Scott Home Inspections
7398 Tohickon Hill Rd
Point Pleasant Pa. 18950

01/11/2018

Abraham Lincoln
Ave Avenue
Hodgenville KY 00000
1600 Pennsylvania Ave NW, Washington, DC 20500

Dear Abe

A visual inspection of the above referenced property was conducted on . This whole house inspection was conducted in accordance with the standards established by the American Society of Home Inspectors, (ASHI) for the purpose of identifying major deficiencies that may affect your decision to purchase the property. A copy of these standards is included in this report for your review. The inspection is intended to assist in evaluating the overall condition of the building and its components **based on visual observations made at the time of the inspection only.**

It is important that you understand exactly what your professional inspector is able to do for you and what the limitations are in his inspection. The inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector may not move furniture, storage or personal property, or dismantle any appliances. This is a report based on the visual conditions at the time of the inspection only. Hidden or concealed defects cannot be included in this report. This report is not a warranty, expressed or implied. This report is not an insurance policy, nor a warranty service. Any recommended improvements , repair suggestions, or suspected causes of defects, are beyond the scope of the home inspection and are the opinion of the inspector. These opinions should be considered only as an added value to the home inspection. Please read the ASHI Standards and the Inspection agreement to further understand the limits of the inspection and the inspectors responsibilities.

Your inspector (Herb Scott), has over 40 years of experience in residential and light commercial construction. He spent the first 25 of those years as a hands builder doing custom homes, renovations, and remodeling. He drawls from this experience, and his experience as an active member of ASHI (Which includes scores of educational seminars about the systems that he inspects) to give you as much information about your house / building as he can. This background gives your inspector an excellent general knowledge of building construction. However, it is important to understand , this is not a technical inspection of any one particular system. It is a general inspection of all the systems in your house or building. If, in the inspectors opinion, there is sufficient concern with a particular system, he may recommend a further technical inspection by someone with more expertise in that system, such as a structural engineer, licensed electrician, or heating technician.

The home inspection can limit the inherent risk in purchasing a house, but unfortunately it can not eliminate all of the risk that come with home ownership. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to twice the fee paid for the home inspection. **The following is an opinion report, expressed as a result of the inspection. It is very important that time is taken to read and understand the entire report before the decision to purchase the house / property is made.** This includes the scope and limitations of the home inspection. It is also important that the purchaser of this report call the inspector with any questions or concerns that they may have.

REPORT SUMMARY

The items that are not listed in this summary are items that the inspector considers to be

Satisfactory - the system or the component of the system is functional, shows typical signs of age, doesn't need maintenance or repair, and it appears from the visual inspection that it will continue to perform its intended function.(Note: The age of the system is taken into consideration when this opinion is formed. A system that is new should be in better condition than an older system. The newer the house the less tolerant the inspector is of ware and tare.)

The following items are in the opinion of the inspector, considered **Marginal** - the system or the component of the system is functional but it requires immediate maintenance and / or its condition monitored for repair or replacement in the near future. This may also apply to a system that is at the end of its normal useful life expectancy. It may be functioning satisfactorily but the buyer needs to be aware that it may need to be replaced in the near future.

Marginal :

EXTERIOR OF HOUSE

TRIM:

CONDITION:

Overall the exterior trim appears to be in satisfactory condition showing typical signs of age. Buyer needs to be aware that there is a high probability of lead paint in this house.

EXTERIOR CHIMNEY (S)

CONDITION:

There is some evidence of the need for pointing at the upper portion of several chimneys. Chimneys are too high and roof too steep to access. See also Interior - Fireplaces.

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

Roofing material appears to be in satisfactory condition showing typical signs of age. However, Roof appears to be at/near the end of its useful life.

Asphalt shingles are graded marginal only because buyer needs to be aware that they are at the end of their life expectancy, and budgeting for replacement should be considered. .

HEATING - AIR CONDITIONING

HEATING SYSTEM TWO :

VENTING:

The combustion air intake pipe was not connected. This is not a defect but it does make the furnace less efficient than it could be.

APPROXIMATE AGE IN YEARS:

Gas fired furnace appears to be approximately 18 years old. client needs to be aware that it is approaching the end of it's normal useful life expectancy of 20 years.

AIR CONDITIONING:

AGE

The three exterior condensing units along with the three corresponding interior air handlers / coils and the one gas forced air furnace all appear to be approximately 17 years old.

This section is graded marginal because the buyer needs to be aware that the exterior air conditioners / condensing units are past the end of their normal useful life expectancy and **may need to be replaced at any time.**
Additional concern: **The fact that the central air / condensing units are at the end of their normal / useful life expectancy, is of additional concern because the systems could not be tested at the time of the inspection because the exterior temperature was too low.**

COOLING FILTER
The filter for the central air system is the same as for the heating system. See "Heating System - Air Filter" section.
Several air handlers do not have / do not have adequate filter access cover plates. This enables the system to remove / suck air from the attic and the basement when it should only be removing / sucking air out of the conditioned rooms.

ELECTRICAL SYSTEM

CONDUCTORS:
KNOB & TUBE WIRING

I tested a number of accessible knob & tube wiring locations with a voltage sniffer and none of it was hot/active. I also found a number of knob & tube wires that have been cut, I suspect during rewiring. Tested outlets were grounded and did not indicate the presence of knob & tube. It appears that this house has been re-wired, but I can not confirm this, and a house of this age always has the possibility that knob and tube wiring is still present. Knob and tube 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.

INTERIOR

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.

KITCHEN - APPLIANCES - LAUNDRY

DISHWASHER:

CONDITION:
The dish washer appears to be in satisfactory condition. However it appears to have been installed out of line with the countertop.

STRUCTURE

WALL CONSTRUCTION

WALL FRAMING TYPE

It appears that this is a wood framed house. There is visible evidence that this house is balloon framed.

Balloon Framing was common in the late 19th century and early 20th century. This wood -frame construction technique employed conventional wood studs and floor joist, the same wood as used now. The principal difference, was that the wall studs were erected before the floor line. The construction process involves setting up the wall studs, and then essentially hanging the floor systems from them. When completed, this resulted in a rigid structure, although unless adequate fire stops were provided this type of construction could allow fire to move very quickly through the stud spaces and engulf the house in flames in a short time. It also leads to air flow / movement inside the wall cavities. With no insulation, this adds to the inefficiency of the house and the cost to condition.

The following items are, in the opinion of the inspector, considered **Poor** - The system ,or the component of the system, is defective and needs immediate repair and / or replacement. This will also refer to the items that are considered ***safety concerns.*** Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items.

Poor :

GROUNDS

GRADING:

SITE:

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.

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.

EXTERIOR OF HOUSE

EXTERIOR WALL COVERING

CONDITION:
One of the stone walls around a patio is failing and immediate repair is needed. It will likely need to be rebuilt from the foundation up. There are also a number of locations where re-mortar / tuck pointing is needed. A common maintenance task for brick masonry is repair of mortar joints. The longevity of mortar joints will vary with the exposure conditions and the mortar materials used, but a lifespan of more than 25 years is typical. The longevity of brick, however, may well exceed 100 years. Consequently, occasional repair of the mortar joints is expected over the life of the brick masonry. It is my observation that the most common reason for repointing brick masonry is to improve water penetration resistance. Repointing deteriorated mortar joints is one of the most effective and permanent ways of decreasing water entry into brickwork. This is because the most common means of water entry into a brick masonry wall is through debonded, cracked or deteriorated mortar joints.

Stucco on frame is less of a concern with older "air leaky" houses than with houses built in the last 30 years. However, there are no guarantees that moisture hasn't found its way behind the stucco and caused damage. Additionally, this stucco has been "Patched " at several locations.
Buyer needs to be aware of the inherent problems what come with stucco and cultured stone on frame that are discussed in the " Material / Type" section previous to this section. The stucco may appear to be fine from a visual inspection, however, serious problems may exist beneath the wall cladding / inside the walls that can not be seen by the inspector. There is a 50% failure rate with stucco on frame walls. There may be no visible problems but there can be significant moisture damage to the frame wall. It is for this reason ,and to protect my clients from possible considerable expense, that I automatically recommend a full invasive inspection when a house has stucco / manufactured stone on frame exterior cladding. Ask me for additional information as to the inspection options available.

HEATING - AIR CONDITIONING

PRIMARY HEATING SYSTEM :
EVIDENCE OF SERVICE
This section is graded Poor because in the opinion of the inspector both heating systems need immediate complete service and approval by a qualified heating technician.
Service now
If the current owner can provide evidence / documentation / receipts indicating that the heating system has been serviced within the last year, this would satisfy this concern. Note: If the owner can provide evidence that this boiler has been serviced within the last year, this would satisfy my concern.

DISTRIBUTION.

I found several old supply ducts that have friable asbestos insulation wrap. I found what appears to be friable asbestos insulation that wraps the metal ducts. Asbestos fiber in some form, is present in many homes, but it is often not visible or cannot be identified without

testing. This section is graded poor because buyer needs to be aware that this material appears to be friable (easily crumbled or pulverized) and particles could float in the air and be inhaled. This is when asbestos is a safety / health concern.
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, ducts, or heater likely contains asbestos.

ELECTRICAL SYSTEM

ELECTRICAL OUTLETS, SWITCHES, & FIXTURES

CONDITION OF SWITCHES, OUTLETS, AND FIXTURES:

I found several outlets that tested reverse polarity. See "Electrical -Concern Definition" section for an explanation of what this is. Second floor rear bedroom.
Note: These are minor repairs but because they involve electricity they are potentially major concerns that should be addressed.

GFCI OUTLETS / BREAKERS

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; all outlets serving kitchen counters, all bathroom outlets, all exterior outlets, outlets within 6 ft. of a laundry / utility or wet bar sinks, and all garage and unfinished basement outlets (Except: Outlets that are not readily accessible or outlets for appliances not easily moved such as a freezer, clothes washer or a sump pump.)

INTERIOR

WINDOWS:

CONDITION:

I found several broken panes of glass leaving sharp edges , that need replacement.
A number of the wood double hung windows did not close completely. This prevented locking and peel & stick weather stripping was installed, indicating excessive drafts. Contact a qualified window replacement company and a carpenter to further evaluate and determine repair / replacement options and the cost involved.
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.
Some windows are very close to the floor would require safety glass if under current requirements.

STAIRS

CONDITION:
Handrails Missing! Service stairs do not have a handrail. This includes service stairs to basement , second , and third floor.

FIREPLACE/WOOD BURNING DEVICES:
CONDITION
Several fireplaces have been sealed off and are not functional. One has a gas insert and one has been used as a fireplace. I was not able to view up the flues of the two that appeared to be in operation. All are very questionable. Given what was found and the age of this house, along with the potential high cost to repair chimneys like this house has, I grade this section Poor, pending further investigation by a certified chimney sweep. Including a interior camera inspection of the flues and further inspection of the exterior condition.

SINGLE BATHROOM

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

KITCHEN - APPLIANCES - LAUNDRY

RANGE/COOK TOP AND OVEN:
TYPE/CONDITION:
This house has a Gas oven / cooktop combination. Burners / oven did not ignite during the inspection. Confirm operation.

KITCHEN SINK FAUCET : Porcelain, The kitchen sink appears to be in satisfactory condition. Kitchen sink faucet is loose / not fastened / secured to counter top. Repair is needed.

WASHER AND DRYER:
CLOTHES DRYER:
A dryer vent is provided but its discharge point was not visible. Ask owner for additional information. There is reason to suspect it discharges into an unused chimney flue. If this is the case removal and venting directly to exterior will be necessary..

GARAGE - CARPORT

MISCELLANEOUS:
Work has been done to help save the detached garage. However asphalt / grade is against wood siding and there is significant deterioration to sill plate / lower wall framing. Additionally the foundation is in question. Further evaluation by a qualified contractor is needed to determine the extent of necessary repairs and the cost to complete them.

ATTIC / KNEEWALL / INSULATION

INSULATION GENERAL

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.

This is not uncommon for a house this age, but buyer needs to be aware of this fact. This is of increased concern because of the rising cost of heating fuels. Recommend insulating and ventilating where possible.

Client needs to be aware that this large house has little to no attic insulation and likely no insulation in the exterior walls. It will likely be costly to condition. I recommend obtaining utility bills to get some idea of these cost.

BASEMENT / CRAWLSPACE

BASEMENT VENTILATION / ENTRANCE

Ventilation

This house has basement windows located at the top / upper portion of the foundation wall. This house has what is generically called a "bilco" style exit door. Several basement windows have been replaced. Several others are at a point where replacement is needed.

STRUCTURE

SUPPORTS & FLOOR FRAMING

FLOOR FRAMING: CONDITION / CONCERNS

I found evidence of significant termite damage and repairs. The repairs appear to be adequate but there are areas that were not repaired. Photo shows view inside the wall at landing from kitchen down to basement. Significant damage to sill plate is evident. Additional information is needed from current owner as to what exactly was done and exactly why it was done.

This section is graded marginal because it will need to be monitored. This is not unusual for a house of this age. Time , stress, and moisture takes its toll on old house floor framing and repairs / improvements may be needed and should be preformed as necessary. Note: if buyer wants level floors they should be aware that making old sagging floors level can be very expensive.

I did find one joist with a significantly deteriorated end near the front entrance porch in the boiler room. I suspect but can not confirm this is from previous roof leakage.

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.

INSECT INFESTATION

INSECT / RODENT INFESTATION

CONCERNS

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, and significant damage and repairs. 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"

TREATMENT: There is evidence that a treatment has been preformed, observation over a period of time would be necessary in order to determine if the treatment was affective and / or the activity status of this infestation. Recommend that the treating company be contacted for treatment and warranty information. Only the treatment company can issue a clean "certification" because only they can compare current conditions with conditions before treatment.

The following items, systems, or components of systems were **Not Inspected** - They were not visible, accessible, or turned on at the time of the inspection and therefore could not be tested / inspected. An item that the inspector suspects may be damaged in any way by accessing or turning the item on or that is questionable in regards to the health and safety of the inspector.
It may also apply to an item that is beyond / not part of the general home inspection.

Not Inspected :

HEATING - AIR CONDITIONING

PRIMARY HEATING SYSTEM :

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.

HEATING SYSTEM TWO :

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. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.

AIR CONDITIONING:

TEST Y/N

Outside air temperature was below 65 degrees. Unable to test system at this time. Testing central air conditioners when the temperature is too low can damage the unit. Additional

concern: **The fact that the central air / condensing unit is at the end of it's normal / useful life expectancy, is of additional concern because the system could not be tested at the time of the inspection because the exterior temperature was too low.**

INSECT INFESTATION

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.

Indoor Air Quality

Indoor Air Quality

Testing Done

A 48 hour radon test was provided. A separate report, with the results, will be issued.

Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,
Scott Home Inspections Herb Scott - Inspector / Owner
enclosure

[PGN]

Home Inspection Report

For: 1600 Pennsylvania Ave NW, Washington, DC 20500

Prepared by: Scott Home Inspections 7398 Tohickon Hill Rd. PO Box 276
Point Pleasant, Pa 18950 215-272-0007 Inspection #1776 Date :Feb. 20, 2000

Scott Home Inspections

ACI Certified Home & Building Inspections, Stucco & EIFS Inspections, Energy Audits & Infrared Investigations

www.Scott-HomeInspections.com 215-272-0007

EDI (Exterior Design Institute) and Moisture Warranty Corp. certified for synthetic and hard coat stucco inspections.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

REPORT NAME 3169.
FILE #: 3169.
DATE OF INSPECTION: .January 11, 2018.
CLIENT NAME: Abraham Lincoln.
MAILING ADDRESS: Abe Avenue,
CITY/STATE/ZIP: Washing DC $$$$$
INSPECTION LOCATION: 29034 Abe Lincoln Ave.
SITE CITY/STATE/ZIP: Hodgenville KY 00000.

CLIMATIC CONDITIONS:

WEATHER: At the time of the inspection the weather was generally fair / clear. The temperature was in the 40-50 degree range during the inspection.

SOIL CONDITIONS: The ground was very wet with puddled water at some locations at the time of the inspection. The ground was partly snow covered at the time of the inspection.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: This house is approximately 120 years old.

BUILDING TYPE: 1 family.


Rear view


Front View


Left Gable end


Right Gable end

STORIES: 3

SPACE BELOW GRADE: This house has a full basement under it.

OTHER INFORMATION:

COMMENTS: This house is not occupied / vacant. This can be a blessing and a curse for the inspector. Generally storage and furniture are not present to limit the inspectors view and access to items like windows and outlets is not restricted. Water stains from plumbing leaks that are dry at the time of the inspection because of lack of use, may become active leaks when the plumbing fixtures are used on a regular basis. Other items / problems that may subside because of lack of use may only become apparent when they are back in use on a regular basis. Buyer needs to be monitor for what is commonly called "start up " problems when the systems are again used on a repeated / regular basis. This is of particular concern if a septic inspection is included with the home inspection.

PEOPLE PRESENT: The buyer's agent was present during the entire inspection or at least most of the inspection.

Report Limitations

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 stucco clad walls, 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.

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.

I certify that I 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. REPORT LIMITATIONS.

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 an asphalt driveway / parking area.

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

SIDEWALKS:

TYPE: Concrete, Patio Block, This house has stone or slate embedded in / sitting on gravel or dirt.

CONDITION: The walkways appear to be in overall satisfactory condition showing typical signs of age. Buyer needs to be aware that the side walk along the street will need to be maintained, and possibly, if deemed necessary by local requirements , replaced / repaired. This may include removal of snow / ice.

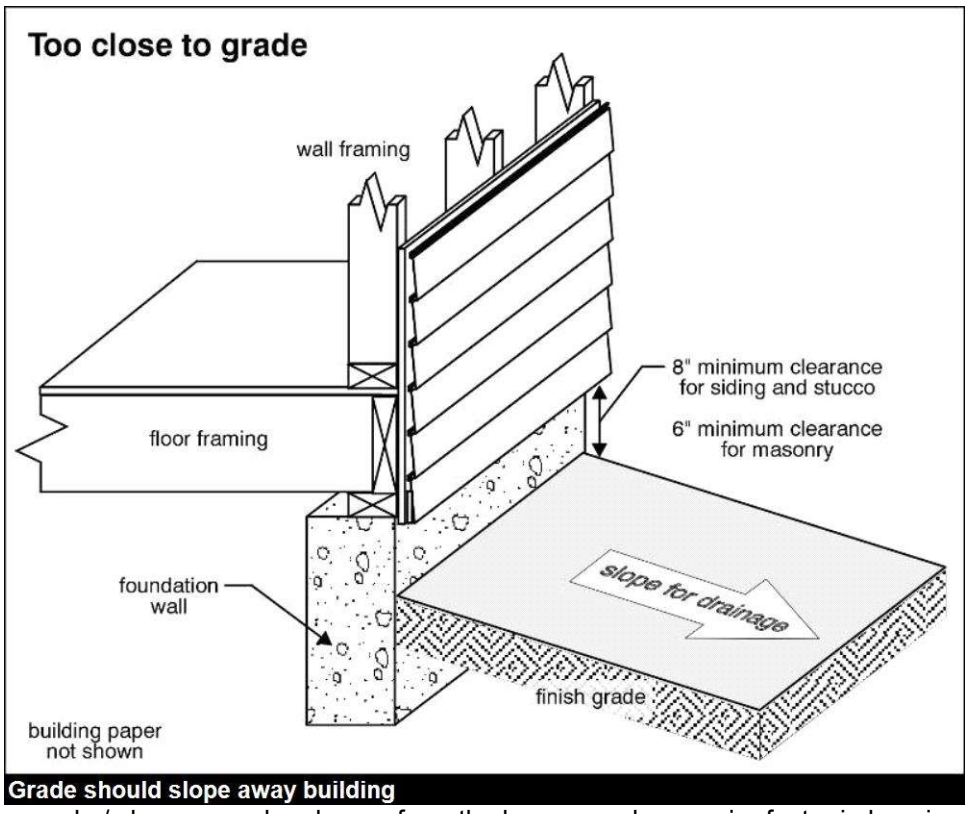
LANDSCAPING:

CONDITION: 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.

GRADING:

Grade



Grade should slope away building

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:

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.

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.

EXTERIOR STAIRS: INCLUDING PORCH AND STOOP STAIRS.

CONDITION: Exterior steps / stairs appear to be in satisfactory condition.

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 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 at least one 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.

Condition of Ext. Doors The exterior doors appear to be satisfactory showing typical signs of age.

EXTERIOR WALL COVERING

The exterior wall covering / cladding / siding is the first line of defense in preventing water or moisture penetration into the house. If this first line of defense is compromised in any way water can enter the structure of the house and cause damage. Additionally, the wall covering / siding is the only thing that can be seen. If there is visible damage, gaps, cracks, missing caulk, etc. you must depend on the material and the workmanship that was done behind the siding to prevent water entry. Most of the time, the lack of knowledge, proper detailing and or poor workmanship makes relying on what is under the siding to prevent water penetration a gamble at best. That is why the condition of what is visible is so important.

VISIBLE EXTERIOR FOUNDATION WALLS Overall there is a sufficient amount of the exterior foundation wall exposed / adequately above grade.

It appears that there is adequate foundation wall above grade to assure that the grade / soil is sufficiently away from the siding.

MATERIAL / TYPE The foundation and several first floor walls have solid stone walls. The rest / most of this house has stucco on frame. This house has Stucco on frame: Cracks are not uncommon in stucco, particularly if it is stucco on frame. They are usually caused by different rates of expansion and contraction between the different materials such as the stucco itself and the plywood or OSB (oriented strand board) the stucco is on. Items such as control joints or expansion joints are commonly used to control the cracks or absorb the expansion / contraction. Cracks may or may not be evidence of a significant reason for concern. 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.

The proper installation of stucco on frame is critical to preventing water penetration behind it. If stucco on frame is not properly installed there can be water penetration into the wall structure.

The critical points are joints and penetrations like windows, doors, outlets, light fixtures, roof abutments, etc. If these locations are not properly flashed / sealed water can penetrate behind the stucco, into the wall structure, become trapped in there, and cause deterioration and mold. Unfortunately , many of the critical components of a proper stucco installation are not visible to the inspector. Additionally, there may be serious damage and mold inside your wall, but no visible evidence of a problem. Generally, by the time it does becomes visible, there is severe rot , deterioration and mold in the wall structure.

Potential Stucco Problems: Water gets behind the finish / stucco where it can get trapped. This trapped water / moisture ultimately leads to rot of sheathing and wall framing and can be a cause of severe mold problems along with structural problems. The water generally enters the wall system at locations where there are penetrations through the wall such as windows, doors, exterior lights, electric meters, any penetration or hole can potentially be a water entry point. Proper flashing and sealing is critical to prevent water penetration. However if the stucco was not properly installed it can allow moisture intrusion even where there are not penetrations through the wall.

Unfortunately, almost always, trapped water , rotten / damaged structure, or mold in the wall cavity are not visible during the home inspection.

Specific "Stucco / EIFS Inspections" (EIFS - Exterior Insulation Finish Systems) are available that can determine the exact location of any damage, and to some degree the extent of the damage. Infrared thermograph , the most advanced inspection technology , can be useful in determining problems behind stucco. This is the only "non-evasive / destructive " way to determine if there are problems. However, if any defects are found they must also be confirmed by probing through the stucco into the wall substrate / sheathing and testing with a moisture meter.

. Specialized stucco inspections are also available. If one of these inspections is performed and the house meets the requirements and / or proper repairs are made, the stucco may be eligible for a transferable warranty.

These inspections do require some invasive procedures including drilling a number of small (about 1/8 inch) holes at strategic locations to allow probing with specialized moisture meters. These holes are sealed with a good quality caulk as close to the color of the stucco and if not immediately, they do become invisible over time. Your inspector ,Herb, is certified to provide both infrared and stucco warranty inspections. Ask him for additional information.

(EIFS - Exterior Insulation Finish Systems)

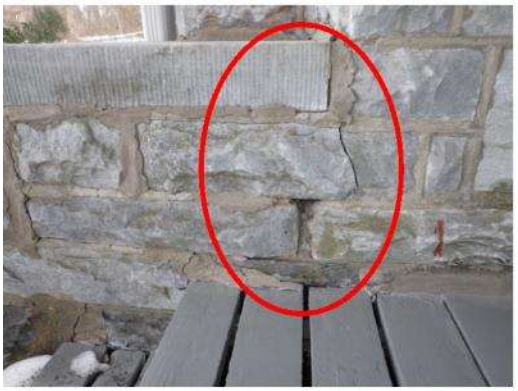
CONDITION:

One of the stone walls is failing and immediate repair is needed. It will likely need to be rebuilt from the foundation up. There are also a number of locations where re-mortar / tuck pointing is needed. A common maintenance task for brick masonry is repair of mortar joints. The longevity of mortar joints will vary with the exposure conditions and the mortar materials used, but a lifespan of more than 25 years is typical. The longevity of brick, however, may well exceed 100 years. Consequently, occasional repair of the mortar joints is expected over the life of the brick masonry. It is my observation that the most common reason for repointing brick masonry is to improve water penetration resistance. Repointing deteriorated mortar joints is one of the most effective and permanent ways of decreasing water entry into brickwork. This is because the most common means of water entry into a brick masonry wall is through debonded, cracked or deteriorated mortar joints.

Stucco on frame is less of a concern with older "air leaky" houses than with houses built in the last 30 years. However, there are no guarantees that moisture hasn't found its way behind the stucco and caused damage. Additionally, this stucco has been "Patched " at several locations.

Buyer needs to be aware of the inherent problems what come with stucco and cultured stone on frame that are discussed in the " Material / Type" section previous to this section. The stucco may appear to be fine from a visual inspection, however, serious problems may exist beneath the wall cladding / inside the walls that can not be seen by the inspector. There is a 50% failure rate with stucco on frame walls. There may be no visible problems but there can be significant moisture damage to the frame wall. It is for this reason ,and to protect my clients from possible considerable expense, that I automatically recommend a full invasive inspection when a house has stucco / manufactured stone on frame exterior cladding. Ask me for additional information as to the inspection options available.

Repair / pointing needed



TRIM:

MATERIAL: 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 wood exterior trim. Wood needs to be maintained, painted , caulked, and sealed or it will deteriorate and replacement / repair will be necessary.

CONDITION: Overall the exterior trim appears to be in satisfactory condition showing typical signs of age. Buyer needs to be aware that there is a high probability of lead paint in this house.

EXTERIOR PORCH / ENTRANCE STOOP

Porch / Stoop General 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 front and rear porch with a roof.


PORCH / STOOP DECK CONSTURCTION Both porches have wood deck / flooring.

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. No access under front / main entrance porch.

PORCH / STOOP -- POST ,RAILINGS, & STEPS The rear porch / stoop has the following items: Wood railing showing some signs of deterioration but still adequate. Monitor for repair.

EXTERIOR CHIMNEY (S)

Exterior of Chimneys General This house has three Brick and stone chimneys. Each appears to have two flues. Top of the masonry chimneys was not viewed / inspected because it is to high to safely access without equipment that exceeds that used during a general home inspection.

MATERIAL: Brick Stone.

CONDITION: There is some evidence of the need for pointing at the upper portion of several chimneys. Chimneys are too high and roof too steep to access. See also Interior - Fireplaces.

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 a hip style roof. 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: Most of this 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.

The low slope roof over the front entrance porch is 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.

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

ROOF COVERING STATUS: Roofing material appears to be in satisfactory condition showing typical signs of age. However, Roof appears to be at/near the end of its useful life.
Asphalt shingles are graded marginal only because buyer needs to be aware that they are at the end of their life expectancy, and budgeting for replacement should be considered. .

Age / Layers Information provided by the owner / agent / disclosure statement, states that the roof is approximately 20 years old.
This house appears to have only one layer of roofing material. I say appears because some times it is not possible to determine the number of layers with out removing the roofing material. Also, there are several things a skillful roofer can do to give the appearance that the roof is only one layer when in fact it is 2.

EVIDENCE OF LEAKS At the time of the inspection I did not see / find any evidence of active roof related leaks. At the time of the inspection I did find evidence of leaks.

Flashings are designed to **KEEP WATER OUT**. They are used where dissimilar materials meet, where a material changes direction, or at joints in materials. Most flashings today are aluminum but there can also be copper, tin, galvanized steel, terne, and in some rare cases lead is used. Today, there are also membrane flashings available similar to asphalt roof shingles but in a roll, and some are like a rubber material that have a sticky back. Sometimes referred to as peel and stick flashing.

Most flashings are associated with roofs. When a roof line changes direction, a ridge, a valley, or a hip is created or where a roof abuts a wall.

EXPOSED ROOF FLASHING:

Flashing Def.

Flashings are designed to KEEP WATER OUT. They are used where dissimilar materials meet, where a material changes direction, or at joints in materials. Most flashings today are aluminum but there can also be copper, tin, galvanized steel, terne, and in some rare cases lead is used. Today, there are also membrane flashings available similar to asphalt roof shingles but in a roll, and some are like a rubber material that have a sticky back. Sometimes referred to as peel and stick flashing.

Most flashings are associated with roofs. When a roof line changes direction, a ridge, a valley, or a hip is created or where a roof abuts a wall. However, proper flashing is also critical at all wall penetrations such as windows, doors, etc. and where items are attached or connected to the house such as decks.

Most of the time, flashing is either not visible or only partly visible. So it can never be fully inspected unless you are present during it's installation. Flashing type, design, locations , detailing, and installation is an extremely important component in construction today. If any of the 5 mentioned items is not correct , water will enter the building and cause damage.

TYPE Metal, Composition.

CONDITION The visible flashing appears to be in satisfactory condition.

GUTTERS & DOWNSPOUTS:

Gutters, Downspouts, & Extension General

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 This house has aluminum gutters and down spouts.

TYPE & CONDITION: This house has a full set of gutters / downspouts. Gutters and down spouts appear to be in satisfactory condition.

PLUMBING VENT STACK

Plumbing Vent Stacks / Pipes General

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 a Cast iron plumbing vent stack.

VENTILATION

Ventilation General

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 the plywood to allow air flow into soffits, or attics. See also the "Attic - ventilation" section.

Type

This house has soffit vents at the eaves / overhangs of the house. This house has what appears to be an attic fan. 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.

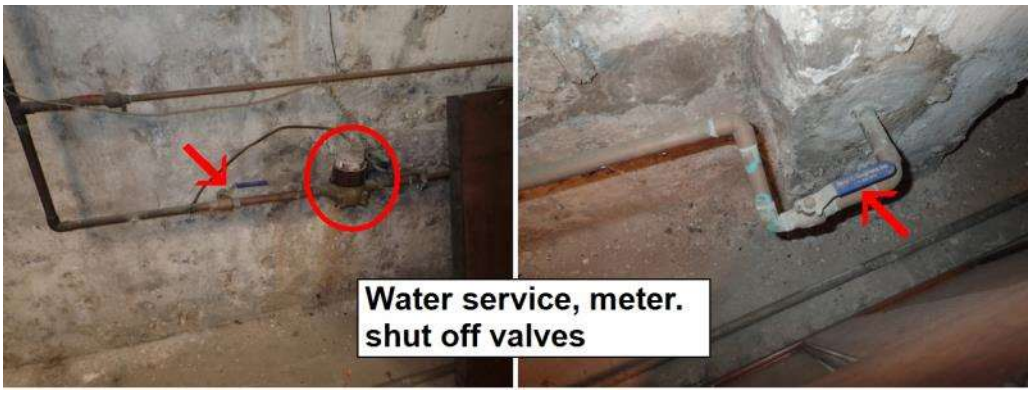
PLUMBING

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.



MATERIAL: Copper: The visible water supply pipe coming in from the street is appears to be 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: This house / building has a combination water supply pipes / materials.
**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. PEX is an acronym for crosslinked polyethylene, the raw material used to make PEX. The "X" refers to the crosslinking of the polyethylene across its molecular chains.

It's a superior plastic. It wouldn't melt, or corrode, and kinks can be repaired

with a heat gun with no loss of strength.
Pex has been in use for about 25 years with a projected life expectancy of 100+ years. Currently there is about 5 billion feet in service.
There are two types. Regular PEX tubing and Pex tubing with an oxygen diffusion barrier for heating projects,
Galvanized Steel water supply pipes:
Galvanized steel piping was used, almost exclusively, up to approximately 1950. Depending on the pipe diameter , the water composition, and the amount of use, this piping typically last forty to sixty years. Some lower quality pipes do not last as long , and there are some oversized pipes still in use after sixty years.
Galvanized steel pipes in a house are typically 1/2 inch inside diameter. The connections are threaded. When the pipe wears out, the rust accumulation inside the pipe chokes down the diameter of the pipe , resulting in poor water pressure. Eventually, the pipe will rust through, usually at the joints first, resulting in leakage. High acid content in the water can also eat its way through the steel over time.

CONDITION: The domestic water supply pipes that were visible appear to be in satisfactory condition.

WASTE LINES:

MATERIAL: Cast Iron, Plastic, Galvanized.

CONDITION: 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. The waste / sewer / drain pipes that were visible appear to be in satisfactory condition. Leaks that may not be evident during the inspection period may develop when the house is being lived in and the plumbing fixtures are being used on a regular basis.

HOSE FAUCETS:

OPERATION: Cut off type. 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.
At the time of the inspection when I turned on the exterior hose faucet / bib it did not supply water. There may be an interior shut off. DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.

WATER HEATER

Water Heaters General 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.

Heating domestic water accounts for more than 15% of a typical American households energy consumption, according to Department of Energy statistics. And while home-heating-and-cooling energy consumption has declined in recent decades as a result of improved construction methods and gains in equipment efficiency, water-heating energy use has stayed flat, or even increased slightly. So water heating is one of the big remaining slices of the home energy pie for which advancing technology offers an opportunity to shave consumption.

Heat-pump water heaters are two to three times more efficient than conventional electric resistance water heaters at turning electricity into heat. And depending on the source of the electricity, they can be the lowest-cost way to heat domestic water over the lifetime of the equipment. Heat pumps are a complicated technology, and the up-front cost of a heat-pump water heater is many times the price tag of a basic electric resistance water

heater. But some of that cost is offset by rebates in many areas, and heat-pump water heaters are continuing to make inroads in the market.

TYPE: This house has a gas water heater.

SIZE: The information label on the water heater states that this is a 75 Gal. unit.

LOCATION: The water heater is located in the basement.

AGE The manufactures date on the water heater indicates that this is a 3 year old water heater.

PRESSURE RELIEF VALVE AND Every water heater is required to have a pressure relief valve and a proper extension on that valve.

EXTENSION:

The pressure relief valve is safety item. You will likely never have to rely on it. But if it is ever needed, it is designed to relieve the pressure that could build up inside the hot water heater before it gets to a point where it could explode. Generally, for a domestic water heater, it is set to open if the pressure gets higher that 150 PSI.
The Pressure relief valve is required to have an extension pipe, of the same diameter, that extends down to the floor and ends between 6 & 8 inches above the floor. If the relief valve were to ever open it releases scalding water that needs to be directed to the floor so a person could back away without being burnt.

The TPR valve discharge pipe may be any pipe that is listed for water distribution. Copper and CPVC are two common discharge pipe materials. The discharge pipe diameter should be at least the same as the TPR valve outlet diameter, almost always 3/4 inch. PEX may be used as the discharge pipe, but new rules require that PEX diameter be at least 1 inch. Flexible water connectors may not be used as the discharge pipe because the internal diameter is smaller than 3/4 inch. The discharge pipe should slope down from the TPR valve to the discharge point and terminate not more than 6 inches and not less the 1 1/2 inches above the floor. 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

The pressure relief valve and the required extension pipe appears to be in satisfactory condition.

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, a metal flue that discharges / goes into a masonry chimney that discharges above the roof. 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.

WATER HEATER #2:

TYPE:

There is a tankless coil in the boiler that is not functional.

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:

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.

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.
This section is graded Poor because in the opinion of the inspector the heating system needs immediate complete service and approval by a qualified heating technician. Service now
If the current owner can provide evidence / documentation / receipts indicating that the heating system has been serviced within the last year, this would satisfy this concern.
Note: If the owner can provide evidence that this boiler has been serviced within the last year, this would satisfy my concern.

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: 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 a metal flue that connects to a masonry chimney.

FUEL TYPE AND NOTES: The primary heating system is fueled by Natural Gas supplied by a local gas company.

DISTRIBUTION. 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. Determining the adequacy of a heating or cooling system is beyond the scope of a general home inspection. It would require technical calculations including the heating system BTU output, amount of insulation, window size and type and many other items. These calculations are generally not even preformed when the house / building is built. Many times the best and only way to determine adequacy is to occupy the space over time and determine for your self if you are warm enough or cool enough.

I found several old supply ducts that have friable asbestos insulation wrap. I found what appears to be friable asbestos insulation that wraps the metal ducts. Asbestos fiber in some form, is present in many homes, but it is often not visible or cannot be identified without testing. This section is graded poor because buyer needs to be aware that this material appears to be friable (easily crumbled or pulverized) and particles could float in the air and be inhaled. This is when asbestos is a safety / health concern.
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, ducts, or heater likely contains asbestos.

NORMAL CONTROLS: Multiple thermostats are employed, This house has a dial type thermostat.

APPROXIMATE AGE IN YEARS: I estimate this heating system to be approximately 15 years old.

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

HEATING SYSTEM TWO :

LOCATION OF HEATING SYSTEM TWO & THE AREA HEATED Heating system / unit 2 is located, in the basement. This heating system appears to supply heat to the first floor. Possibly also all or parts of the second floor.

SYSTEM TYPE:

Forced Air furnaces should be serviced yearly. They should be cleaned, adjusted, examined, and safety checked, for best performance, efficiency, and longer life.
This house has a gas fired forced air furnace. Forced Air furnaces should be serviced yearly. They should be cleaned, adjusted, examined, and safety checked, for best performance, efficiency, and longer life. Forced air furnaces have an average useful life expectancy of 20 - 30 years.
Furnaces are central heating systems in that the heat is generated in one location and then distributed through the house.

With the exception of electric furnaces, all furnaces have three major components: A heat exchanger, a burner , and a blower.

The Heat Exchanger: The heat exchanger is the most critical component of a furnace. It separates the air which is being heated from the burning fuel and the dangerous combustion gases created from burning the fuel. While configuration of heat exchangers varies, a heat exchanger can be thought of as a metal box inside another metal box. The interior box has fuel burning in it. The heat from the burning fuel heats up the this interior box. Air is passed through the outer box where it picks up heat from the hot walls of the inner box. In this way, the burning fuel never comes in contact with the air from the house. This is called an indirect fired heating system.

The Burner: A burner is used to generate heat in the heat exchanger. The most common fuels are natural gas and oil. (Wood, coal, and propane can also be used.) Oil burners and gas burners are very different in appearance; however, their function is the same.

The Blower: The blower is the large "squirrel cage" type fan the moves the air. Thus "a forced air system" This fan inside your furnace removes or sucks air our of the conditioned spaces of your house, forces it over, through, around the heat exchanger where it picks up the heat and then it is supplied to the rooms to make you comfortable.

SYSTEM CONDITION: Appears operational. However, client needs to be aware that it is approaching the end of it's normal useful life expectancy of 20 years.

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. This section is graded Poor because in the opinion of the inspector the heating system needs immediate complete service and approval by a qualified heating technician.

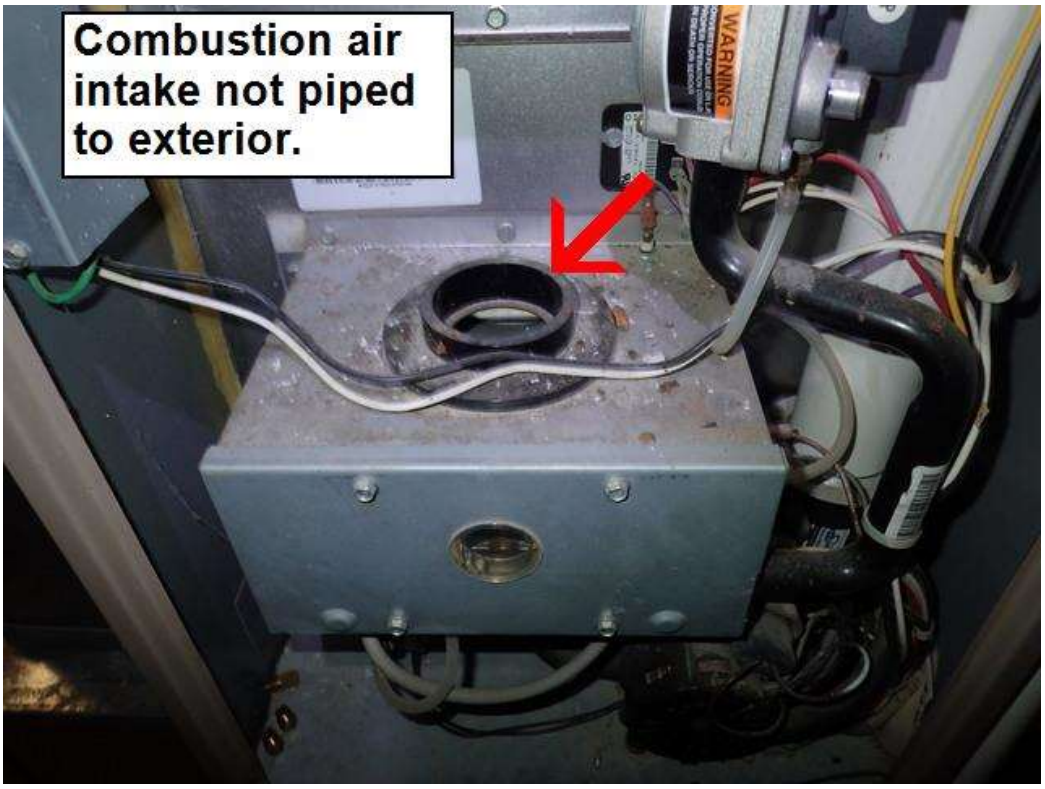
BURNERS/HEAT EXCHANGERS: The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.

PUMP/BLOWER FAN: Appears Serviceable.

COMBUSTION AIR: Appears serviceable.

VENTING: Proper venting of combustions gases is extremely important. These gases (which includes carbon monoxide) can be deadly if they do not leave the house.
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.
See also the "Exterior - Chimney (s)" section. The primary heating system is vented by what is called a fan assisted direct vent for the exit of the combustion fumes. This is common for a high efficiency heating system. It is vented directly to the exterior with plastic pipe, and does not need a chimney. This unit also brings in exterior air through another plastic pipe for combustion of the flame. This is in lieu of using air from the house that the owner has already paid to heat for combustion of the furnace flame.

The combustion air intake pipe was not connected. This is not a defect but it does make the furnace less efficient than it could be.



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", The filter was in satisfactory condition at the time of the inspection.

FUEL TYPE AND NOTES: Natural Gas.

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. Determining the adequacy of a heating or cooling system is beyond the scope of a general home inspection. It would require technical calculations including the heating system BTU output, amount of insulation, window size and type and many other items. These calculations are generally not even preformed when the house / building is built. Many times the best and only way to determine adequacy is to occupy the space over time and determine for your self if you are warm enough or cool enough.

NORMAL CONTROLS: The controls / thermostat appears to be in satisfactory condition. This house has a lever style thermostat.

APPROXIMATE AGE IN YEARS: Gas fired furnace appears to be approximately 18 years old. client needs to be aware that it is approaching the end of it's normal useful life expectancy of 20 years.

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

AIR CONDITIONING:

TYPE: This house has 3 central air systems. It appears that there is one for each floor.

TEST Y/N Outside air temperature was below 65 degrees. Unable to test system at this time. Testing central air conditioners when the temperature is too low can damage the unit. Additional concern: **The fact that the central air / condensing unit is at the end of it's normal / useful life expectancy, is of additional concern because the system could not be tested at the time of the inspection because the exterior temperature was too low.**

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. Each air conditioner has its own exterior disconnect. Note: The outside air conditioner is technically called a "condensing unit". This unit treats the chemical or refrigerant in the pipes that go from the air conditioner / condensing unit inside to the air handler.

AGE The three exterior condensing units along with the three corresponding interior air handlers / coils and the one gas forced air furnace all appear to be approximately 17 years old.
This section is graded marginal because the buyer needs to be aware that the exterior air conditioners / condensing units are at or near the end of their normal useful life expectancy and **may need to be replaced at any time.**
Additional concern: **The fact that the central air / condensing units are at the end of their normal / useful life expectancy, is of additional concern because the**

systems could not be tested at the time of the inspection because the exterior temperature was too low.

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. This section is graded marginal because the **buyer needs to be aware that the condensing unit / air conditioner is at or near the end of its normal useful life expectancy and may need to be replaced at any time.** Additional concern: **The fact that the central air / condensing unit is at the end of it's normal / useful life expectancy, is of additional concern because the system could not be tested at the time of the inspection because the exterior temperature was too low.**

COOLING FILTER The filter for the central air system is the same as for the heating system. See "Heating System - Air Filter" section.
Several air handlers do not have / do not have adequate filter access cover plates. This enables the system to remove / suck air from the attic and the basement when it should only be removing / sucking air out of the conditioned rooms.

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. The condensate line goes into a condensate pump which pumps the water.

NORMAL CONTROLS: Appear serviceable.

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.

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.

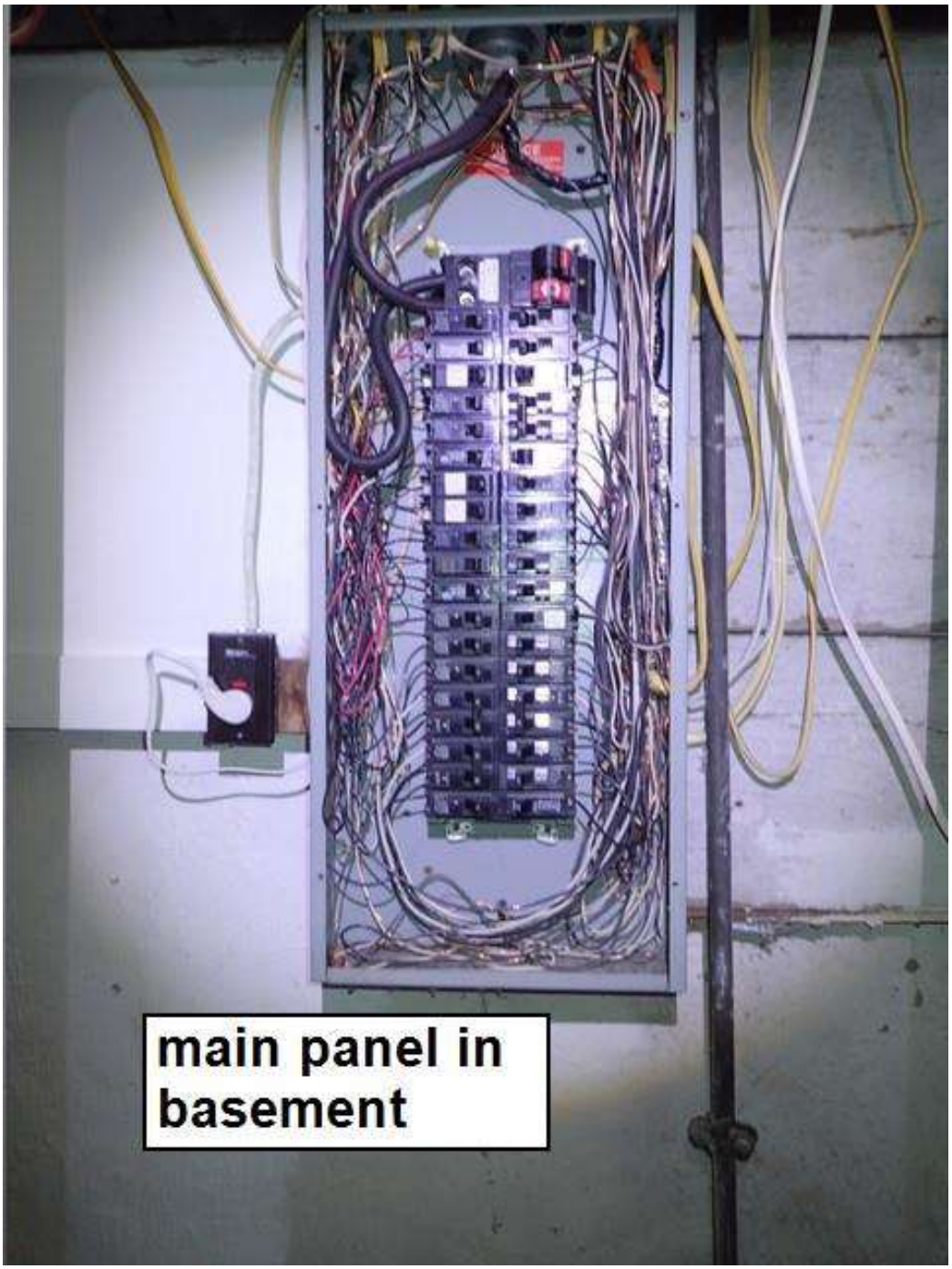
METER

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.

ELECTRICAL PANELS:

MAIN PANEL LOCATION The main panel is located in the basement.



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.

TYPE / RATING OF PANEL

This house has a breaker style main panel. 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 panel has a 200 AMP rating.

MAIN DISCONNECT

The main disconnect is where you shut the electrical power to the entire house down / off. A single 200 AMP breaker will shut all of the electrical power to this house down.

Condition of panel / Inspector Notes:

I saw no apparent problems at the panel. Circuit and wire sizing appear to be correct as far as visible.

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. The electrical system is grounded to both the water pipe and a driven rod.

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: Some in the basement but mostly in the attic. 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.

I tested a number of accessible knob & tube wiring locations with a voltage sniffer and none of it was hot/active. I also found a number of knob & tube wires that have been cut, I suspect during rewiring. Tested outlets were grounded and did not indicate the presence of knob & tube. It appears that this house has been re-wired, but I can not confirm this, and a house of this age always has the possibility that knob and tube wiring is still present. Knob and tube 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.

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 several outlets that tested reverse polarity. See "Electrical -Concern Definition" section for an explanation of what this is. Second floor rear bedroom.
Note: These are minor repairs but because they involve electricity they are potentially major concerns that should be addressed.

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 today's 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.

From any point along a wall line, a receptacle outlet needs to be within reach of a 6-ft. appliance cord, and that 6 ft. cannot be measured across a passageway. The bottom line is that extension cords start fires and create tripping hazards. The fewer extension cords, the better.
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

Reverse Polarity is when an outlet is wired backwards and the wires are reversed. The neutral wire (White) must go to the neutral lug / screw on the outlet and the hot wire (Black) must go to the hot lug / screw on the outlet. Sometimes reverse polarity can make metal components or casings of appliances charged with electricity. Modern electronic equipment can be damaged by reverse polarity. Reverse polarity can sometimes also mimic what is called a "hot ground". This condition is much more dangerous than mere reverse polarity. This item is generally easily repaired. The outlet must be pulled out of the wall and the wires switched / reversed.

GARAGE & EXTERIOR

EXTERIOR LIGHTS AND / OR EXTERIOR OUTLETS

I found both exterior outlets and exterior lights.

GFCI OUTLETS / BREAKERS

GFCI General

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 GFCI outlet / s in this house. They were tested manually and / or with a circuit tester.

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; all outlets serving kitchen counters, all bathroom outlets, all exterior outlets, outlets within 6 ft. of a laundry / utility or wet bar sinks, and all garage and unfinished basement outlets (Except: Outlets that are not readily accessible or outlets for appliances not easily moved such as a freezer, clothes washer or a sump pump.)

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.
Fact: The test button doesn't tell you what you really need to know.
Yes, check your smoke detector twice a year. But all that test button will tell you is whether the alarm sound is working, not if the sensor that detects smoke is working. Pretty key difference there.
The best way to check your device is with real smoke. Light a long, wooden kitchen match, blow it out, and hold it near the unit. If the smoke sets off the alarm, its working. If not, replace the batteries. If it still doesn't work, you need a new smoke detector. And replace those batteries once a year anyway, because dead batteries are the No. 1 reason smoke detectors fail.

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.

WINDOWS:

TYPE :

The third floor windows have been replaced with clad, Insulated glass, Casement

windows. In satisfactory condition.
The rest of the house has the original wood , single pane glass. Double hung , most with storm windows.

CONDITION: I found several broken panes of glass leaving sharp edges , that need replacement.
A number of the wood double hung windows did not close completely. This prevented locking and peel & stick weather stripping was installed, indicating excessive drafts.
Contact a qualified window replacement company and a carpenter to further evaluate and determine repair / replacement options and the cost involved.
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.
Some windows are very close to the floor would require safety glass if under current requirements.

INTERIOR WALLS:

MATERIAL & CONDITION: Plaster, Typical cracks noted.

CEILINGS:

TYPE & CONDITION: Plaster, Typical cracks noted.

FLOORS:

TYPE & CONDITION: Wood, Tile, General condition appears serviceable.

Stairs are the most frequent location of injury accidents in the home. A consistent rise and run is important for safety. The tallest riser should not exceed the shortest by more than 3/8 inch , and the deepest tread should not exceed the smallest by more than 3/8 inch. Additionally, proper handrails and railings are also important safety items.

STAIRS

CONDITION: Handrails Missing! Service stairs do not have a handrail. This includes service stairs to basement , second , and third floor.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: This house has 4 fireplaces.




CONDITION Several fireplaces have been sealed off and are not functional. One has a gas insert and one has been used as a fireplace. I was not able to view up the flues of the two that appeared to be in operation. All are very questionable. Given what was found and the age of this house, along with the potential high cost to repair chimneys like this house has, I grade this section Poor, pending further investigation by a certified chimney sweep. Including a interior camera inspection of the flues and further inspection of the exterior condition.

SINGLE BATHROOM

BATHROOM AREA:

BATH LOCATION: This bathroom is located in the Basement.

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

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: It appears that this bathroom only has a window for ventilation.

BATHROOM AREA:

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

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

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: None or inadequate ventilation noted. This is not uncommon in older houses. Consider installing an exhaust fan to provide additional ventilation.

BATHROOM AREA:

BATH LOCATION: This bath is located on the second floor. This bathroom is located in the "Master" / "Queen's " bedroom.

TYPE OF BATH This is a full bathroom with a separate tub 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 following problems were noted at the toile in the master bathroom t: 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.

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

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.

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 on the third floor.

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: Appears serviceable.

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. Bath fan operated and functioned adequately. Discharge point was found and it appears to be satisfactory. This bath has a window for ventilation.

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: Porcelain, The kitchen sink appears to be in satisfactory condition. Kitchen sink faucet is loose / not fastened / secured to counter top. Repair is needed.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: This house has a Gas oven / cooktop combination. Burners / oven did not ignite during the inspection. Confirm operation.

VENTILATION:

TYPE AND CONDITION: This kitchen does not have any active ventilation systems.

DISHWASHER:

CONDITION: The dish washer appears to be in satisfactory condition. However it appears to have been installed out of line with the countertop.

GARBAGE DISPOSAL:

CONDITION: Appears to be in satisfactory condition.

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 a room on the second floor.

CONDITION: Washer and dryer were not present / hooked up at the time of the inspection.

WASHER AND DRYER:

CLOTHES WASHER: A washing machine was not present at the time of the inspection. The water supply / drain / hook ups appear to be satisfactory.

CLOTHES DRYER: The connection / power supply for the dryer is natural gas. 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 but its discharge point was not visible. Ask owner for additional information. There is reason to suspect it discharges into an unused chimney flue. If this is the case removal and venting directly to exterior will be necessary..

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: Detached, One car.

ROOF:

CONDITION: Garage roof appears to be in satisfactory condition.

FLOOR:

CONDITION: Asphalt / gravel.

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. The garage door does not have an electric opener.

MISCELLANEOUS:

Work has been done to help save the detached garage. However asphalt / grade is against wood siding and there is significant deterioration to sill plate / lower wall framing. Additionally the foundation is in question. Further evaluation by a qualified contractor is needed to determine the extent of necessary repairs and the cost to complete them.

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.

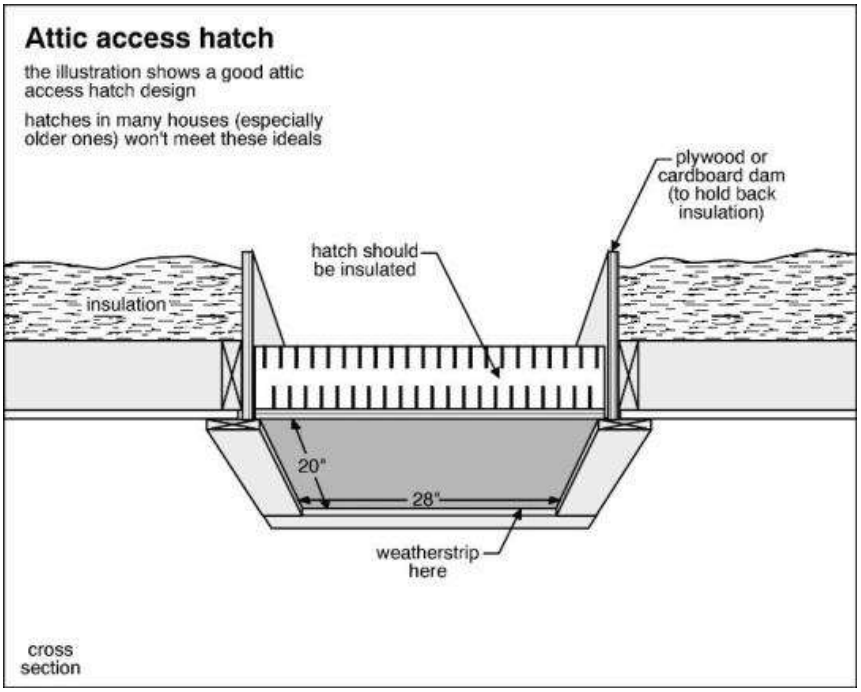
The attic was accessed and crawled / walked if and where possible.

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.

Condition

Overall the condition ,of what could be seen, of the attic appears to be satisfactory. This house has an un-insulated attic access panel. An un-insulated attic access panel is like having a opened window in your house all year long. This includes attic or side wall access panels. Diagram shows how shuttle hole access into an attic should be.



The inspector can only inspect the insulation that is visible. This usually limits the insulation inspection to the attic only. The insulation in the exterior walls is generally not visible. If your house is very old, it would not be unusual for their to be no insulation at all in the walls or attic.
Insulation has, for years, been at the bottom of the list of important items when purchasing a house / building. As a Home Inspector for over 20 years and a certified Energy Auditor, I haven't seen a completely and properly insulated house in all the inspections and audits that I've preformed.
When problems are found with insulation it may be difficult to negotiate a credit or repair. However, as fuel prices continue to rise, how well your house is insulated becomes more important.

INSULATION GENERAL

Type
Rockwool is also known as mineral wool.

Where Installed
I could see insulation that has been installed between floor joists / the attic floor.

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.
This is not uncommon for a house this age, but buyer needs to be aware of this fact. This is of increased concern because of the rising cost of heating fuels. Recommend insulating and ventilating where possible.
Client needs to be aware that this large house has little to no attic insulation and likely no insulation in the exterior walls. It will likely be costly to condition. I recommend obtaining utility bills to get some idea of these cost.

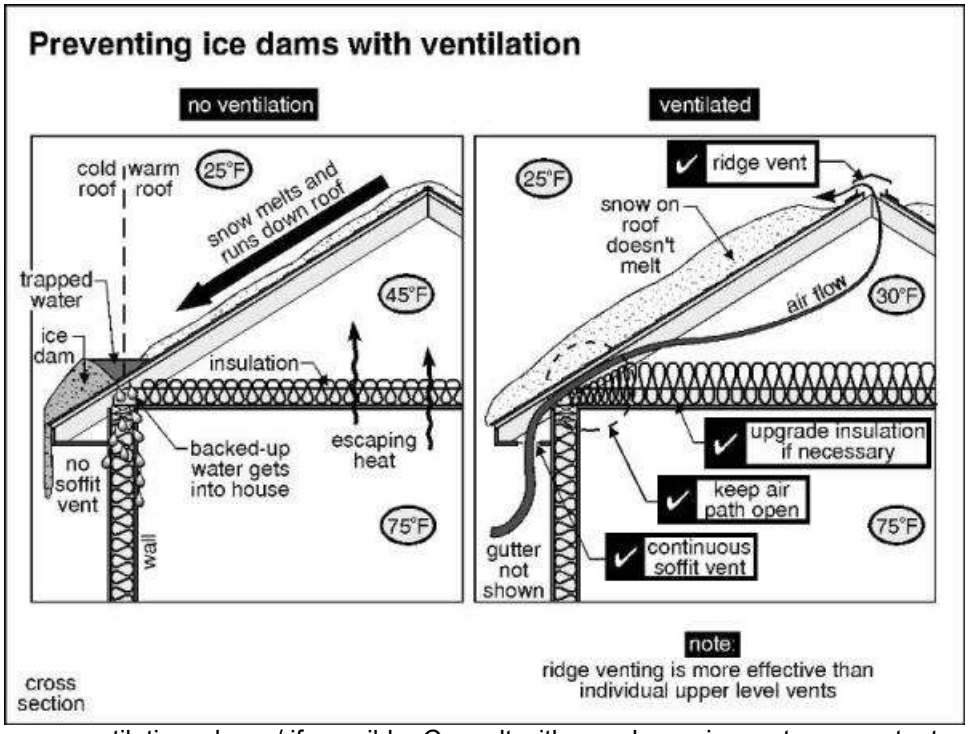
Ventilation.

Ventilation General
Ventilation is a vital part / system of a house. Attic ventilation is a critical factor in maintaining the health of the house and the occupants. If the attic is not ventilated

properly it can lead to deterioration of roof sheathing / framing from non-vented moisture. Under the right conditions this moisture can also cause mold and health concerns. Moisture created from showers, cooking, etc. ends up in the attic and if it is not vented out adequately it can cause mold growth along with wood deterioration. Inadequately vented attics cause higher air conditioning bills because non-vented heat radiates into the living area. Lack of ventilation may also shorten the life of the roof shingles because they get heated from both the sun side and the attic side.

Type of ventilation. Ventilation comments

This house / building has soffit vents in at least some areas. an attic fan.



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 installed 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. This system can help prevent ice dams in the winter, lower the temperature in the attic in the summer, and ventilate moisture that may collect in the attic.

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

This house has / is built over a full basement.

FLOORS

TYPE

Concrete.

FLOOR COVERING

No floor covering is present.

CONDITION

What was visible of the basement floor shows typical signs of age. Cracks, if present are typical and not a concern.

WALLS & CEILINGS

Walls

Approximately 30% of the basement walls are finished. Inspector has a limited view of the foundation walls.

Ceilings

Approximately 30% of the basement ceilings are finished. Inspector has a limited view of the floor framing and other items above the ceilings.

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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 - Surface water is 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 - Ground 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.

Condition

At the time of the inspection I found no evidence of moisture penetration that was visible in the basement. **It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.** 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 dampness that is experienced. 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. However, some precautions should be taken to avoid damage to storage appliances and personal belongings.

BASEMENT WATER REMOVAL SYSTEMS

General information

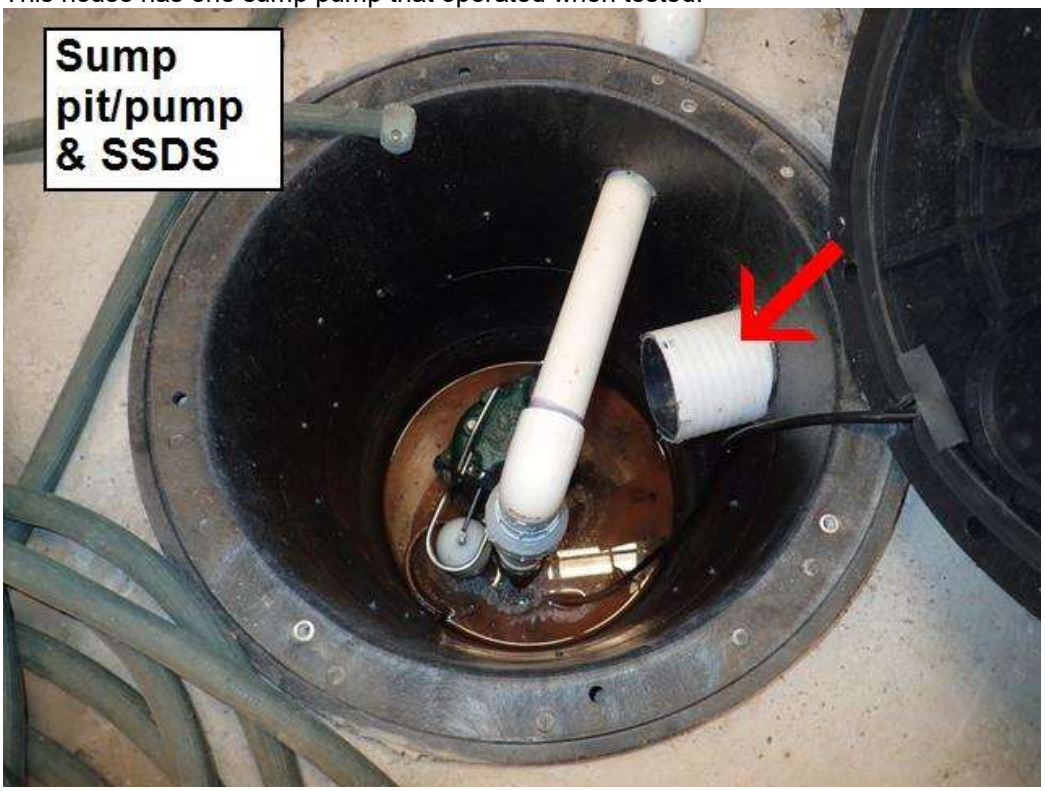
Water removal systems are systems that collect and remove water after it enters the

basement or crawl space. Remember, a house is not a boat. Water will get in. The important thing is to have systems that collect it and remove / get it out after it gets in.

Sump Pump

The sump pump is a small pump that pumps water out of the basement after it comes in. Proper performance of the sump pump is critical to preventing possible basement flooding. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage / flooding may result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a back up pump, or a battery power supply in the event of a power interruption. This is particularly important if the basement is finished or there is valuable storage in the basement or crawl space. (Note: Very often it is not possible to verify the discharge location of the sump pump line during an inspection. It is important that the buyer locate this discharge and keep it clear of debris so that it does not restrict the flow of water.)

This house has one sump pump that operated when tested.



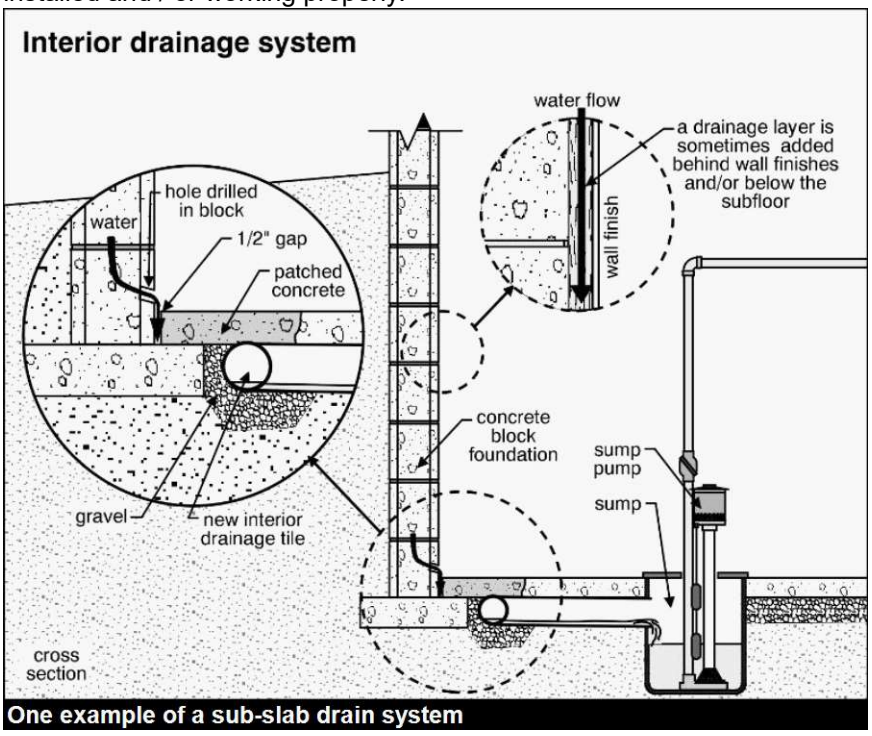
Sump Pump Discharge

The sump pump discharge is the pipe or hose that extends from the sump pump to discharge the water away from the house. Away from the house is the key term. This water needs to discharge well away from the house. At least 5 feet from the house foundation. If it does not , there is a likelihood that this water will go right back into the basement. Which sort of defeats the whole purpose of the sump pump system. It is also important that the discharge point be kept clean / clear of debris so that the water is not restricted in any way. Many times this pipe is underground and the pipe and the discharge point can not be found, seen, or inspected. Buyer should locate the discharge point and monitor it.

Other Water Removal Systems

I found evidence of what is called a sub slab drainage system. (Either pre installed or retrofitted) This involves a perforated drain pipe, that has been installed under the concrete floor of the basement or crawl space, that goes either completely or partly around the interior perimeter of the basement. As ground water comes up it takes the path of least resistance and ideally finds its way into this pipe. Once there, the water again takes the path of least resistance which is generally into the sump pump pit where the pump pumps the water out of the basement. If installed properly this is a very good

system. Tapping into this drain system can also make it easier to remediate radon if it is necessary. This system is under the slab and it can not be seen or confirmed that it is installed and / or working properly.



One example of a sub-slab drain system

BASEMENT ACCESSIBILITY:

ACCESSIBILITY Basement is only partially accessible-

BASEMENT VENTILATION / ENTRANCE

Ventilation This house has basement windows located at the top / upper portion of the foundation wall. This house has what is generically called a "bilco" style exit door. Several basement windows have been replaced. Several others are at a point where replacement is needed.


Arched basement windows need replacement

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. Old house foundations are always more of a concern. If the house is very old there is a likelihood that the foundation would not be considered sufficient by current standards. This does not mean that it is defective unless there are signs / evidence that it is failing. This would be typical to the age of the structure. However, because of its age and construction it will need to be monitored closely and repaired as necessary. When you purchase an old house this is one of those items that comes with it.

CONDITION

The condition of the foundation is based on what is visible at the time of the inspection only. The visible foundation walls appear to be in overall satisfactory condition.
Surface deterioration was observed on the interior of the exposed foundation walls in the form of what is called spalling / crumbling. This condition is common in many older homes and does not usually represent a serious structural concern. In an effort to prevent long term deterioration, it would be wise to consider periodic patching / pargeting / stuccoing of these areas and others as they deteriorate from age is recommended maintenance.
Staining was observed: Water stains and efflorescence are not uncommon to see on basement / crawl space foundation walls. Its important that the buyer understands that determining the severity and frequency of water / moisture penetration into a basement or a crawl space can not be done during a one time visit to a house. See also the "Basement" section.

SUPPORTS & FLOOR FRAMING

COLUMNS / POST / SUPPORTS:

I found masonry support columns in this house. I found steel support columns in this house. I found added steel or wood support columns that have been added under several joist in this house. This is not unusual in an older house. They were likely installed to eliminate excessive bounce in the floor or to help support a heavy load like a piano.

COLUMNS / POST / SUPPORTS: CONDITION / CONCERNS

Additional columns / support post have been installed this is not unusual in an older house. Supports are often added to eliminate excessive bounce or sag in an old floor. Occasionally supports are added to support heavy loads like a piano. Wood and steel columns have been added. Including under one failing fireplace hearth.

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 wood built up beams. Several pieces of wood or framing lumber fastened together to form a single member. engineered lumber beams. Beams that are engineered and manufactured.

BEAMS: CONDITION / CONCERNS

What was visible at the time of the inspection appeared to be in satisfactory condition. Beams showed typical signs of age.
There is an engineered beam in the basement that clearly is newer. There is also evidence of significant termite damage. I suspect , but cannot confirm these items are related.

FLOOR FRAMING : SILL PLATES, JOIST, SUBFLOORING

The floor framing generally 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. This house has standard dimensional wood floor framing. Commonly known as 2X's. (2X6, 2X8, 2X10, 2X12)

FLOOR FRAMING: CONDITION / CONCERNS

I found evidence of significant termite damage and repairs. The repairs appear to be adequate but there are areas that were not repaired. Photo shows view inside the wall at landing from kitchen down to basement. Significant damage to sill plate is evident. Additional information is needed from current owner as to what exactly was done and exactly why it was done.
This section is graded marginal because it will need to be monitored. This is not unusual for a house of this age. Time , stress, and moisture takes its toll on old house floor framing and repairs / improvements may be needed and should be preformed as necessary. Note: if buyer wants level floors they should be aware that making old sagging floors level can be very expensive.

I did find one joist with a significantly deteriorated end near the front entrance porch in the boiler room. I suspect but can not confirm this is from previous roof leakage.
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.

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

WALL CONSTRUCTION

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 is a wood framed house. There is visible evidence that this house is balloon framed.

Balloon Framing was common in the late 19th century and early 20th century. This wood -frame construction technique employed conventional wood studs and floor joist, the same wood as used now. The principal difference, was that the wall studs were erected before the floor line. The construction process involves setting up the wall studs, and then essentially hanging the floor systems from them. When completed, this resulted in a rigid structure, although unless adequate fire stops were provided this type of construction could allow fire to move very quickly through the stud spaces and engulf the house in flames in a short time. It also leads to air flow / movement inside the wall cavities. With no insulation, this adds to the inefficiency of the house and the cost to condition.

WALL FRAMING CONDITION I found no visible evidence of problems involving the wall construction. Visible repairs made because of termite damage appear to be adequate.

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 Visible rafters Satisfactory.

ROOF SHEATHING The visible roof covering / sheathing for this house is Plywood installed on wood lath that is nailed perpendicular to the wood rafters. The original wood shingle roofing material is nailed / fastened to the house by nails into this wood lath. when the wood shingles were replaced the plywood sheathing was installed.

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

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, and significant damage and repairs. 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"

TREATMENT: There is evidence that a treatment has been preformed, observation over a period of time would be necessary in order to determine if the treatment was affective and / or the activity status of this infestation. Recommend that the treating company be contacted for treatment and warranty information. Only the treatment company can issue a clean "certification" because only they can compare current conditions with conditions before treatment.

Indoor Air Quality

Indoor Air Quality

Testing Done A 48 hour radon test was provided. A separate report, with the results, will be issued.