



Confidential Inspection Report

LOCATED AT:



PREPARED EXCLUSIVELY FOR:



INSPECTED ON:

Tuesday, October 17, 2023



Inspector, Anton E. Britting
J.P.I. Inspections, LLC

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Exterior/Site/Ground

FOUNDATION

WARN 1: The parging/stucco technique performed on portions of the exterior foundation is substandard, and is failing. The repairs performed have Deteriorated and crumbled, presumably from substandard installation techniques.

Roofing - Composition Shingle

SURFACE

WARN 2: There are a significant number of loose and missing shingles on the ridge and throughout the field.

Interior

WINDOWS: OVERALL

UPG 3: A number of the windows are not operating properly. We recommend repair to restore their proper function.

Bathroom

Basement

DRAIN TRAP

WARN 4: The drain pipe fitting is leaking. We recommend it be repaired or replaced.

Electrical System

RECEPTACLES: OVERALL

DNGR 5: A significant number of receptacles have been wired with reversed polarity. This creates a shock and short hazard and these receptacles should be repaired. We recommend all receptacles be checked for correct polarity, identified and repaired.

Basement Area

SUBFLOORING

WARN 6: Generally, the subflooring is in good condition. However, the subfloor beneath the shower stall is damaged. There is current fungal growth in this area which should be cleaned and chemically treated. We recommend the subflooring be repaired and all damaged material replaced.

Attic

CHIMNEY

WARN 7: Some leak evidence was apparent around the brick chimney. The exposed brick in the attic has been covered with a cement parging. The cement parging is failing several areas suggesting that moisture is permeating through the brick chimney. We highly recommend attention to flashings around chimney to and tuckpoint mortar maintenance to the brick and mortar above the rooftop as described in the roofing section of this report.

Insulation/Energy

ATTIC INSULATION

DNGR FHA 8: Most of the attic is insulated with vermiculite. This type of insulation is know to have asbestos. It is recommended that all of the vermiculite be removed from the attic and new cellulose or fiberglass insulation be installed.

Tuesday, October 17, 2023

[REDACTED]
[REDACTED]
[REDACTED]





Dear [REDACTED]

We have enclosed the report for the building inspection we conducted for you on Tuesday, October 17, 2023 at:

[REDACTED]
[REDACTED]

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = This is a dangerous condition that should be corrected as soon as possible.
-  = This is a potential safety issue that should be addressed to prevent injury or damage to the home.
-  = Upgrade is recommended within the next 5 years. Budget to replace.
-  = This item may effect your ability to obtain a FHA, or RDA loan

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Anton E. Britting
J.P.I. Inspections, LLC



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Introduction

We have inspected the building and it's major systems for non- performance, excessive or unusual wear.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION

For purposes of identification and reporting, the front of this building faces west.

NOTES

The weather was cloudy at the time of our inspection.

Over the course of this inspection the temperature was estimated to be between 40 and 50 degrees.

We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department. If there have been modifications/ updates to the home, we recommend consulting the owner to determine if permits were issued for the improvements.

There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We recommend the client or their representative review all appropriate public records.

The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

Exterior/Site/Ground

BASIC INFORMATION

Driveway: Concrete on grade



Walkways: Concrete

Patio: Concrete



Primary exterior wall covering: Metal siding

Primary exterior window material: Metal frame

FOUNDATION

WARN The parging/stucco technique performed on portions of the exterior foundation is substandard, and is failing. The repairs performed have Deteriorated and crumbled, presumably from substandard installation techniques.





PEST CONTROL

Rodents have been active in the yard in the past. It is possible there is no current infestation. We recommend that bait or traps be set and monitored. The advice and services of a licensed exterminator would be recommended if problems persist.



EXTERIOR PLUMBING

The plumbing on the exterior of the building and in the yard appears to be properly installed and in serviceable condition.



Backflow prevention devices are now required on exterior hose bibs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Upgrading the hose bibs should be considered.

The hose bibs are not a 'freeze-proof' design. There are interior shutoff valves that should be utilized in the winter to prevent freezing of the exposed pipes. Hose bibs should be drained and hoses removed, drained, and stored.

OUTDOOR RECEPTACLES

UPG There are no electrical receptacles on the outside of the house. As an upgrade, we recommend that at least one receptacle be installed.

ALUMINUM SIDING

The aluminum siding appears to be properly installed and generally in good condition, with exceptions noted below.

Sections of the aluminum siding at the front are damaged. We recommend they be repaired or replaced.



Small area of damage

Sections of the aluminum siding are dented. This is a cosmetic condition that can be corrected when convenient.



Siding needs to be cleaned.



South side

WINDOW AND DOOR TRIM

FHA. The window and door trim on this home will need maintenance. This may mean caulking around the window, and or repainting the trim.



DOORS

The exterior doors appear to be properly installed and generally in serviceable condition, with exceptions noted below.

The screen in the porch storm door is torn. The frame appears serviceable but we recommend the screen be replaced.



WINDOWS

The windows appear to be properly installed and in serviceable condition.

The screens for several of the windows are missing. We recommend they be replaced.

DNGR Chipped and peeling paint present on the exterior and interior window frames. Lead content is probable. Lead testing will reveal lead content in the paint.

PUBLIC WORKS

The owner may have rights and responsibilities concerning the public improvements associated with this property. We suggest inquiries of the local public works department, particularly regarding liabilities for future maintenance costs.

Many public works departments define a trip hazard as an irregularity in a walking surface exceeding one inch in height. We suggest that all walking surfaces be maintained free of trip hazards.

The public sidewalks appear to be properly installed and are in serviceable condition.



DRIVEWAY

The minor cracks in the driveway are of a cosmetic nature. However, they do indicate movement in the soil and, over time, may develop into an aesthetic issue and/or a safety concern because of tripping hazards.



Cracks have been filled



There are trip hazards in the driveway between concrete slab sections. We recommend they be patched or repaired to prevent injury.



At end of driveway

PATIO SURFACE

The patio appears to be installed in a workmanlike manner and is generally in good condition, with exceptions noted below.



UPG The concrete patio has cracked and settled to the point that it might be considered aesthetically deficient. In our opinion, it is still serviceable and repair or replacement for a better appearance is optional.

BALCONY/PORCH

The front porch steps are carpeted limiting our view of the concrete surface. The carpet is coming lose on the rise of the stairs. At this time this is a cosmetic issue.

The parging on the side is coming loose. We recommend repair.



RAILINGS

The railings at the front porch are not sturdy enough to resist a person's weight. We recommend that the railings be reinforced or replaced in accordance with present standards.

RETAINING WALLS

True retaining walls are engineered structures retaining earth which, if it collapsed, would adversely affect the integrity of buildings, driveways, pools or other improvements. We are not qualified to analyze such structures.

Decorative retaining walls are generally landscaping features which, even though aesthetically important and expensive to repair or replace, would not adversely affect the buildings or other site improvements if damaged or eliminated.

The retaining walls on this property are the decorative variety and are not necessary to provide support for existing improvements.



VEGETATION

We recommend the vegetation on the property be maintained to prevent over growth and encroachment onto the structure.





Areas of the property are supporting the growth of poison oak. We did not inspect the property in these areas. We recommend the poison oak be eradicated. At minimum, all residents should be advised of its presence.



GENERAL COMMENT

The exterior features of the building generally appear to be properly installed and in serviceable condition. Exceptions are discussed above and elsewhere in this report. Regular maintenance will prolong the service life of the 'weather shell'.

As preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry.

If caulking is needed for maintenance of any flashing or exterior trim, we suggest a high quality urethane sealant such as 'Sikaflex'. Latex, butyl, oil based, silicone or 'architectural grade' sealants should be avoided.

Detached Garage

EXTERIOR

Detached garage.



ROOF/WALL JOINTS

Fiberglass three tab shingles have been installed on the garage rooftop. They appear to be in good condition.



Gutters filled with debris.

RECEPTACLES

There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

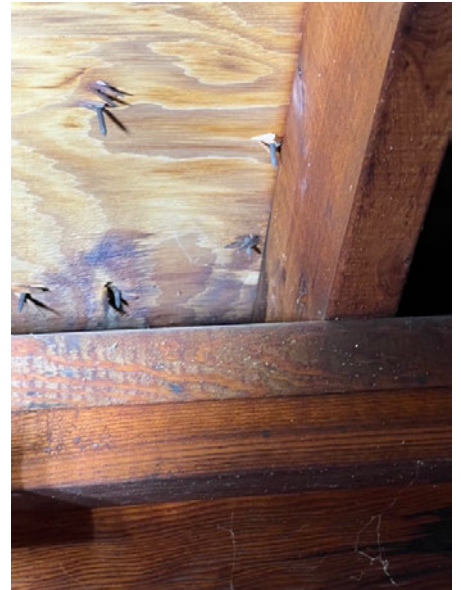
WALLS

The walls are exposed wood framed.



CEILING

There are water stains on the ceiling, but no indication that this is an active leak. No action is indicated, but if additional staining develops the source should be identified and necessary repairs performed.



The loft installed in the garage was not designed or constructed to support heavy loads. Storage of light items would be appropriate, but the storage of heavy items such as lumber is discouraged.



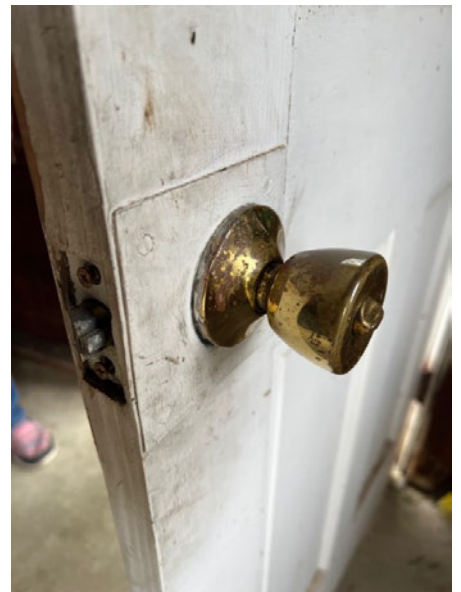
FLOOR

There is cracking in the floor slab but there is no vertical displacement of any portion of the slab. No action is indicated.



DOORS

The door handle is damaged and will not lock. We recommend repair if possible.



GARAGE DOORS

The garage door is a single roll up design.

Operation of the door(s) is controlled by a motorized mechanism, more commonly referred to as an automatic opener.

DNGR The garage door springs are not provided with safety restraints to eliminate damage or injury in the event of breakage, in accordance with present standards. The stop reverse function was not functional on the garage door at the time of inspection.

DNGR There were no electric eye sensors accommodating the automatic garage door.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

BASIC INFORMATION

Roof slope: Medium

Material: Fiberglass three tab shingles



Age: The front porch rooftop shingle appears to be less than five years old. The shingle surface on the main living area and garage appear to be 20+ years old. (based on visual observations only)

SURFACE

The shingles show wear due to exposure but appear to have been properly installed and are in a condition deemed acceptable for their age. No action is indicated at this time.

There is extensive surface granulation failure. Many of the shingles have eroded and cracked. These conditions indicate the end of the useful service life of this material.

There are exposed fasteners. These should be sealed with silicone.



WARN There are a significant number of loose and missing shingles on the ridge and throughout the field.



WARN There is debris on the roof, requiring removal to prevent accelerated deterioration of the shingles. We recommend that the roof be monitored and periodically cleared of debris in the course of routine property maintenance.



WARN There are trees nearby that will cast debris into the gutters and onto the rooftop periodically. We recommend they be trimmed to prevent debris from accumulating on the roof and to prevent damage by abrasion.

The moss on the ends of the underlying shingles tends to retain moisture and accelerate deterioration over a long period of time. Cleaning and treating the lower edge of the roof will minimize damage to the sheathing and rafter tails.



INSPECTION METHOD

Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

FLASHINGS: OVERALL

A combination of asphalt sealing compound or 'mastic' and metal flashings has been used to seal the connections and penetrations.



If caulking is needed for maintenance of any flashing or roofing components, we suggest a high quality urethane sealant such as 'Sikaflex'. Latex, butyl, oil based, silicone or 'architectural grade' sealants should be avoided.

UPG The asphalt mastic used as flashing will almost certainly deteriorate before the rest of the roof. Drying and cracking are typical problems. Periodic examination and 'mastic maintenance' is suggested to prevent future leaks.

CHIMNEY

A section of the flashing at the chimney is not 'counterflashed' and the opportunity for leakage is apparent. We recommend a counterflashing be installed in accordance with industry standards.

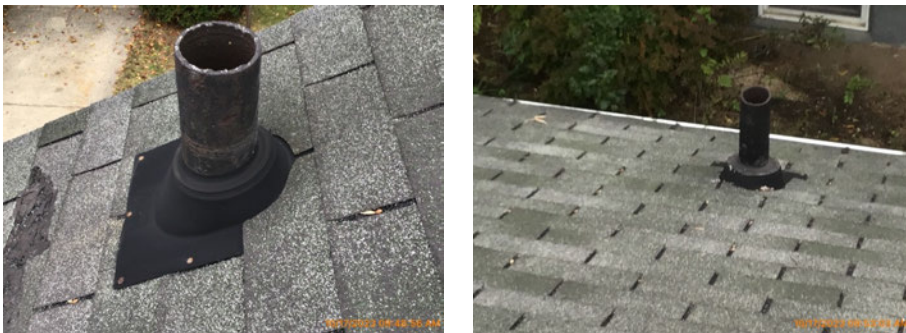


The chimney flashings are in need of maintenance. This maintenance may include replacing rusty fasteners, replacing damaged flashings, reapplying sealants, and/or adhesives and tuck pointing deteriorated mortar



PLUMBING VENTS

The plumbing vents were satisfactory and the rubber boots were in good condition.



One of the Plumbing vent flashings is improperly installed and conducive to leakage. Upgrade flashing to prevent future leakage. Shingles do not drape around the flashing and there are exposed nail heads.



ROOF VENTS

Roof vents are in good condition.



ANTENNAS

The antenna is serviceable but its mounting bracket has been nailed through the roof. This is not considered a proper installation practice. No leaks were noted, however, and any action would be considered optional.



Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

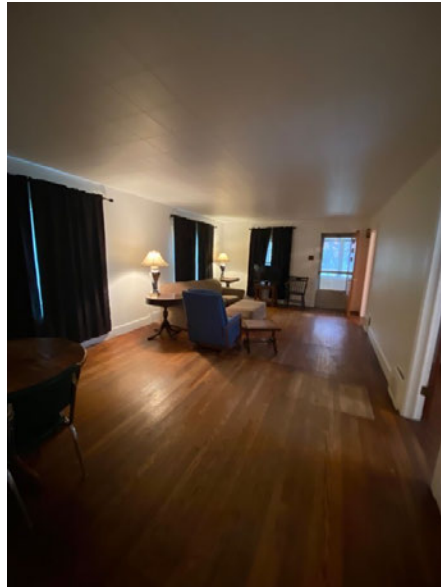
BASIC INFORMATION

- Number of bedrooms: Two
- Number of bathrooms: One and one-half
- Window material: Wood
- Window type: Single-hung windows
- Window type: Jalousie windows
- Window glazing: Single pane with exterior storms
- Finished ceiling material: Drywall and/or Plaster
- Finished ceiling material: Acoustic tile

Finished floor material: Wood
Finished wall material: Drywall and/or Plaster

SURFACES: OVERALL

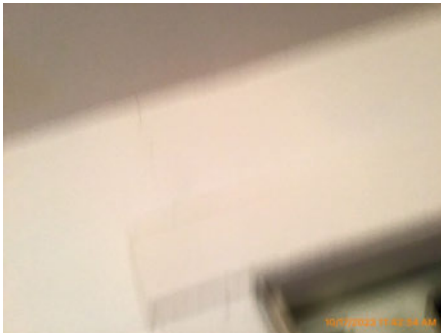
The interior wall, floor, and ceiling surfaces were properly installed and generally in good condition, taking into consideration normal wear and tear.





WALLS & CEILINGS

There are minor cracks in the walls and/or ceilings. This is a common condition with this type of construction and does not indicate a structural deficiency. The cracks can be repaired or painted over during routine maintenance.



The ceiling in the rear room has an area where it is bulging. We recommend repair.

The front bedroom as some areas where the wall is peeling. We recommend preparing and refinishing.



FLOORS: OVERALL

Portions of the floors are worn. We recommend refinishing to protect the wood and for a better appearance.



The front porch carpet is generally deteriorated. We recommend repair or replacement.



The interior floors are sloped and/or squeaky in some areas. Individual perception and sensitivity to floor sloping, squeaking and/or settlement varies greatly.

RAILINGS

WARN **FHA** There are no railings where needed at the basement stairs. As a safety measure, we recommend that railings be installed.

DOORS: OVERALL

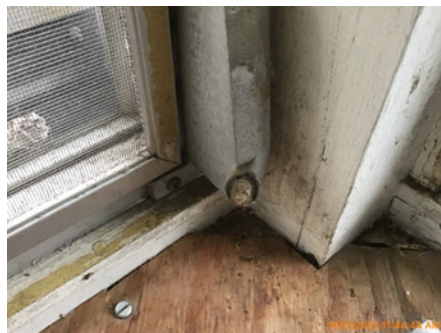
The interior doors appear to be properly installed and in good condition, with exceptions noted below.

WINDOWS: OVERALL

A number of window sash cords are broken and the windows will not stay open. We recommend these windows be repaired and their functional use restored.



There is broken and/or missing hardware (latches, cranks, etc.) on a number of the windows. We recommend the hardware be repaired or replaced.



UPG A number of the windows are not operating properly. We recommend repair to restore their proper function.

The existing 'jalousie' type windows are known for their poor security and energy conservation characteristics. For these reasons, this type of window is no longer installed in this area. Upgrading is optional but should eventually be considered.



Some of the windows and their frames are in need of refinishing.



DETECTORS: OVERALL

WARN This building has no smoke detectors. Smoke detectors are reliable, inexpensive, and are recommended by all local fire districts. We recommend placement on each level and in each bedroom in accordance with the manufacturer's instructions. Some jurisdictions require smoke detectors prior to sale and the close of escrow.

HEAT SOURCE

We observed a permanent heat source in each room throughout the building.

GENERAL COMMENT

In addition to any specific rooms noted, we inspected all rooms generally considered to be habitable space. These include, but are not limited to, the living room, dining room, family room, den, bedrooms, utility room, etc. if applicable.

The interior surfaces, hardware, fixtures, doors and windows appear to be properly installed and generally in serviceable condition, with exceptions noted above.

There are no smoke detectors in this residence. Smoke detectors are reliable, inexpensive and are recommended by all local fire districts and required by most building departments. We recommend installation of smoke detectors.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION

Energy: Electric appliances only
 Ventilation: Exhaust ducted to the exterior

FIXTURES

UPG The kitchen faucet is leaking at the handle. We recommend that it be repaired or replaced.



The spray nozzle does not operate. We recommend repair or replacement.

DRAIN TRAPS

UPG The drain trap associated piping is chromed metal. We recommend replacing these with PVC. Metal will corrode.



The drain trap and associated piping are PVC plastic.



AIR GAP

The dishwasher drain is equipped with a high loop of the dishwasher drain piping which creates an air gap. This assures separation of the supply water from the waste water.



SINK

The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.



RECEPTACLES

The receptacle is an ungrounded two prong type. To provide an increased margin of safety, we recommend either the receptacle be repaired and grounded or equivalently protected by adding a GFCI receptacle.



To left of fridge

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.



Grounded GFCI to right of sink

A GFCI receptacle has been installed. This is an approved installation even though the third prong is not connected and the circuit remains ungrounded. The ground fault protection will function and provide a greater margin of safety.



Next to stove

LIGHTS

The fluorescent light has a loud hum. This is usually an indication of a bad 'ballast', the transformer within the fixture. This can become a fire hazard. We recommend the ballast or the fixture be replaced.



Over the stove

FLOOR

The vinyl floor covering has several split seams. We recommend that these areas be cleaned and then resealed. Once significant amounts of dirt and water penetrate under the flooring, this condition is very difficult to repair.

CABINETS

The cabinets are in serviceable condition. Many of the drawers are in need of adjustment for smoother operation.



The cabinet surfaces are worn. We recommend they be refinished to restore their cosmetic appearance.



COUNTERTOPS

The countertop is a plastic laminate.

The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.



WINDOWS

One or more of the windows do not operate properly because their counterweight spring mechanisms are damaged. We recommend these windows be repaired. We recommend great care when unlatching any windows with broken springs on the top sash.



Left window over sink

VENTILATION

Kitchen ventilation is provided by a fan over the burners, venting to the exterior. The fan appears to be properly installed and in serviceable condition.



STOVE

The stove was turned on with the normal operating controls and found to be in satisfactory working condition.



OVEN

The oven is not functioning properly. The oven display is not displaying any numbers or status. Although the Stove top was operating we recommend the services on the oven, appliance technician to restore the functionality of the oven and display.



DISPOSAL

This kitchen is not equipped with a garbage disposal.

DISHWASHER

UPG The dishwasher is noisy and an older model. Though it functioned properly at the time of inspection, it is at the end of it's expected service life.

REFRIGERATOR

UPG We recommend the refrigerator be connected to a dedicated Grounded non-GFCI outlet.



Ungrounded outlet for fridge

GENERAL COMMENTS

Kitchen area is in serviceable condition but needs electrical updates.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

First Floor

BASIC INFORMATION

Toilet(s): Ceramic unit with a porcelain finish



Wash basin: Ceramic unit with a porcelain finish



Bathtub: Pressed steel with a porcelain finish



Shower walls: Molded fiberglass

FIXTURES

The shower/tub diverter is missing and/or damaged. We recommend repair.



The sink faucet has visible corrosion. We recommend replacement.



DRAIN TRAP

The drain trap and associated piping are PVC plastic.



TOILET

The toilet was flushed and appeared to be functioning properly.

WATER BASIN

The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

The drain stop is defective. We recommend it be repaired or replaced.



Does not fully open

BATHTUB

The drain stop is missing. We recommend it be replaced.



SHOWER

The shower was operated for the inspection and appeared to be in serviceable condition.

RECEPTACLES

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

There is a damaged receptacle. We recommend it be replaced.



Reset button damaged

LIGHTS

The ceiling light is missing its cover.



HEAT OUTLET

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

SHOWER WALLS

The shower walls appear to be properly installed and in serviceable condition.



The joints between adjacent surfaces and/or dissimilar materials will always exhibit slight movement over time, because of different rates of expansion and contraction. A flexible sealant in lieu of rigid grout is preferable at these joints.

BATHROOM FLOOR

The finish floor in this bathroom is vinyl.

The vinyl floor covering has several split seams. We recommend that these areas be cleaned and then resealed. Once significant amounts of dirt and water penetrate under the flooring, this condition is very difficult to repair.



CABINETS

The cabinet surfaces are worn. We recommend they be refinished to restore their cosmetic appearance.



COUNTERTOPS

The countertop is a plastic laminate.

The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

The caulking around the sink is deteriorated or missing. We recommend the sink be recaulked.



We suggest the use of a quality sealant such as 'GE Sanitary Silicone' or 'Dow Corning 786' for caulking. Latex and 'latex with silicone' sealants are inferior materials and their use is strongly discouraged.

DOORS

The first floor bathroom door rubs on the frame and does not close. We recommend it be planed or sanded for smoother operation.



VENTILATION

This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Basement

BASIC INFORMATION

Toilet(s): Ceramic unit with a porcelain finish



Wash basin: Ceramic unit with a porcelain finish



DRAIN TRAP

UPC The drain trap and associated piping are chromed metal. We recommend replacing these with PVC traps. Metal will corrode.

WARN The drain pipe fitting is leaking. We recommend it be repaired or replaced.



TOILET

The toilet was flushed and appeared to be functioning properly.

WATER BASIN

The wash basin is sagging at its attachment on the wall. We recommend the wash basin be securely fastened.



RECEPTACLES

UPG There are no receptacles in this bathroom. This does not meet present standards. While not required, upgrading by installation of electrical receptacles in accordance with present standards might be considered.

INTERIOR WALLS

The walls are damaged at the northwest corner. We recommend repair or refinishing.



BATHROOM FLOOR

There is no finished flooring in this bathroom.



CABINETS

The cabinets are damaged. We recommend repair to restore appearance and proper function.



Does not open and close as intended

VENTILATION

There is no window and no exhaust fan in this bathroom. Present building standards require ventilation to the outside air. This condition is considered a significant defect. We recommend installation of ventilation as per present standards.

GENERAL COMMENT

The bathrooms are in need of repair as noted above or in other sections of this report.

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

LOCATION OF LAUNDRY ROOM/ AREA

Basement



RECEPTACLES

There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.



DRYER VENT

The dryer vent appears properly installed and in serviceable condition.



WASHER/DRYER

The hookups for the washer are properly installed and in serviceable condition. The washer itself was operated through a partial cycle, however we did not confirm the complete operation of the cycle timer.

The hookups for the dryer are properly installed and in serviceable condition. The dryer itself was operated through a partial cycle, however we did not confirm the complete operation of the cycle timer.



The dryer hookup is intended for 240 volt electric unit only.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-invasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

BASIC INFORMATION

Furnace location: Basement



Energy source: Natural gas
 Furnace btu input rating: 100,000 btu's
 Age: 44 years old
 Filter size: 16 x 25 x 1 inch
 Manufacturer: Williamson

GAS SUPPLY

The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

The gas connector is an approved flexible type in good condition.

BURNERS

The burners were inspected and found to be clean and in good working order.



HEAT EXCHANGER

The heat exchanger was inaccessible and could not be visually examined. High efficiency furnaces have a sealed heat exchanger. Only a qualified HVAC contractor can test the Heat Exchanger.

The heat exchanger is rusted and streaked where visible. Loose metal flakes on its inner walls indicate that it is near the end of its service life. We recommend annual inspection and suggest the need for replacement should be anticipated.

AIR FILTERS

The air filter for the heating unit is a conventional, disposable filter.

HUMIDIFIER

Humidifier not functional.

VENT

The heating system vent is properly installed and appears in serviceable condition where seen.

THERMOSTAT

The thermostat appears to be properly installed and the unit responded to the user controls.

HVAC DISCONNECT

The local disconnect appears properly installed and in good condition.

GENERAL COMMENT

UPG This heating unit is 37 years old. The normal life of a forced air furnace is 25 years. Although still operating, the need for replacement should be expected in the near future.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

Location: In the basement



- Energy source: Natural gas
- Capacity: 40 gallons
- Age: Estimated to be 8 years old
- Unit type: Free standing tank

T/P RELEASE VALVE

The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

GAS SUPPLY

The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.



WATER CONNECTORS

The water connections are heavily corroded and show signs of previous leakage. We recommend replacement.



GENERAL COMMENT

This water heater is in the middle of its expected service life, was operating and with routine maintenance should be reliable for a number of years.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

- Domestic water source: Public supply
- Main water line: Copper
- Supply piping: Copper where seen
- Waste piping: Cast iron, galvanized, and PVC

WATER SHUTOFF LOCATION

The domestic water supply main shut-off valve is in the basement.



MAIN SUPPLY

There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

INTERIOR SUPPLY

The exposed and accessible supply piping generally appears to be properly installed and in good condition.

WATER PRESSURE

The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

DRAIN LINES

UPG There is deterioration on the rubber gasket. Preventative maintenance is recommended before leaks occur.



SEWER CLEANOUT

The drain line clean-outs are located in the basement.



GAS METER LOCATION

The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

Service entry into building: Overhead service drop



Voltage supplied by utility: 120/240 volts

Capacity (available amperage): 100 amps

System grounding source: Water supply piping and driven copper rod



ELECTRIC METER

The electric meter is outside on the rear of the building.



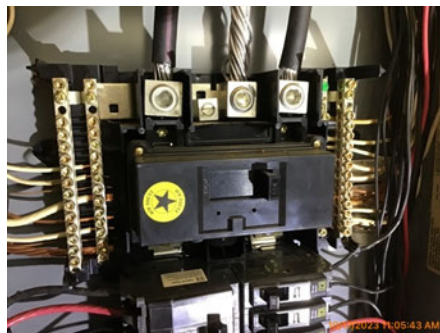
MAIN DISCONNECT

The main disconnect is incorporated into the electrical service panel.



1CB MAIN PANEL

The main service panel is in good condition with circuitry installed and fused correctly.



The circuits in the panel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

RECEPTACLES: OVERALL

For reference, as receptacles are discussed in this report, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling.

The receptacles throughout the structure are a combination of 2-wire and 3-wire types, with grounded and ungrounded circuitry, indicating installation at different times. The tested receptacles properly matched their wire type. If newer technology equipment (TV's and Computers) are used with these outlets. We recommend high quality surge protector strips be used instead of plugging the equipment directly into the wall.



Middle bedroom



WARN Based upon our inspection of a representative number, we found enough deficiencies to warrant testing of every receptacle at a later date. Repair, replacement, and/or rewiring are recommended at all deficient locations.

DNGR A significant number of receptacles have been wired with reversed polarity. This creates a shock and short hazard and these receptacles should be repaired. We recommend all receptacles be checked for correct polarity, identified and repaired.



Rear room off of bathroom eastern wall



Front bedroom east wall

There is a minimal number of receptacles in this building. Although there is no requirement for upgrading, if increased demand is anticipated, installation of additional circuits and receptacles is recommended.

Some of the receptacles are damaged, providing opportunity for contact with live electrical parts. We recommend all damaged receptacles be replaced.



Front bedroom

SWITCHES: OVERALL

We checked a representative number of switches and found they were operating and in serviceable condition.

LIGHTS: OVERALL

The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists. According to national Electric Code The following are the required dates.

- Bath- 1975
- Outside-1975
- Garage- 1978
- basement-1987
- Crawl Spaces- 1990
- Kitchen 6' from sink-1987
- Kitchen serving counter-1997
- Laundry room- 2005

GFCI protection is inexpensive and can provide a substantial increased margin of safety.

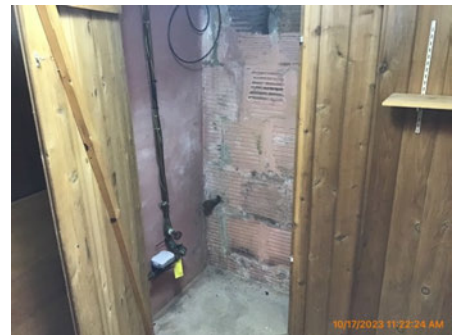
WARN GFCI devices are installed in this home. We recommend adding these devices at all locations currently requiring this protection. This includes receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior. In addition, we recommend upgrading all older devices (pre-2007) with newer devices for safety.

Basement Area

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which they belong.

BASIC INFORMATION

Foundation material: Brick masonry



LIMITATIONS

Due to the basement being "finished" many structural items such as sub flooring, foundation walls, and basement floor were not visible during inspection.



BASE FOUNDATION

There is a condition known as 'efflorescence' on portions of the foundation walls. This whitish, fuzzy material is a 'salt' deposit left when moisture in the foundation evaporates on the inside of the foundation.



The foundation walls have a surface scaling known as 'spalling', which can result from deterioration of old, weak concrete or from a moisture reaction known as 'sulfating'. We find the concrete still serviceable but we recommend monitoring.



SUBFLOORING

WARN Generally, the subflooring is in good condition. However, the subfloor beneath the shower stall is damaged. There is current fungal growth in this area which should be cleaned and chemically treated. We recommend the subflooring be repaired and all damaged material replaced.



Fungal growth



MOISTURE

The basement was dry at the time of our inspection. We observed no adverse conditions or damage related to excessive moisture.

OTHER RECEPTACLES

There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.



Attic

ACCESS/ENTRY

The attic access is located in the back bedroom.



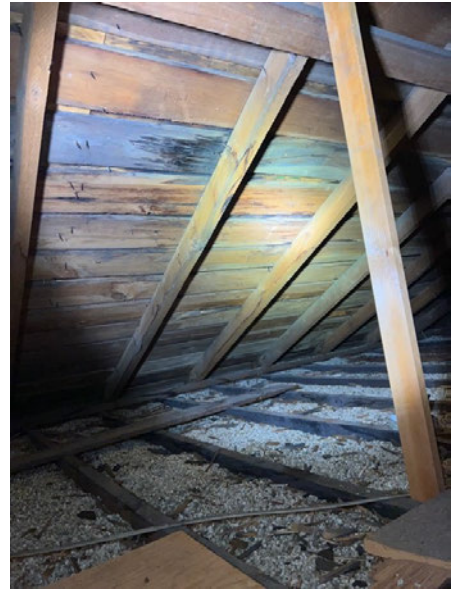
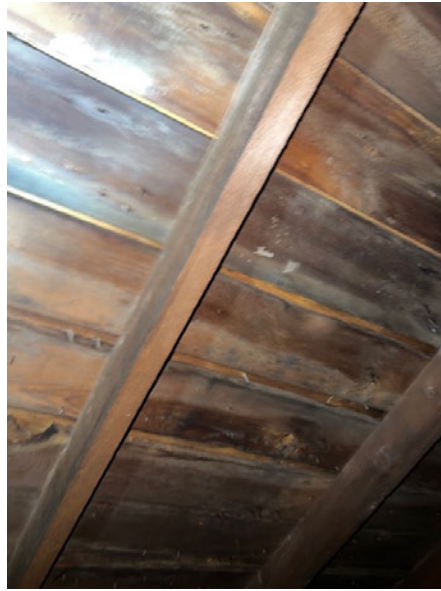
PEST CONTROL

WARN The insect screen on the interior of the gable vent has been torn and should be replaced to keep out insects and pests.



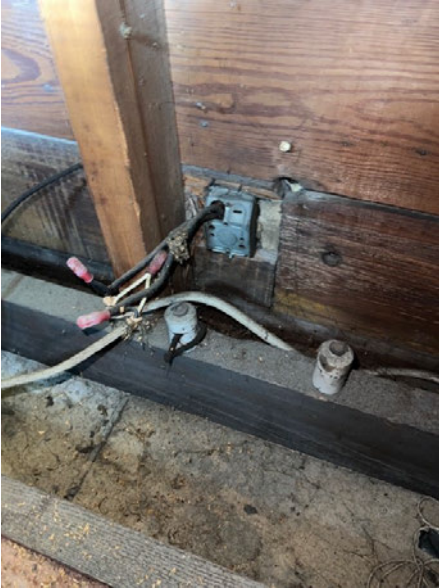
SHEATHING

The roof sheathing is plywood nailed over a previously installed layer of skip sheathing.



WIRING

Running splices, which are improper connections outside of a junction box, were observed. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contact or mechanical damage.

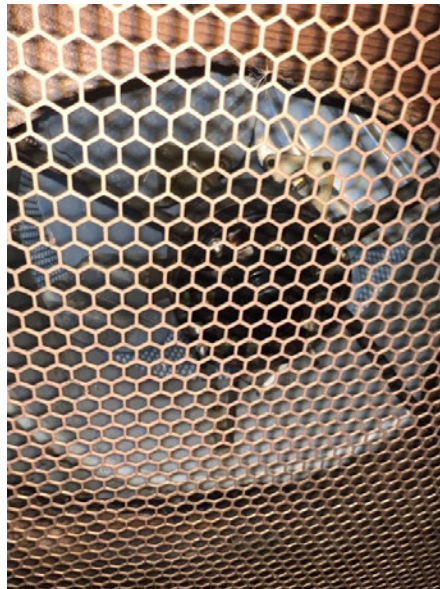


VENTILATION

There are many ways in which to vent the attic space. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We feel the best configuration for attic ventilation is continuous soffit intake, baffles and ridge vent exhaust.

The attic is adequately vented. Good ventilation helps reduce attic moisture levels and prevents condensation on the underside of the roof. In addition, it reduces heat build-up in the attic, making the house more comfortable.

The attic is equipped with one or more thermostatically controlled automatic fans. These activate when the temperature reaches a pre-set level. The fan(s) responded to the controls and were observed operating.



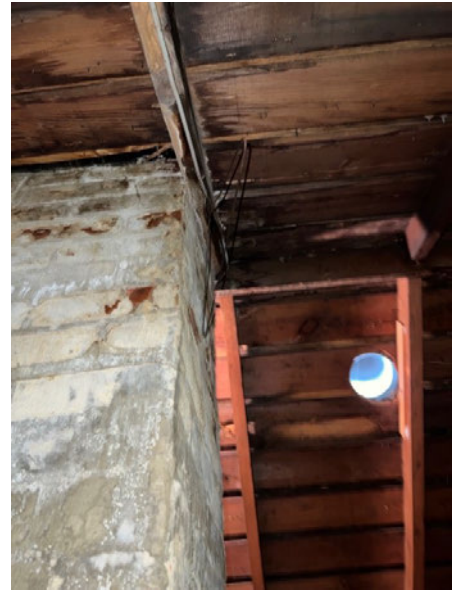
CHIMNEY

The chimney was moist to the touch in the attic.



WARN Some leak evidence was apparent around the brick chimney. The exposed brick in the attic has been covered with a cement parging. The cement parging is failing several areas suggesting that moisture is permeating through the brick chimney. We highly recommend attention to flashings around chimney to and tuckpoint mortar maintenance to the brick and mortar above the rooftop as described in the roofing section of this report.





Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ENERGY SAVING ITEMS

Many of the windows are not insulated glass. Many of the windows are not energy efficient and a upgrade should be considered in the future. The current windows may not provide adequate heat resistance for the structure.

ATTIC INSULATION

Portions of the attic has fiberglass batt insulation.





Most of the attic is insulated with vermiculite. This type of insulation is know to have asbestos. It is recommended that all of the vermiculite be removed from the attic and new cellulose or fiberglass insulation be installed.



Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

WATER SHUTOFF LOCATION

PLUMBING

The domestic water supply main shut-off valve is in the basement.



**SEWER CLEANOUT
PLUMBING**

The drain line clean-outs are located in the basement.



**GAS METER LOCATION
PLUMBING**

The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



**ELECTRIC METER
ELECTRICAL SYSTEM**

The electric meter is outside on the rear of the building.



**MAIN DISCONNECT
ELECTRICAL SYSTEM**

The main disconnect is incorporated into the electrical service panel.



Conclusion

COMMENTS

This structure appears to be of standard quality, in need of miscellaneous repair and upgrading. There is also maintenance in need of attention. Examples of these conditions have been described in this report.

Additional reportable conditions will, in all likelihood, be discovered in the course of repair.

Most of the items that are in need of immediate attention and/or possible major cost items that would require repair in the near future are listed in the executive summary. Please be sure to refer to page 2 for the most useful information.

Thank you.