 - 20 years if they drain properly and depending on the number of layers. If there is standing water on the roof, the rate of deterioration is doubled.

The main house also has several metal roofs. Metal -Metal roofs have a very long life if the exposed metal is kept coated with paint. When a metal roof has been tarred, it is impossible to determine the condition of the metal under the tar. While there may be no evidence detected of any ongoing leaks, it is possible the roof has rusted through and will need replacement in the near future.

ROOF ACCESS: Walked on roof. All or part of this roof was walked on and visually inspected.

ROOF COVERING STATUS:

Seal mambrain edges / clean debris

Roofs are in overall satisfactory condition with the following concerns. At the time of the inspection both membrane roofs on the main house have puddled water / ice in the built in gutters. This is likely from deciduous material ,leafs, twigs, etc. Puddled water / ice on flat roofs is an invitation for leaks. Clear / clean all debris from roofs and gutters or leaks will occur.
Edges where membrane roofs abut metal drip edge have some gaps that should be sealed to prevent water penetration / leakage.
Photos in main report.
See also "Flashing" section.

Age / Layers

Exact age not determined. Asphalt shingles were installed by current owner and less than 5 years old and appear to be one layer. Metal roofs are likely original and one layer. Membrane roofs age and layers undetermined.

EVIDENCE OF LEAKS

At the time of the inspection I did find evidence of several previous leaks. I found water stains that tested dry with a moisture meter at the time of the inspection. This is an indication that there is not an active / current leak. I suspect they are from before the new asphalt shingles were installed.

Water stain in bath closet

ROOFING OVERALL CONDITION

The roof covering material appears to be in overall satisfactory condition with the exception of any items mentioned previously.

EXPOSED FLASHINGS:

TYPE

I found metal, and membrane flashing.

CONDITION

Repair all deteriorated flashing

Proper flashing where roofs abut against old stone farm houses is difficult and costly to install. Even when it is done properly some degree of monitoring and maintenance is necessary.

For this reason somewhat less than good flashing is usually installed at these locations and there is more reliance on tar or roof sealants to prevent leaks. This is the case at several locations in this house. It doesn't take long for the tar / sealant to dry out , shrink, create gaps / cracks, and leak. I did not see / find any evidence of active leakage but I did find gaps and openings where the membrane roofs abut the main house walls and some maintenance is needed where the front porch roof abuts the main house stone wall. Immediate repair / maintenance to all flashing is necessary to prevent either current leakage that is not visible and / or future leaks that will occur. One third floor bedroom window has evidence of water damage likely due from leaking flashing.
Buyer also needs to be aware that this house has some unusual flashing conditions that are more likely to leak because of their design , age and installation. Flashing should be checked and maintained yearly with this house.
Photos in main report.

GUTTERS & DOWNSPOUTS:

Gutters , downspouts, and downspout extensions are a very important part of the house.
These water collection and removal systems, can be the cause of more problems with the house, than any other system. Gutters need to slope so the water flows to the downspout, and if gutters are clogged they will overflow, and the water will do damage. Down spouts need to be properly connected to the house. Down spout extensions should direct water well away from the house.

TYPE
TYPE & CONDITION:

This house has aluminum gutters and down spouts and several built in gutters.

Clean Clogged gutters. !!!

Debris in gutter. Gutters are severely clogged / full of debris and need to be cleaned immediately. Both built in and aluminum gutters. Several down spout extensions are vegetation / vine covered and not visible. Route downspouts away from the building. Recommend installing longer extensions to the ends of the downspouts. This helps direct water further away from the foundation of the house so there is less chance of it going into the basement. Adding an extension of 3 to 5 feet to the end of the downspout elbow can be the difference between several inches of water and a dry basement.
Note: Condition of the gutters is likely at least a contributing factor to the water penetration into the basement.
Photos in main report.

PLUMBING VENT STACK

The plumbing vent stack is an important part of the plumbing system.It allows air to enter so sinks, toilets, and tubs can drain properly. It also allows sewer gases / odors to exit. This house has at least one plastic plumbing vent stack, a Cast iron plumbing vent stack, and at least one steel / galvanized plumbing vent stack.

SKYLITES

When good quality skylites are properly installed they can provide excellent light and turn a dark room or area into an enjoyable room.
However if the skylite is of poor quality and / or improperly installed they can be a constant source of leaks and problems.

Type
Condition

This house has several glass skylites.

Clean and monitor yearly.

At the time of the inspection there was no evidence of leaks around the skylites. This section is graded marginal because the skylites will need to be monitored. Installation of skylites in old metal roofs is difficult and may rely on caulk / sealant to prevent leaks. Their installation traps leafs and twigs that may prevent water from draining properly leading to leaks. Keep these areas clean and check flashing yearly. Photo in main report.

VENTILATION

Ventilation is a critical but often overlooked system.
This section deals only with the ventilation systems that are visible from the exterior of the house. Many times what is visible on the exterior is found to be sealed off or not functional when the attic is entered. Additionally, often most of the ventilation system/s are not visible to the inspector. Vents are often installed over the sheathing / plywood without openings being cut in in the plywood to allow air flow into soffits, or attics. See also the "Attic - ventilation" section.

Type

Older houses were not built with a knowledge of the importance of proper ventilation. This is not a defect, just typical to age and construction. Recommend improving ventilation where possible. If the attic could be accessed at the time of the inspection there will be more information in the "Attic - Ventilation" section of the report.
The only ventilation installed is a ridge vent on the newer main house asphalt shingle roof.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

The plumbing water service, is the pipe / line that ,supplies water to the house. This includes any shut off valves and meters. This is where you would go to shut down the water supply to the entire house if there were a water emergency.

WATER SERVICE

WATER SERVICE LOCATION: The water service for this house is located, in the basement.

Public water supply entrance

MATERIAL: Copper: Copper piping is used today for virtually all supply lines from the public main to the house. From 1950 to 1970, 1/2 inch and 3/4 inch diameter piping were used commonly. Since roughly 1970 , most source piping is 3/4 inch diameter. Copper usually has an indefinite life expectancy. Some water however contains chemicals which can deteriorate copper piping.

FUNCTIONAL FLOW Functional flow is a reasonable amount of water flow when several fixtures on the upper level of the house are in operation at the same time.

CONDITION: The water service appears to be in satisfactory condition.

DOMESTIC WATER SUPPLY LINES:

MATERIAL: The visible water supply pipes are copper.
Copper water supply pipes:
Copper pipes have been in use since approximately 1950. Since the mid 50's , copper has been virtually the only material used. In the 1970's plastic supply piping was approved , although it is still not commonly used.

Copper piping is typically 1/2 or 3/4 inch diameter. Copper supply piping should last for more than 50 years , unless unusual water conditions (high corrosive mineral content) or manufacturing defects are present. Copper pipe has thinner walled since the 1970's and may not last as long.

Copper piping has soldered connections and the walls of the pipe are thinner than galvanized steel. Note: Today most areas require that the solder used for the joint connections be lead free, however you should be aware that the older copper connections likely contain some degree of lead in the solder

used.

There are 3 types of copper piping used. Type M has the thinness walls and is the most common used today because it is the least expensive. Type L is a medium wall thickness. Type K is the thickest, often used in underground service piping. It usually can not be determined during a visual inspection which type of pipe has been used. This is not an issue in most residential situations.

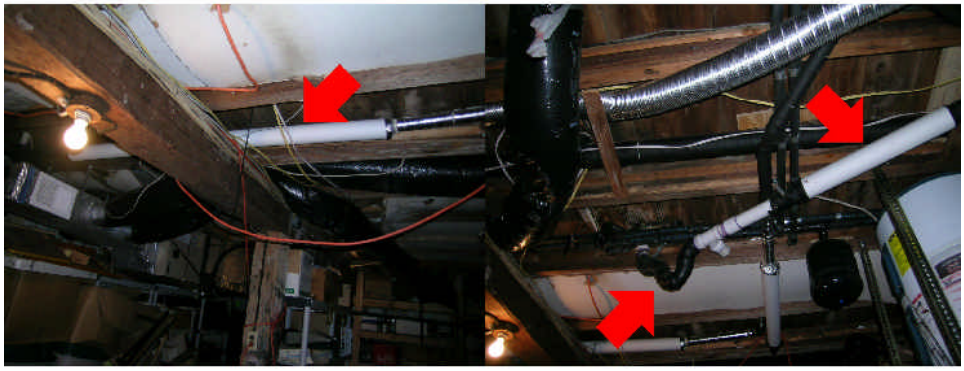
CONDITION: The domestic water supply pipes that were visible appear to be in satisfactory condition. This section is graded marginal because many water supply pipes under the second floor of the carriage house are exposed and vulnerable to freezing. Insulation installed on most or all of the supply pipes may indicate past problems / freezing. During winter, keep lower barn type doors closed as much as possible and monitor / be aware of the possibility.

Carriage house insulated water supplies

WASTE LINES:

MATERIAL: Cast Iron, Galvanized, Plastic.

CONDITION:



Insulated drains / Improperly sloped

The best place to view / inspect the plumbing drain and water supply pipes is in a basement without finished ceilings or walls. If your house or building is built on a slab , over an inaccessible crawl space or has finished walls or ceilings in the basement, it may be that, very few drain or supply pipes are visible. If this is the case the inspector looks for evidence of any leaks, damage, or stains that would indicate a problem.

This section would be graded marginal also because of the exposed drain / waste pipe under the second floor of the carriage house. Drain pipes should not need to be insulated but many / most of these are. This may also indicate previous problems. Keep area closed and monitor. Same as carriage house supply pipes.

However, this section is graded poor because it appears that one of the drain pipes under the carriage house second floor (possibly the drain pipe from the kitchen sink) is improperly sloped. There appears to be a sag in this drain pipe that may prevent drainage and trap water that could freeze. Repair / adjust this pipe so it drains / slopes properly. Photo in main report.

HOSE FAUCETS:

OPERATION:

Frost proof type. Frost proof hose bibs need to have hoses removed from them in freezing weather or they can freeze and burst. This house also has Cut off type exterior hose faucets. Buyer needs to be aware that interior shut offs for exterior hose bibs / faucets will need to be closed / shut off and exterior faucets opened / turned on , before freezing weather occurs. It is also important to remember to remove the hose from the exterior faucet or the potential for freezing does exist.

WATER HEATER

Domestic hot water is generally heated by electric, gas or oil. Stand alone water heaters have an average useful life expectancy of 10 -15 years. I have seen 29 year old water heaters and I have seen water heaters go in 6 years.

TYPE:

Main house indirect water heater.

The main house has an indirect - fired water heater. There is water in a storage tank that is heated by a coil or copper pipe of very hot water that is supplied by the boiler. (The boiler is the same boiler that supplies hot water to the radiators to heat your house.) This coil / pipe is inside the storage tank. The heat from the very hot coil is transferred to the storage tank water that surrounds it. This is the domestic hot water that you get at the faucet.

SIZE: The information label on the water heater states that this is a 41.

LOCATION: The water heater is located in the basement.

PRESSURE RELIEF VALVE AND EXTENSION: There is a pressure relief valve present on the hot water heater. Pressure relief valves are not tested because if opened they tend to not close tightly and leak.

PRESSURE RELIEF VALVE / EXTENSION CONDITION Problems / concerns with the pressure relief valve and / or the pressure relief valve extension. The pressure relief valve does not have an extension pipe. This is a safety concern and needs to be addressed / repaired immediately. Adding , lengthening or replacing the pressure relief valve extension pipe is a

fairly minor repair. The materials can cost less than 10 dollars. Lack of a proper extension however can be a major safety concern.

WATER HEATER VENTING Gas and oil fired water heaters require a vent system. This is to vent the combustion gases out of the house to the exterior. If these gases are not vented properly they can contaminate the indoor are. One of these gases is carbon monoxide which can be deadly under the right circumstances. The water heater is vented by way of This is the same chimney that the furnace or boiler uses to vent its combustion gases.

WATER HEATER CONDITION: The water heater appears to be in satisfactory condition. This section is graded Marginal because buyer needs to be aware that the **water heater is at the end of its life expectancy and may need to be replaced at any time.**

WATER HEATER #2:

TYPE: Carriage house has an Electric water heater.
SIZE: 40 Gallons.
LOCATION: Located in storage area under second floor carriage house apartment.
PRESSURE RELIEF VALVE AND EXTENSION: Satisfactory.
CONDITION: Satisfactory.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.
NOTE: Asbestos materials have been commonly used in heating systems.
Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

PRIMARY HEATING SYSTEM :

LOCATION OF PRIMARY UNIT & THE AREA HEATED

The primary heating unit is located in the basement. This heating system appears to supply heat to the entire house.

SYSTEM TYPE:

Gas fired hot water boiler in basement

This house has a gas fired hot water boiler. Hot water boilers need to be serviced every year. They need to be cleaned, serviced, adjusted, and safety checked. The increased efficiency and add longevity easily pays for the service call. Ask your service man to put his sticker on the boiler indicating what was done and the date. This will make selling the house in the future easier. Particularly as the boiler gets older.

SYSTEM CONDITION:

Appears to be in overall satisfactory condition. However this section is graded poor because at the time of the inspection the pressure relief valve severely leaked. I suspect this is just a defective valve but this needs to be confirmed by a qualified technician.

Leaking PRV valve.

EVIDENCE OF SERVICE

The key to safety, efficiency, comfort, and longevity from a heating system is REGULAR SERVICE! All types of heating systems should be serviced, cleaned, tuned, adjusted, and safety checked at least once a year. When you do service the system, ask your service man to put his sticker in a visible location stating what was done and the date. This will make selling the house in the future easier. Particularly as the system gets older.
Note: Lack of service does not automatically put the heating system in the poor category but it is one of the items that is considered. I found some evidence of sporadic / intermittent service.

BURNERS/HEAT EXCHANGERS:

The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. I recommend a service contract be placed on the unit.

PUMP/BLOWER FAN:

Appears Serviceable.

COMBUSTION AIR:

The heating system appears to have access to an adequate amount of air for proper combustion.

VENTING:


Gas Boiler vent discharge point. ??

Proper venting of combustion gases is extremely important. These gases (which includes carbon monoxide) can be deadly if they do not leave the house properly. The interior / inside of the flue and / or the chimney is either not visible at all or only partly visible. The inspection is based only on what is visible. The primary heating system is vented by what is called a fan assisted direct vent for the exit of the combustion fumes. It is vented directly to the exterior with plastic pipe, and does not need a chimney. This section is graded poor because it needs to be confirmed that the vent discharge point has proper clearance / distance away from the window above. If it does not combustion gases including possibly deadly carbon monoxide could enter the house. Photo in main report.

FUEL TYPE AND NOTES:

The primary heating system is fueled by Natural Gas supplied by a local gas company.

DISTRIBUTION.


Asbestos pipe insulation.

The distribution system is the system that supplies heat and / or cool air to the house. This house has either copper, steel or a combination of copper and steel pipes that supply hot water to radiators to heat the house. The condition of the distribution system is based on what is visible at the time of the inspection. Pipes or ducts in walls, under slabs, between floors, or under insulation can not be seen. The visible portions of the heating and / or cooling distribution system appear to be in satisfactory condition. However, several radiators did not get hot. Owner stated that he had turned them off. Confirm that they are functional.

I found asbestos insulation wrapped heat pipes in the crawl space.

Asbestos fiber in some form, is present in many homes, but it is often not visible or cannot be identified without testing. If there is reason to suspect that asbestos fiber may be present and if it is of particular concern, a sample of the material in question may be removed and examined in a testing laboratory. However, detaching or inspecting for the presence or absence of asbestos is not a part of our inspection.

Buyer needs to be aware that the material that is wrapping the pipes, in the crawl space likely contains asbestos. Photo in main report.

NORMAL CONTROLS: The controls / thermostat appears to be in satisfactory condition. Multiple thermostats are employed.

CAPACITY OF UNIT: BTU Output, 111,000.

APPROXIMATE AGE IN YEARS: I estimate this heating system to be approximately 8 years old. 98.

GENERAL SUGGESTIONS: Suggest cleaning/servicing blower motor, pilot light, vent system and burners.

HEATING SYSTEM TWO :

LOCATION OF HEATING SYSTEM TWO & THE AREA HEATED The carriage house has it's own heating system. This heating system appears to supply heat to the second floor apartment.

SYSTEM TYPE: Heat pump with electric coil back up. Heat pumps should be serviced / tuned up every 2-3 years. Systems should be cleaned, checked, adjusted, and inspected. This is when the refrigerant level is checked. If the refrigerant is low the efficiency of the system will be greatly affected.Heat pump. Heat pumps are electric air conditioners that reverse their operation to provide heat. When a heat pump is in the cooling mode it functions exactly the same as an air conditioner. Heat pumps provide all of your cooling and most of your heat. I say most of your heat because when the temperature gets into the low to mid 30 degree range the heat pump needs help to satisfy you / the thermostat, and it gets this help from what is called the back up heat. Generally this back up heat is electric coil or resistance heat but it can also be a gas or oil forced air furnace. When the temperature does drop below what the heat pump can handle it automatically calls on the back up heat which fires up to continue to keep you comfortable. Like wise, when the exterior temperature raises back into a range where the heat pump can function, the back up heating system shuts off and the heat pump takes over to provide you with heat.


Carriage house air handler / back up heat

The heat pump heats the house differently that other forced air systems. Gas or oil forced air furnaces supply air that is generally above 120 degrees. These furnaces supply very warm air for short periods of time to satisfy you / the thermostat. The air supplied by a heat pump will generally be less that 95 degrees. Heat pumps supply a lower temperature air for a longer period of time. It is for this reason that some people don't like heat pumps. The air supplied is warm enough to keep the house at your desired temperature (where you set the thermostat) but it feels cool coming out of the supply vent because it is lower than the human body temperature.

Heat pumps should be serviced / tuned up every 2-3 years. Systems should be cleaned, checked, adjusted, and inspected. This is when the refrigerant level is checked. If the refrigerant is low the efficiency of the system will be greatly affected. The exterior unit / heat pump, some times thought of as the air conditioner (which it is but it also provides heat) or a condensing unit, has an average useful life expectancy of 12 years. The indoor units which are commonly known as the air handler (because the large fan moves the air) / back up heat (the heat that kicks in when the heat pump can not provide sufficient heat) have a useful life expectancy of around 24 years.

Its very important to find a temperature you are comfortable at an LEAVE IT ALONE. If your heat pump has electric resistance back up heat, lowering and raising the thermostat to save money will do exactly the opposite. Raising the thermostat as little as 2 degrees will require the electric resistance heat to kick in and it will be more costly to bring the house up to your desired temperature than it would have been if you just let the heat pump take care of it all day.

If your heating system is a heat pump with a gas or oil back up, this report (in this section) will have additional information about that type of back up heat that you have.

SYSTEM CONDITION: Appears operational.

EVIDENCE OF SERVICE The key to safety, efficiency, comfort, and longevity from a heating system is REGULAR SERVICE! All types of heating systems should be serviced, cleaned, tuned, adjusted, and safety checked at least once a year. When you do service the system, ask your service man to put his sticker in a visible location stating what was done and the date. This will make selling the house in the future easier. Particularly as the system gets older.
Note: Lack of service does not automatically put the heating system in the poor category but it is one of the items that is considered. This section is graded marginal because the buyer needs to be aware that the heating system should be serviced in the near future.

PUMP/BLOWER FAN: Appears Serviceable.

VENTING: Unit is unvented. Heat pumps with electric back up units and electric forced air , radiant, and baseboard heat do not require any venting.

AIR PLENUM: Appears serviceable.

AIR FILTERS: The condition of the filter will directly effect the performance / efficiency of the heating & air conditioning system. A dirty filter not only lowers the efficiency of the system, but it can also lead to / cause other problems that could be costly to repair. Your choices for filters is almost unlimited. But as inexpensive as they can be, a dirty filter can cost you hundreds of dollars if it is not clean.
A dirty filter can also be a primary source of mold and has been known to cause what is commonly called "sick house syndrome"

FUEL TYPE AND NOTES: Electric.

DISTRIBUTION. The distribution system is the system that supplies heat and / or cool air to the house. This house has ducts that supply heat and / or cool air to the rooms. Ducts can be metal, fiberglass, or flex type or a combination of different types. The condition of the distribution system is based on what is visible at the time of the inspection. Pipes or ducts in walls, under slabs, between floors, or under insulation can not be seen. The visible portions of the heating and / or cooling distribution system appear to be in satisfactory condition.

NORMAL CONTROLS: The controls / thermostat appears to be in satisfactory condition. This house has a heat pump type thermostat. This thermostat is specifically for operating heat pumps.

APPROXIMATE AGE IN YEARS: Heat pump for the carriage house appears to be less than 5 years old.

ADDITIONAL / AUXILIARY / BACK UP HEATING EQUIPMENT:

ADDITIONAL HEATING SYSTEMS: Third floor of the main house has electric baseboard heat. Tested satisfactory at the time of the inspection.

AIR CONDITIONING:

TYPE: The main house does not have central air conditioning. The carriage house has central air that is provided by the heat pump. This section applies only to the carriage house. The heat pump reverses its operation to provide both heat and central air.

Carriage house heat pump.

TEST Y/N Outside air temperature was below 65 degrees. Unable to test air conditioning mode of carriage house heat pump at this time. Testing central air conditioners when the temperature is too low can damage the unit.

POWER SOURCE / DISCONNECT 220 Volt, Out door condensing / air conditioning units have always been required to have an exterior electrical disconnect. However this was generally not enforced until the mid 80"s. This is basically an off / on electrical shut off for the safety of the service person so that they can be sure that the power is off to the unit when they are servicing it. Generally this is not an item that the home owner would need to operate unless there would be an emergency. A pull out fuse style Electrical disconnect is present on the exterior on / near the condensing unit.

AGE The air conditioner / condensing unit appears to be approximately 2 yr old.

SYSTEM CONDITION: The central air conditioning system appears to be in satisfactory condition from a visual inspection only.This system however was not tested at the time of the inspection.

COOLING FILTER The filter for the central air system is the same as for the heating system. See "Heating System - Air Filter" section.

CONDENSATE DRAIN: The condensate drain is the pipe or tube that drains condensation away from the evaporator coil section of the central air system. In the air conditioning mode, warm moist air passes over / through the frosty cold coil to be cooled and then distributed to the house. During this process a great deal of moisture / condensation is created. This condensation needs to be drained away properly. Condensate line installed and appears to be in satisfactory condition. Line not fully visible, I could not see the discharge point of the condensate drain.

NORMAL CONTROLS: The thermostat for the air conditioning is the same as the one for adjusting the heat.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seen. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. The inspection of the electrical system is a visual survey of the electrical system and a testing of a representative number of devices. It is not to be construed as complete / technical electrical inspection.

SERVICE:

SERVICE SUPPLY This house has an overhead electrical service / supply. A supply wire brings electricity from the street / pole overhead to the house.
This is commonly called a service drip. Overhead supplies are more vulnerable than underground conductors to damage by tree limbs. Beware of metal ladders placed near overhead service entrance cables. The insulation on these wires can fail especially near the weatherhead. The metal ladder coming in contact with the bare wire can cause electrocution. The service drop connects to the carriage house. From the carriage house an underground supply wire supplies power to the house.

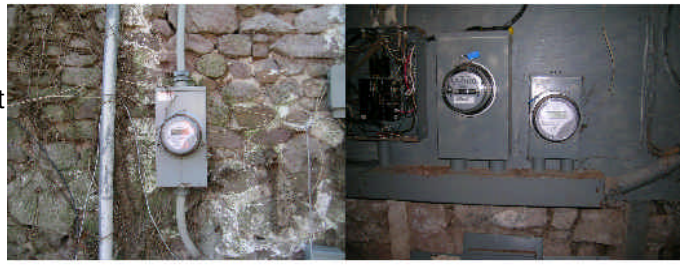
TYPE / SIZE The service entrance cable (SEC) is the wire that supplies the house with electrical power. If you have an overhead service drop / electrical supply wire from the street / pole, the service entrance cable is the wire that connects to the service drop. This is usually located at the peak of a gable end of the house or some where high and visible. This cable (the SEC cable) supplies the power to the meter and after it goes through the meter it goes into the main panel or main disconnect.
Most of the time ,but not always, the size of the service entrance cable determines the size of your electrical service. If you have an underground electrical supply many times this cable in not visible until after it goes through

the meter. The service entrance cable for this house is a #4 Aluminum 200 AMP, 120 / 240 Volt cable.

METER

METER

The meter is where the electric company takes what it wants, Your money. It meters your use of electricity so that the electric company can charge you accordingly. The meters appears to be in satisfactory condition.



Carriage house and main house meters

ELECTRICAL PANELS:

MAIN PANEL LOCATION

The main panel for the house is located in the basement. The main panel for the carriage house is in the lower storage area.

PANEL ACCESS

It is important that the electrical panel be easily accessible. One of the main reasons for this panel is to have quick and easy access so that the power can shut down in case of an emergency.

Electrical panels. Main house carriage

TYPE / RATING OF PANEL

Both the main and carriage house have breaker type panels. Breakers are devices that interrupt the electrical flow in case of an overload in the circuit, and may be reset using a switch or button. This type of panel is the most common. The breakers (which allow the electricity to flow through them) are turned on or off by a switch similar to a light switch. A breaker that is in the off position cannot be turned on until the reason that it is off, or the reason it has tripped, has been determined and / or corrected. The main house has two main panels. One is 200 AMP and the other is a 100 AMP panel. The carriage house has a 200 AMP main panel.

MAIN DISCONNECT

The main disconnect is where you shut the electrical power to the entire house down / off. Two breakers need to be turned off to shut down the power to the entire house. The 200 AMP Main disconnect in the large main panel, and the 100 AMP main disconnect in the smaller 100 AMP panel.
The carriage house can be shut down with a single 200 AMP breaker will shut all of the electrical power to this house down.

Condition of panel / Inspector Notes:

Overall the main panels appear to be in overall satisfactory condition. However, Knockouts are missing at one of the sub panels. A knockout plate is a small metal or plastic plate that covers an unused opening in the panel where breakers may have been removed. If missing, someone could stick their fingers into the panel and be electrocuted. Knock out plates are very inexpensive but they can prevent possible electrocution.

Missing cover plates, exposed hot wires

Also, several sub panels are either missing covers or covers are not properly installed. This leaves hot electrical wires exposed. (2 in basement and one in the laundry room on the second floor - main house)

Note: These are minor repairs for a qualified electrician.

GROUNDING

According to the national electric code a ground is "a conducting connection, whether intentional or accidental, between an electrical circuit or equipment and the earth , or to some conducting body that serves in place of the earth." The purpose of grounding is to provide an intentional, low-resistance path to the earth for accidental excess current. The excess current may come from external sources ,such as lighting or surges in the utility lines, or from accidental short circuits within the building. In residential electrical systems, a grounding wire connected to metal components provides a continuous ground path back to the main panel , and from there to a grounding electrode located in the earth. This electrode could be a water pipe or a rod that has been driven into the ground. This electrical system appears to be grounded to a rod that has been driven into the ground.

CONDUCTORS:

DISTRIBUTION WIRING:

Distribution Wiring is the wiring that supplies your house or building. The electricity is allowed to flow through the breakers / fuses at the main panel into the distribution wiring that supplies your outlets, lights, fixtures, and appliances. Information is this section is based on what was visible at the time of the inspection. There is always the possibility of a problem / defect, or a change in the type of wire used , inside the walls , between the floors, or under insulation that can not be seen by the inspector. The distribution wire that was visible to the inspector was copper.

KNOB & TUBE WIRING

I found evidence of "Knob and Tube" wiring: This is a wiring system that was installed around the turn of the century until the 1920's. It has a useful life expectancy of 60 to 90 years. Knob and tube wiring is susceptible to damage both during and after installation. Accidental nicking, gnawing by rodents, overheating of poorly soldered joints, and poorly insulated connections, can easily result in fires. All of these items are generally hidden from the view of the inspector in the walls and ceilings. Since most of the knob and tube wiring is concealed in the wood frame structure, deterioration of its insulation wrapping becomes a concern because of it's exposure to combustible materials.
Because knob and tube wiring is a 2 wire system (No ground wire) , and outlets or fixtures tied to this older wiring will not be grounded. Buyer also needs to be aware that some insurance companies will not insure the house if it has any knob and tube wiring.

KNOB & TUBE WIRING CONCERNS.

Active knob and tube wiring

Most of the main house appears to have been re-wired , however I did find some active knob and tube wiring in the basement. The extent of knob and tube wiring can not be determined without further investigation.
This house has some active Knob & Tube wiring and it should be further inspected by a qualified electrician and repairs / replacement as necessary. If it is deemed that replacement is not necessary at this time, plans for replacement should be made. Buyer needs to be aware that some insurance companies will not insure the house if it has any knob and tube wiring.

The home inspector is not responsible for testing every outlet, switch, and fixture. He inspects a representative number. (See ASHI Standards glossary for definition) He is also not responsible to change light bulbs, unplug any device that is plugged in, or move furniture / storage to access / inspect / test, any outlet, switch, or fixture. Note: if the location of a problem / concern is mentioned it does not imply that all of the switches, outlets, and fixtures in the house were tested.

ELECTRICAL OUTLETS, SWITCHES, & FIXTURES

CONDITION OF SWITCHES, OUTLETS, AND FIXTURES:

I found a number of problems with the electrical circuitry.
I found a number of outlets that were 3 prong but they tested not grounded. See "Electrical -Concern Definition" section for an explanation of what this is.
I found at least one missing or damaged cover plate. This leaves potentially hot wires exposed to the touch.See "Electrical -Concern Definition" section for a further explanation of this condition.
Junction box cover(s) are missing. This is a minor repair, cover plates cost less that one dollar, but it should be addressed.
I found at least one outlet that was loose / not properly fastened / connected to the wall.
I found improper use of extension cords. Overused, overloaded, or undersized extension cords are a fire hazard.
I found improper / unprotected wire splices that need to be addressed / repaired / properly inclosed.
A licensed electrician should immediately repair the above mentioned items, further inspect, repair as necessary and approve the electrical circuitry.

OTHER ELECTRICAL CIRCUIT CONCERNS

The following items are not necessarily considered defects but the buyer needs to be aware that these conditions exist. Plans for improvements should be made.
This house does not have as many outlets as a newer house would have. Older houses typically did not have very many outlets in each room. This is not a defect and is common to the age of the house. However buyer needs to be aware that todays electrical usage may require more outlets. Also , lack of a sufficient number of outlets should not lead to excessive / improper use of extension cords because this can be a fire hazard.
Some of the outlets in this house are the older type 2 prong non grounded. This is typical to the age of the house and it is not considered a defect. Buyer needs to be aware that for todays equipment , computers, TV's, etc., 3 prong grounded outlets are needed.
I found a number of switches that did not appear to operate any electrical devices. Perhaps they control exterior or interior outlets or devices that could not be seen. Ask owner for an explanation of what each switch controls.

CONCERN DEFINITION

Some grounded type outlets did not appear to be properly grounded. An outlet that has 3 holes / slots is an indication that the outlet is grounded properly and can accept a 3 prong plug. Any piece of equipment or appliance that has a 3 prong plug needs to be grounded for the safety of the person using it and to protect the equipment itself. If a 3 prong outlet test "not grounded" ,it is defective, because it indicates that it is grounded when it is not. If you have an older house with only a 2 wire system (No ground wire) you can only have a 2 prong plug. Some times people install 3 prong plugs with a 2 wire (No ground) system for the convenience of being able to plug in a 3 prong appliance. This is called "3 prong / not grounded" and creates the potential for a shock hazard.
Missing or damaged cover plates on outlets, switches, or junction boxes

are a minor repair. However, they are a major safety concern if someone sticks their fingers into the uncovered / unprotected box. Cover plates can be purchased for less than 30 cents and are very simple to install.

GARAGE & EXTERIOR

EXTERIOR LIGHTS AND / OR EXTERIOR OUTLETS

Exposed exterior electrical wires

I found both exterior outlets and exterior lights. See the "GFCI Outlets / Breakers" section. This section is graded poor because I found several exposed wires on the exterior of the house. These wires need to be properly terminated and / or attached to fixtures. Photo in main report.

GFCI OUTLETS / BREAKERS

The GFCI (Ground Fault Circuit Interrupter) outlet or breaker constantly monitors electricity flowing in a circuit to sense any imbalance in the current. If it senses even the slightest imbalance, the GFCI shuts off the power to that circuit. The GFCI shuts off the power in a fraction of a second to prevent your receiving a lethal dose of electricity. GFCI's need to be tested monthly to be sure that they are working properly. To test a GFCI, press the "test" button. If the "reset" button clicks / pops out, reset it and test monthly. If it does not click / pop out the GFCI is defective and needs to be replaced. Testing the GFCI sort of shakes off the dust and corrosion that builds up on the contact points that can eventually prevent it from functioning properly / protecting you. If your house or building was built before GFCI's were required in your area, this is not a defect. It is however highly recommended that you install / upgrade to these safety devices. Recommend installing GFCI outlets in accordance with current National Electric Code (NEC) standards.

Type GFCI Found

I found both GFCI breaker / s and GFCI outlet / s in this house.The GFCI breaker / s at the panel were tested manually. The GFCI outlets were tested manually and / or with a circuit tester at the outlet.

GFCI Condition

Several of the tested GFCI's did not break / function properly when tested. This is a safety concern and immediate repair / replacement is necessary. Remember to test all GFCI's monthly to assure continued protection. Also, buyer needs to be aware that currently required outlet locations should be upgraded to GFCI protected outlets. These areas include bathrooms, kitchens, exterior outlets, basements / crawl spaces, and garages.

SMOKE / CO DETECTORS

SMOKE AND CARBON MONOXIDE DETECTORS

Install smoke detectors in accordance with local Codes. This includes but is not limited to one on each level and one in each section of the house. Some local municipalities also require one in each bedroom. If any smoke detectors do not function when / if tested this section will be POOR. Recheck all detectors when occupancy is taken.

CARBON MONOXIDE DETECTORS

If this house does not have carbon monoxide detectors, I highly recommend that they be installed in accordance with manufactures directions. Carbon monoxide is an odorless, colorless gas that can kill you. Carbon monoxide can come from incomplete combustion of any fossil fuel. This included but is not limited to oil, gas, wood , coal, pellet, and propane. If you have any device / appliance that uses any fossil fuel you should have a CO detector. This includes but is not limited to a heating furnace, a boiler, a gas or oil water heater, a fireplace, vented and non vented gas fireplaces, a gas stove / oven / grill, or an attached garage. If your house has any of the above items it is highly recommended that you install carbon monoxide detectors. If you only install only one detector it should go by your sleeping areas / bedrooms. If you install several follow the manufactures instructions.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

INTERIOR DOORS:

INTERIOR DOORS:

Adjustments are needed to several interior doors so that they open , close, and latch properly. This is typical to older houses and is to be expected. The adjustments necessary appear to be typical to the age and construction of the house. Monitor for repair in the future.

WINDOWS:

TYPE : Wood, Some or all of the windows in this house have single pane glass.

CONDITION: Most of the windows are original / old and in need of at least some degree of repair / maintenance. Repair may not be cost affective. Window Replacement , although likely more expensive, would be a better long term solution.
Damaged/broken sash cords, ropes, or balances viewed.
Some windows are hard to operate or painted closed. This can be a safety concern if it restricts exit from a room during a fire. Several bedrooms have windows that are painted shut / do not open, and or are missing opening hardware. Buyer needs to be aware that this is a fire exit safety concern.
Caulking/glazing compound deteriorated
Several of the tested windows did not stay up when tested. This is a fire exit concern.
Buyer needs to be aware that there is a high probability of lead paint in this house. This is of particular concern where there are friction points such as window and door jambs and lead paint dust can develop.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, Plaster, Wall covering, Typical cracks noted.

CEILINGS:

TYPE & CONDITION: Drywall, Plaster, Typical cracks noted.

FLOORS:

TYPE & CONDITION: Wood, Tile, Vinyl, Carpet, Uneven areas noted, Stored items or furnishings prevent full inspection.

STAIRS & HANDRAILS:

CONDITION: Improvement needed to stairs and/or handrail(s) Main house stair handrail to second floor is loose. Repair necessary. Winder stairs are typical to age of house however, buyer needs to take extra care when using them. Railing around third floor stairwell has gaps that are too wide. They should not be wider than 4 inches. This is a child safety concern.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION -
TYPE -
CONDITION:

3 masonry fireplaces

CONDITION

This house has 3 masonry fireplaces. (Kitchen, dining room & family room) See also the "Exterior - Chimney" section for more information. Chimneys appear to be unlined type. I found fire box mortar joints that are deteriorated . At least one damper is rusted man will likely need replacement. Wood beam above kitchen firebox is typical to old fireplaces but a fire concern. At least one hearth is loose and needs repair. A qualified chimney mason / sweep should further examine all fireplaces to determine the extent of necessary repairs and the cost to perform them.

SINGLE BATHROOM

BATHROOM AREA:

BATH LOCATION: This bathroom is located in the master bedroom, This bath is located on the second floor.

TYPE OF BATH This is a full bath with a tub and shower combination.

CONDITION OF SINK: Appears serviceable ,fixtures operated satisfactorily and there was no evidence of active leakage at the time of the inspection.

CONDITION OF TOILET: The following problems were noted at the toilet in the second floor master bath: Toilet is loose / slides or rocks where it sits on the floor. It should be solidly connected / fastened to the floor.

TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable, Enclosure appears serviceable.

BATH VENTILATION: This bath has a power fan to vent / exhaust odors or moisture. All interior venting / exhaust systems including bathroom fans should vent to "clear air" or to the exterior. If the moisture created in a bath is discharged into the attic it can cause damage / deterioration. Depending on several other contributing factors , in some cases it can be severe. The bath fan operated and functioned when tested however I did not find / locate the discharge point of the fan. This bath has a window for ventilation.

BATHROOM AREA:

BATH LOCATION: This bath is located in the hall way. This bath is located on the second floor.

TYPE OF BATH This is a full bath with a tub and shower combination.

CONDITION OF SINK: Appears serviceable ,fixtures operated satisfactorily and there was no evidence of active leakage at the time of the inspection.

CONDITION OF TOILET: The toilet in this bathroom appears serviceable There were no active leaks, it operated correctly when flushed, I found no cracks or damage and the toilet appears to be properly connected / fastened to the floor. old.

TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable, Enclosure appears serviceable.

BATH VENTILATION: This bath has a window for ventilation.

BATHROOM AREA:

BATH LOCATION: This bathroom is located on the first floor in the inlaw section.

TYPE OF BATH This bath is a half bath. There is a toilet and a vanity sink only. Clearances are minimal.

CONDITION OF SINK: Appears serviceable ,fixtures operated satisfactorily and there was no evidence of active leakage at the time of the inspection.

CONDITION OF TOILET: The toilet in this bathroom appears serviceable There were no active leaks, it operated correctly when flushed, I found no cracks or damage and the toilet appears to be properly connected / fastened to the floor.

BATH VENTILATION: This bath has a power fan to vent / exhaust odors or moisture. All interior venting / exhaust systems including bathroom fans should vent to "clear air" or to the exterior. If the moisture created in a bath is discharged into the attic it can cause damage / deterioration. Depending on several other contributing factors , in some cases it can be severe. The bath fan operated and functioned when tested however I did not find / locate the discharge point of the fan.

BATHROOM AREA:

BATH LOCATION: This bathroom is also located on the first floor in the inlaw section.

TYPE OF BATH This bath is a three quarter bath. There is a toilet, sink and shower.

CONDITION OF SINK: Appears serviceable ,fixtures operated satisfactorily and there was no evidence of active leakage at the time of the inspection.

CONDITION OF TOILET: The toilet in this bathroom appears serviceable There were no active leaks, it operated correctly when flushed, I found no cracks or damage and the toilet appears to be properly connected / fastened to the floor.

TUB/SHOWER PLUMBING FIXTURES: Inlaw section baht shower Not tested because of storage in shower.

TUB/SHOWER AND WALLS: Enclosure appears serviceable.

BATH VENTILATION: This bath has a power fan to vent / exhaust odors or moisture. All interior venting / exhaust systems including bathroom fans should vent to "clear air" or to the exterior. If the moisture created in a bath is discharged into the attic it can cause damage / deterioration. Depending on several other contributing factors , in some cases it can be severe. The bath fan operated and functioned when tested however I did not find / locate the discharge point of the fan.

BATHROOM AREA:

BATH LOCATION: This bath is located on the second floor of the carriage house.

TYPE OF BATH This is a full bath with a tub and shower combination.

CONDITION OF SINK: Appears serviceable ,fixtures operated satisfactorily and there was no evidence of active leakage at the time of the inspection.

CONDITION OF TOILET: The toilet in this bathroom appears serviceable There were no active leaks, it operated correctly when flushed, I found no cracks or damage and the toilet appears to be properly connected / fastened to the floor.

TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable, Enclosure appears serviceable, Caulk and seal all tub and shower areas as a precaution. This is a maintenance item and will need to be done periodically. Old caulk develops gaps or cracks that can allow water to penetrate behind it and into the wall. Old caulk should be carefully scraped out and new caulk properly applied.

BATH VENTILATION: This bath has a window for ventilation. This bath has a power fan to vent / exhaust odors or moisture. All interior venting / exhaust systems including bathroom fans should vent to "clear air" or to the exterior. If the moisture created in a bath is discharged into the attic it can cause damage / deterioration. Depending on several other contributing factors , in some cases it can be severe. The bath fan operated and functioned when tested however I did not find / locate the discharge point of the fan.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION: The main house and the carriage house have Porcelain sinks, The kitchen sinks appear to be in satisfactory condition. This section is graded poor because the kitchen sink faucet in the unused possible inlaw kitchen leaks and needs to be replaced.

RANGE/COOK TOP AND OVEN:

TYPE/ CONDITION: The main house has a gas cooktop with an electric oven. The carriage house has a separate electric cook top and oven. Not all were tested.

VENTILATION:

TYPE AND CONDITION: There is a fan that vents to the interior. This is some times known as a ductless fan. Usually there is a filter that traps grease and particulates. This filter should be removed and cleaned periodically.

DISHWASHER:

CONDITION: The dish washer appears to be in satisfactory condition. Not Tested at the time of the inspeciton.

GARBAGE DISPOSAL:

CONDITION: None installed. This house did not have a garbage disposal.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: The laundry area is located in the service / utility area of the second floor. There is also a washing machine in the carriage house.

CONDITION: Visible plumbing appears to be in satisfactory condition.

WASHER AND DRYER:

CLOTHES WASHER: Washers were not operated at the time of inspection. The washers appear , from a visual inspection, to be in satisfactory condition.

CLOTHES DRYER: The connection / power supply for the dryer is electric. Dryers should vent to clear air. The air venting from a dryer has a great deal of humidity that should not be dumped inside the house. In some cases this humidity can lead to deterioration / damage . All clothes dryer vents should be solid metal and terminate to the exterior of the house. The Consumer Product Safety Commission reports that there were 15,600 fires associated with clothes dryers in 1998 ,accounting for about 20 deaths, 370 injuries, and more that 75.4 million in property damage. A dryer vent is provided and appears to be in satisfactory condition. Clean dryer vent discharge to prevent possible fire. Photo in main report.

Clean Dryer vent discharge

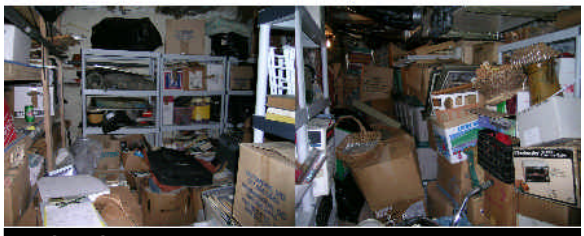
GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:

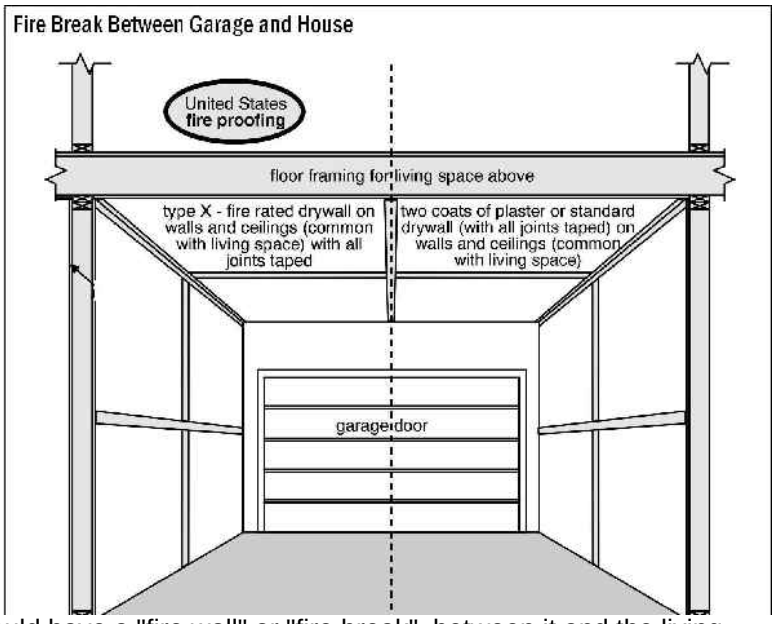
There is a one car garage under the carriage house apartment however it was totally full with storage. View / inspection was very limited. This section is graded poor because further inspection is necessary when all storage is removed. Buyer needs to be aware that there may be wood deterioration and / or evidence of insect infestation that was not visible at the time of the inspection. Photos of excessive storage in main report.



Carriage house garage area storage.

FIRE WALL:

Reference



The garage should have a "fire wall" or "fire break" between it and the living space of the house. This would be a fire resistant material that would slow down the spread of flames. Garages are areas where there are potentially hazardous materials kept and there is a higher probability of a fire starting. Today, houses are required to have a 1 hour fire rating . This means that if a fire were to start in the garage it would be contained for some time before it got to the occupants of the house or spread to the living space of the house. (The amount of time depends on a number items including the fire wall) Older houses were not built with this requirement , and older houses are not required to meet currant standards / codes. However if I that there is no firewall or a break in the firewall I will grade it POOR because it is a potentially dangerous situation.

CONDITION: Currently the space under the carriage house is used for storage. This section is graded marginal because buyer needs to be aware that if it is to become a garage for parking an automobile a proper fire wall will need to be installed.

GARAGE DOOR(S):

Reference Garage doors always seem to be in harms way. Some ware and tare is to be expected, especially if they are older. However they do get to a point where repair and possibly replacement is necessary. Garage doors should be "balanced" meaning that when raised or lowered and let go the door should not come crashing down to possibly hurt someone. Electrically opened garage doors should retract when given a reasonable amount of resistance.

CONDITION: Garage doors operated satisfactorily.

MISCELLANEOUS:

This section refers to several detached buildings that were not inspected / not included in this general home inspection and therefore this section is graded not inspected. However buyer needs to keep in mind that these buildings will require some degree of repair and maintenance. This expense needs to be considered in the final decision to purchase. Photo in main report.

Repair Maintain out buildings not inspec

ATTIC / KNEEWALL / INSULATION

Next to the the basement the attic is the second most important area in the house.

Access

Type of Access The attic of this house is accessed by a shuttle or access opening that has been cut into the ceiling.

Method used to view attic / kneewall. The attic was accessed and crawled / walked if and where possible.

Amount of attic visible This attic ,like most attics can not be fully accessed. Tight spaces, framing, insulation,and storage are a few of the items that can limit access. Several attics are not accessible.

Condition Overall the condition ,of what could be seen, of the attic appears to be satisfactory.

Insulation

Type	This house has fiberglass batt insulation.
Where Installed	I could see insulation that has been installed between floor joists / the attic floor.
DEPTH AND R-FACTOR: Insulation	There appears to be less that 5 inches of insulation.
Comments / Condition	The insulation found appears to be typical to the age of the house. However, buyer needs to be aware that additional insulation should be added to bring the R-factor / insulating value up to currant standards. Recommend additional insulation to bring up to current standards.

Ventilation.

Ventilation is a vital part / system of a house.Attic ventilation is a critical factor in maintaining a house. if the attic is not ventilated properly it can lead to deterioration from non-vented moisture and higher air conditioning bills because non-vented heat radiates into the living area. Lack of ventilation will also shorten the life of the roof shingles.

Type of ventilation.	This house / building has ridge vent (s) on at least one of the roof ridges.
Ventilation comments	Improve ventilation where / if possible. Consult with your home inspector or contact a qualified insulation / ventilation specialist. Continuous soffit vents (vents under the overhangs / eaves of the roof) in combination with ridge vents (vents that sit on the peak or ridge of the roof) is the best way to completely and naturally ventilate an attic. If you have this system, no other ventilation is necessary. In fact if this system is present and functioning properly, any additional or other ventilation systems ,such as roof or gable vents, can lessen the overall ventilation and should be sealed off.

BASEMENT / CRAWLSPACE

As mentioned in the pre-inspection agreement, this is a visual inspection only. Assessing the quality and the condition of a basement or crawl space is highly subjective. Issues such as cleanliness, cosmetic flaws, and quality of materials used are outside the scope of this inspection. The inspection of the basement is usually limited by (but not restricted to) the following conditions.
Storage, shelves, and work spaces. Finished or painted walls, finished ceilings, and finished floors.

Basement leakage: Many times the visible signs on the interior of a basement / crawl space,which indicate a water problem, are concealed. An area may be painted over, or basement storage may be piled against a wall where a problem has occurred. Also if there has been a dry period before the inspection, signs of past water penetration may not be visible.Finished walls, ceilings, and floors can also prevent / limit visibility and the inspector may not be able to detect the signs of past basement dampness or water penetration. Remember , a house is not a boat. It can not prevent water / moisture from penetrating. If your house or crawl space is dry at the time of the inspection, there are no guarantees that it will remain dry. A house has to contend with water from two different sources; 1. - Surface water - water that collects on the exterior surfaces as it falls from the sky in the form of rain, ice, snow, sleet, and hail. 2. - Ground water - water that is under ground in what is commonly known as the water table.(Ground water can be affected by many unseen conditions which include but are not limited to: seasonally high water table, periods of rain or snow melt, and water run off from land surrounding the

house.)
A house should have systems that collect and direct water away from the house, and systems that collect and remove it after it gets into the house. That's WHEN, NOT IF.

TYPE

Style of basement Part of this house has a full basement, and part of it is over a crawl space. The carriage house is on slab / grade and does not have a basement or crawlspace.

FLOORS

TYPE Dirt, Gravel, Concrete.

FLOOR COVERING No floor covering is present.

CONDITION Old houses can have some pretty ugly floors. Dips, humps, sags, cracks are not uncommon. Dirt or gravel floors are also fairly typical. Many times this comes with the purchase of an older house but this is a concern if there are trippers in the floor or unsafe conditions.

WALLS & CEILINGS

Walls The walls of the basement are unfinished.

Ceilings The ceilings of the basement are unfinished. Insulation installed between most of the floor joist of the first floor limits / prevents view / inspection of the joist and the subfloor. The same applies to the underside of the carriage house second floor. This house has insulation installed at some or all of the rim joist. This is where the basement floor joist abut the exterior at what is called the rim or band joist. This is a good thing and if there are areas that are missing insulation it is recommended that it be added. There can be a considerable heat loss through the rim joist if it is not insulated. However, this insulation prevents full view of this area. The inspector will ,to the best of his ability, move / push aside this insulation to see behind it in a representative number of places. He does not remove or damage this insulation and therefore the inspection / view of this very important area can be severely limited.

MOISTURE / WATER

General information Moisture and water penetration into a basement or a crawl space is always a concern.Many times the visible signs on the interior of the basement, which indicate a water problem, are concealed. An area may be painted over, or basement storage may be piled against a wall where a problem has occurred. Also if there has been a dry period before the inspection, signs of past water penetration may not be visible. Finished walls, floors, and ceilings limit / prevent visibility and the inspector may not be able to detect the signs of past basement dampness or water penetration. Remember, a house is not a boat. If your basement of crawl space is dry at the time of the inspection, this is not a guarantee that it will remain dry. A house has to contend with water from two different sources: 1. Surface Water - Water that collects on the surface as it falls from the sky in the form of rain, snow, sleet, ice , and hale. 2. Ground Water - Water that is underground in what is commonly called the water table. (Ground water is effected by many unseen conditions which include but are not limited to: seasonally high water table, periods of rain or snow melt, and water coming from adjoining lots.) A house should have systems that collect and direct water away from the house, and systems that collect and remove water after in gets

into the house. That's WHEN, NOT IF. These systems are.
1. Your roof and gutters - which need to be slopped properly, connected, sealed, and clean / clear of debris. Downspouts, downspout extensions, and splash blocks - which should collect and direct the water well away form the house. (at least 5 ft. away from the foundation) 3. The exterior grade around the house - which should slope away from the house at a rate of at least one inch per foot for the first 3 - 5 feet and then continue to slope away after that.Collection and removal of surface water is
your first line of defense against water / moisture penetration into the basement.
There are also systems that are available to the homeowner today to remove water after it gets into the house. Consult with your inspector about sump pumps, sub slab drainage systems (interior / exterior) and foundation coatings. These systems are however generally not visible to the inspector so the inspection of them is limited at best. Some of these systems can be installed later if it becomes necessary. Basements and crawl spaces are areas that create some degree of moisture no mater how dry they are. Moisture plus dust and dirt (which are also common in basements) creates mold. Under the right conditions mold can cause mild to severe health concerns and cause what is commonly known as "Sick House Syndrome". Determining this conditions is beyond the scope of the general condition, but it is a possibility that the buyer / occupant needs to be aware of.

Condition

Evidence of water penetration

At the time of the inspection the basement shows evidence of water penetration. **While it is impossible to predict the severity or the frequency of moisture / water penetration on a one time visit to a house, the visible evidence suggest that leakage may be chronic or an ongoing occurrence.** Further monitoring of the foundation will be necessary to determine what repairs are necessary.

The vast majority of basement leakage problems are the result of insufficient control of storm or surface water. (rain, snow, etc.) The ground around the house should be sloped to encourage water to flow away form the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of this report for more information. In the event that basement leakage problems are experienced ,lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing, and / or the installation of drainage systems should be considered a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any leakage that is experienced. Basement leakage rarely affects the structural integrity of a house. If leakage can be tolerated, expensive repairs can be avoided. • For owners of many older homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of older homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings. This area is also a concern because there are conditions conducive for mold growth. Buyer needs to be aware that mold is a potential health hazard for some people. Mold testing is specifically not included / part of a general home inspection. Testing is available. Consult with home inspector for further information.

BASEMENT WATER REMOVAL SYSTEMS

General information

This house did not have any visible water removal systems. Older houses generally do not have basement / crawl space water removal systems. People expected to have water in their basement at least part of the year. Today buyers are demanding dryer basements. Consult with your inspector about systems that can be retrofitted into older houses.

BASEMENT ACCESSIBILITY:

ACCESSIBILITY

Basement is only partially accessible-

BASEMENT VENTILATION / ENTRANCE

Ventilation

Ivy covered bilco, deteriorated widows

- This house has basement windows located at the top / upper portion of the foundation wall. This house also has what is generically called a "bilco" style exit door.
- This section is graded poor because the basement windows are in poor condition and need replacement. Photo in main report. Debris / leafs / dirt limit inspection. Possible insect infestation also present.
- Bilco style door is completely ivy covered and could not be inspected. Reason to suspect deterioration and the need for repairs. Photo in main report.

CRAWL SPACE

General Information

Crawl Spaces can be a source of major problems.There are almost no advantages to crawl spaces. People very rarely, sometimes never, enter their crawl space. Items such as water penetration, wood deterioration, insect damage and infestation, and trapped moisture can exist without being seen. If your house has a crawl space that does not have an access or has very limited access, sufficient access should be gained so that periodic inspections can take place.

Crawl Space Accessibility

This house has one visible crawl space. There may be others but it could not be determined if they are crawl space or on slab construction.
This section is graded poor because buyer needs to be aware that the crawl space or part of the crawl space was not accessible at the time of the inspection, or access was inadequate for proper inspection. Buyer needs to be acutely aware that crawl spaces are an area where there is a high probability of insect or moisture damage that can not be seen. This / these areas should be accessed and inspected. Now and periodically. Photo in main report.

Inaccessible crawl space

How Accessed

The crawl space was not inspected because there was no access or insufficient access found at the time of the inspection.

Crawl Space Floor

The crawl space has a dirt or gravel floor. The crawl space has debris on the floor that should be removed. This will absorb moisture and attract wood destroying insects. It is highly recommended that a plastic vapor barrier be installed over the dirt or gravel crawl space floor. This will have a big affect on the moisture that enters the crawl space by way of the ground. This moisture can cause moderate , even severe damage / deterioration.

Crawl Space Ventilation

Studies on the affects of ventilation in crawl spaces are still inconclusive. Some studies say that ventilation is critical, and some say that it is not necessary. It boils down to the fact that each house has a unique set of building circumstances. The inspector looks for evidence of inadequate or improperly installed ventilation that is currently,
or may in the future, cause problems for the house. I could not find any vents for the crawl space in this house.

SLAB ON GRADE:

CONDITION:

This house has several sections that appear to be slab on grade. Slab is not visible due to carpet and/or floor covering - no readily visible problems are noted.
This section is graded marginal because , as discussed during inspection, it is possible / even likely that there is no foundation under these slabs. This would not be unusual construction for a house of this age. At the time of the inspection there is no evidence that this is a problem , however, also as discussed during inspection, these areas will need to be monitored. And if any change becomes visible repair may be necessary.

STRUCTURE

The foundation is the main support structure of the building. By definition it is the lowest part of a wall, usually of masonry, and partly or wholly below the surface of the ground. It is the base on which the structure rests. Most of the foundation is only partly visible and sometimes none of it is visible. The inspector can not see below the ground or behind storage or finished basement walls so usually the inspection of the foundation is limited at best. This is also true for detached structures like sheds, barns, and garages. Generally if a problem exist it is visible at some location in the form of a sag or a crack in the house. Lack of a proper foundation does not mean automatic problems. If the structure is older , does not show any signs of cracks or sagging , has "stood the test of time", and there are no new contributing influences that could effect the foundation (such as water directed towards the foundation) chances are that it will continue to preform its intended function. However if additional weight is planed, such as a second floor added to a one story older ranch, It should be determined if the foundation is indeed sufficient to support the additional weight.

FOUNDATION WALLS

TYPE

This house has stone foundation walls.

CONDITION

Re-point deteriorated mortar joints

The condition of the foundation is based on what is visible at the time of the inspection only. Overall the house foundation appears to be in satisfactory condition showing typical signs of age. However, at several locations the mortar between stones has deteriorated to a point where repair / re-pointing is necessary. This is not unusual for a house of this age but it needs to be addressed to maintain the integrity of the foundaion walls. Photos in main report.

SUPPORTS & FLOOR FRAMING

COLUMNS / POST / SUPPORTS:

I found wood and masonry support columns in this house. Wood post / columns need to be monitored where they sit on / contact with, the concrete, stone, gravel, or dirt floor. There is a high probability of wood deterioration from long term moisture absorption.

Wood Masonry support columns

COLUMNS / POST / SUPPORTS: CONDITION / CONCERNS

Moisture / rot noted where wood post / columns sit on grade / basement floor. Repair / replacement is necessary.

BEAMS

A beam is a rigid member made of wood , steel, or masonry, supported at each end and subject to bending stresses from a direction perpendicular to its length such as other beams or floor joist. This house / building has large wood timbers for the beams.

BEAMS: CONDITION / CONCERNS

Beams are not fully visible. What was visible at the time of the inspection appeared to be in satisfactory condition. Beams showed typical signs of age.

FLOOR FRAMING : SILL PLATES, JOIST, SUBFLOORING

The visible floor framing consist of the following items. The sill plate, which is the wood that sits on the foundation wall. All of the other floor framing items including the floor joist , the rim joist, and maybe the beams rest on the sill plate. Note: some houses do not have a sill plate. The floor joist rest on / are embedded in the masonry foundation walls.

The floor joist support the floor above, usually run perpendicular to the front and rear wall of the house, and rest on a beam at mid span. The subfloor is the plywood or boards that are above the joist. The finished floor (carpet, hardwood, tile, etc.) is on top of the subfloor.

Generally the only place that the floor framing can be viewed is in the basement or crawl space. Insulation and finished surfaces can limit / prevent the inspectors view / inspection. The floor framing above the first floor (the second floor, third floor etc.) is very rarely visible because of finished floors and ceilings. The floor joist in this house are wood timbers, logs , of oversized dimensional limber. Typical to an older house. This house also has standard dimensional wood floor framing. Commonly known as 2X's. (2X6, 2X8, 2X10, 2X12)

FLOOR FRAMING: CONDITION / CONCERNS

Deteriorated floor joist ends.

Floor joist, If floor joist are inset / embedded in a masonry wall, moisture absorbed by the wall can transfer to the wood and cause deterioration of the

joist ends. This was a common method of construction for older houses. Generally with this type of construction, the exterior walls and the items that they support (the second floor, the roof) are bearing / sitting on the foundation wall even if the first floor joist are defective. In other words, in this type of construction, the only thing the first floor joist are supporting is the first floor and the items on the first floor.
This condition was found in the basement of the main house where the floor joist are embedded in the foundation walls.
Before final purchase decision is made, a qualified carpenter / contractor should further evaluate to determine the extent of deterioration and the cost to properly repair.
Photos in main report.

The floor joist are not visible or only partly visible because the insulation installed between most of the floor joist. This section is graded poor because the insulation between the floor joist visible in the main house basement and the carriage house is improperly installed. The vapor barrier is improperly installed. Vapor barriers prevent moisture transference form one area to another. In this area of the country the vapor barrier should be installed towards the "conditioned space" / heated rooms. The vapor barrier in this crawl space and / or basement needs to be slashed so that water / moisture that could cause deterioration does not collect on the conditioned space side. This is called an improperly installed vapor barrier. Slashing it removes the likelyhood of trapping moisture.

SUBFLOOR The visible subfloor of this house is planks or boards.

WALL CONSTRUCTION

Most of the time the wall framing is not visible. It is hidden by the exterior and the interior wall covering. If this is the case, information supplied in this section may be the best guess / opinion of the inspector.

WALL FRAMING TYPE It appears that this house is constructed with masonry stone, block or brick and wood framing.

WALL FRAMING CONDITION I found no visible evidence of problems involving the wall construction.

ROOF CONSTRUCTION

ROOF FRAMING The roof is framed with Conventional wood rafter framing. Some times called stick framing. The roof has individual wood rafters that are installed one at a time.

CONDITION The rafters show signs of sagging typical to the type of construction and age. I did not see any rafters that need repair or replacement at this time.

ROOF SHEATHING The visible roof covering / sheathing for this house is Plywood installed over lath.

INSECT INFESTATION

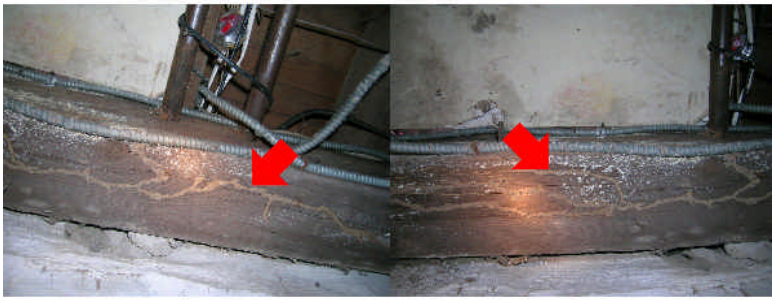
Unless an additional fee was paid, for a wood infestation inspection, no specific inspection is made by this company to detect insect activity. I highly recommend that you contact a qualified exterminator and have them inspect for termites and other wood destroying insects.

INSECT / RODENT INFESTATION

FEE PAID / NOT PAID

An additional fee was paid and a wood destroying insect inspection was preformed. A separate form / report commonly known as the "WDI" report or "Wood Destroying Insect Infestation Inspection Report" will be issued. Additional information about wood destroying insects, and the inspection for them, is included in the Home Inspection Report.

CONCERNS



Termite tunnels !!!

It's important to under stand the limitations of the wood infestation inspection. The wood infestation inspection is a visual , nondestructive inspection of readily accessible areas of the house at the time of the inspection. It is restricted by the same limitations that the home inspection is preformed under. The inspector does not move furniture, storage, carpets, etc. If the inspector can't get to an area or see an area he can not inspect it. It is not reasonable, nor is it possible for the inspector to view and / or probe every square inch of every board, wall, ceiling, or floor in the house. It is very rare for the inspector to actually see live insects. Insects prefer to be out of sight. Generally they like darkness and moisture. Usually the only thing that is visible is evidence that the insect were there. Items such as mud tunnels, frass (droppings, shavings, sawdust from insect activity), insect body parts, or damaged wood are a few of the things that the inspector looks for. Compounding the difficulty is the fact that many times the visible evidence is from past infestation that is inactive at the time of the inspection. **If the inspector does not find any evidence of infestation, it does not mean that the insects are not there , it only means that they were not visible at the time of the inspection.**

Your inspector will also point out areas that are conducive to insect infestation. Its prudent to have periodic infestation inspections so if something does become visible it can be addressed immediately. If your house has conditions conducive to infestation it may be wise to sigh up for a service plan with a qualified exterminator along with addressing the conditions of concern.

This house has conditions that are conducive to infestation by wood destroying insects. Recommend addressing these conditions mentioned in this

report and periodic inspections by a qualified exterminator.

I did find evidence of wood destroying insects (termites) in the smaller basement under the main house. Signs of infestation and / or damage have been found. Buyer needs to be aware that when any infestation / damage is visible, there is a likelihood that there is further possibly extensive infestation / damage that can not be seen. Note: If the seller can not provide proof of recent treatment, with follow up inspections to confirm that the treatment was affective, this infestation must be considered active. See also the "Wood destroying insect inspection report", Photos in main report.

Note: Part of an insect infestation treatment should also include removal of any evidence that the house was previously infested. This helps future inspectors determine if the infestation is active or inactive or if the treatment was affective. If there is still evidence of infestation than it is likely that the insect have either rebuilt their homes / tunnels or done further damage and the treatment was not affective. If there is no evidence of insects or insect damage visible it is an indication that treatment was affective. Any infestation treatment should be well documented and include follow up inspections to assure that the treatment was affective. This information should stay with the house for future reference.

Houses built on slab present a unique set of concerns for wood destroying insects. Because there is no crawl space or basement, inspection is very limited and a crack or hole in the concrete floor the size of a pin head can be an access point for the insects. Termites can come up through the concrete slab and access the wood framing above and not be seen untill it is too late or severe deterioration has occurred.

WELL

This property has an on lot well. Unless an additional fee was paid, testing the quality of the water or the adequacy / flow rate of the pump , is not included in the home inspection. If you have questions or concerns about these items, speak / consult with your inspector for direction or more information. You can do a simple bacteria test for under 75 dollars or you can spend over a thousand dollars on a more comprehensive test. It depends on your comfort level and your pocket book. The inspector's responsibility is to make you aware of what options are available to you.

Flow or pressure is a very relative opinion. One persons sufficient pressure is another persons insufficient pressure. The inspector looks for what we call "functional flow" Functional flow is a reasonable amount of water flow when several fixtures on the upper level of the house are in operation. Keep in mind this is only a snap shot / a few minutes of operation in the entire life span of the plumbing system.

Public water pressure is generally controled by the local municipality. They control the pressure at the water source and also by way of a pressure reducing valve located at the water service entrance in the house.

Private water is another story. On site wells do not provide the same pressure as public systems. A lot of variables can effect the pressure or flow when the water is provided by an on lot well. The size of the well pump, depth of the well, quality of fixtures are only a few of the contributing factors. The flow rate / pressure can be measures in gallons per minute, but it is not part of the general home inspection and the results are very TIME SPECIFIC. When you have an on site well you need to be aware that when the water table or underground water is high there will be plenty of water and when we have a drought your well could run dry.

Testing

Type of water test provided. No water test was provided by Scott Home Inspections.