

# **INSPECTION REPORT**



**6789 Locust St  
Philadelphia PA 19100  
PREPARED BY  
INSPECTIONS UNLIMITED INC.**



**INSPECTIONS UNLIMITED INC.**  
**THIS DOCUMENT IS FOR THE CONFIDENTIAL AND EXCLUSIVE USE OF**  
**Michael Jackson for the property located at 6789 Locust St Philadelphia PA 19100**

August 24, 2010

Michael Jackson  
1234 Main St  
Philadelphia PA 19100

Re: 6789 Locust St  
Philadelphia PA 19100

Dear Michael Jackson,

On August 23, 2010, I inspected the above referenced property, as per your request. The home is a 100 ± year old building. The temperature was approximately 78 ± degrees and the weather was raining. The following is a summary of the conditions found from a visual inspection at that time.

Items indicated with an Estimated Cost require repairs or replacements. The dollar values are given as a guide for your information in planning only. For an accurate cost a contractor experienced and qualified in the particular trade must be consulted. Items indicated as recommendations should also be performed in the opinion of this inspector as upgrades and or improvements.

Items including but not limited to the underground sewage lines, piping and electrical lines inside the walls, areas and items hidden by furniture, buried or environmental issues **INCLUDING THE PRESENCE OF RADON AND LEAD BASE PAINT** are not included in this inspection. This inspection is based on a **VISUAL** inspection of **ACCESSIBLE** areas of the property that can be accessed without damage to adjacent areas, such as painted shut access panels etc. **MAJOR** fixed systems will be operated, conditions permitting, **AT THE TIME OF THE INSPECTION. NO INSPECTIONS TO ANY GOVERNMENT CODES AND OR REGULATIONS IS INCLUDED IN THIS INSPECTION.**

All statements regarding the condition of the systems, components and appliances, etc. are as of the date of this inspection and are limited to what was visible and accessible at that time. Any changes after this date are not the responsibility of this inspector or company. No inspection or opinion as to the condition, safety features or operation of any exterior items such as gas grills either portable or connected, playground type equipment, pools etc. is included in the inspection. These items are not to be considered a part of this inspection. If you have any concerns about such items they should be addressed with the current owner prior to the completion of the inspection time frame.



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It is recommended that the buyer re inspect the property prior to settlement to check for any changes in conditions, if any changes are noted and are of concern call my office immediately and I will discuss the issues with you at that time and if necessary return to the property.

This inspection report and any verbal information given during the inspection and any time subsequent to the inspection are CONFIDENTIAL and are for the sole use of the client (as indicated on this report). This report is not transferable or assignable to any third party. If any other parties obtain access to this report, whether the report obtained with or without permission neither the inspector nor the company will bear any responsibility under any circumstances for the contents of the report or any verbal information.

In the event that any problems should arise requiring repairs or replacement of any components included in this inspection or believed to be covered by this report, this inspector shall be notified and have the opportunity to make a physical inspection prior to any such repairs or replacement.

Section 7508 “Home Inspection Reports” Sub Section 3:

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of any opinion as to the structural integrity of a building or its component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.



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Should there be any questions regarding this report please do not hesitate to contact my office. It was a pleasure to have been of service to you.

Very truly yours,

Fred Klein,  
Inspections Unlimited Inc.  
American Society of Home Inspectors ®  
Certified Member #8465202360  
Philadelphia License #24524

ps. As per your request a copy of this report is being given to your Realtor and or lawyer.



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In accordance with the law covering home inspections in Pennsylvania (Act 114 of 2000) Inspections Unlimited Inc. is in full compliance with the law. A fully executed compliance statement has been attached to our contract.

This law in part defines the following:

Home Inspection as a non-invasive, visual examination of some combination of the mechanical, electrical or plumbing systems or the structural and essential components of a residential dwelling designed to identify Material Defects. 75 P.S. §7502.

Material Defects as a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near at or beyond the end of its normal useful life is not by itself considered to be a Material Defects. 75 P.S. §7502.

Estimated costs of repairs and/or replacement included in this report are presented in a range and are taken from the Home Tech Remodeling and Renovation Cost Estimator, Home Tech Handyman Cost Estimator and/or Marshal & Swift using the most recent available version. It is assumed that all work will be performed by licensed contractors in the related fields. **ALL PRICES SHOULD BE CONFIRMED BY CONTRACTORS QUALIFIED AND LICENSED IN THE PARTICULAR TRADE.**

No home whether new or previously owned is now or will ever be free of defects or items requiring attention and/or repairs. The purpose of an inspection is to provide you the buyer with information to make an informed decision on the purchase of this property. Considering the complexity of any property it is impossible in the limited time of a typical home inspection to identify every possible defect and/or possible problem. Many of the problems with buildings are hidden within floors or walls in addition to being blocked by items of the current occupant. Every reasonable attempt will be made to identify these items within the scope of a home inspection, but no guarantees can be given. At the time of your settlement walk through you are responsible to observe any changes and/or areas not visible or accessible at the time of the original inspection. Any such changes or problems should be addressed before final settlement of the property.



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## **ESTIMATED COST**

ESTIMATED COST \$75.00-200.00 per set Either removed the window bars or convert them to open from the inside without the need of tools and/or keys, this for safety in the event of a fire or other emergency. All hardware must have approved release mechanisms.

ESTIMATED COST \$250.00-350.00 each The improperly repaired failed or compromised joists must be "sistered" with joist of the same or greater size then the failed member. They must be mechanically attached and BOLTED with nuts and washers to the failed or compromised joist. When possible this should be from end to end, but if not possible due to conditions, it must be a minimum 5' either side of the failure and/or to a bearing wall. This can be done with proper sized and spaced through bolts with nuts and washers. The bolts should be a set at a minimum of 16"o.c (on center) and be ½" in diameter properly spaced and staggered.

ESTIMATED COST \$400.00-600.00 Clear the main drain line and determine the cause of the blockage. It maybe desirable to have a camera inserted in the drain to determine the cause of the blockage. The cost of repairs will be additional.

The items listed above are considered to be major defects as per the Pennsylvania Home Inspection Law as Chapter 75 of Title 68

A material defect is defined as "A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of a normal useful life of such a structural element, system or subsystem is not by itself a material defect."

IT IS IMPORTANT THAT THE COMPLETE REPORT BE READ TO UNDERSTAND THE ABOVE ITEMS. THIS ESTIMATED COST SUMMERY IS NOT A COMPLETE LISTING OF ALL ITEMS AND OR INFORMATION PERTAINING TO DEFECTS FOR THIS PROPERTY.

THE ESTIMATED COST GIVEN IN THIS REPORT ARE NOT INTENDED TO BE USED AS QUALIFIED CONTRACT QUOTES. ALL PRICES SHOULD BE



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CONFIRMED BY CONTRACTORS QUALIFIED AND LICENSED IN THE PARTICULAR TRADE.

IT IS IMPORTANT THAT ALL QUOTES FOR REPAIRS OR REPLACEMENT BE OBTAINED, IN WRITING, PRIOR TO THE EXPIRATION OF THE INSPECTION CLAUSE AS STATED IN YOUR AGREEMENT. FAILURE TO OBTAIN QUOTES MAY HAVE A NEGATIVE IMPACT IF THERE ARE HIDDEN OR ADDITIONAL ITEMS REQUIRING REPAIRS OR REPLACEMENT. OUR INSPECTION IS VISUAL AND LIMITED IN NATURE TO THOSE AREAS ACCESSIBLE AT THE TIME OF THE INSPECTION.

ANY DEFECT IN AN ITEM THAT MAY HAVE AN IMPACT ON OTHER ITEMS OR SYSTEMS WITH IN THE PROPERTY, SUCH AS DEFECTS IN ELECTRICAL, PLUMBING, HVAC ETC. MUST BE FULLY EVALUATED ONCE THE NOTED DEFECT IS CORRECTED. FAILURE TO MAKE THESE EVALUATIONS CAN AND MAY LEAD TO UNDISCOVERED DEFECTS NOT FOUND DURING THE ORIGINAL INSPECTION. IF SUCH CONDITIONS DO EXIST THESE TOO MUST BE CORRECTED. NEITHER THIS COMPANY OR INSPECTOR HAS NO CONTROL OVER THESE ITEMS AND IS THEREFORE NOT RESPONSIBLE FOR UNDISCOVERED DEFECTS.

ITEMS INDICATED AS RECOMMENDED REPAIRS ARE REPAIRS AND/OR IMPROVEMENTS THAT THIS INSPECTOR STRONGLY BELIEVES SHOULD BE MADE TO THE PROPERTY TO MAKE IT SAFER AND MORE HABITABLE, ALTHOUGH NOT CONSIDERED MATERIAL DEFECTS AS DEFINED.

***NO RE INSPECTION OF ANY COMPONENTS, SYSTEMS OR DEFECTS FOUND OR ASSUMED ARE INCLUDED AS A PART OF THIS INSPECTION OR REPORT. IN THE EVENT A RE INSPECTION IS REQUESTED OF ANY ITEM INCLUDED OR DUE TO CONDITIONS AT THE TIME OF THE INSPECTION NOT INCLUDED A MINIMUM CHARGE OF 60% OF THE ORIGINAL INSPECTION WILL BE DUE AT THE TIME OF THE RE INSPECTION.***

## **RECOMMENDED REPAIRS**



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Although the following items may not be considered as material or major defects as indicated in the Pennsylvania law, in the opinion of this inspector they should be addressed and where necessary corrected.

ESTIMATED COST \$800.00-900.00 At this time it is necessary that the single ply-membrane roof be coated with a "silver" coating or other suitable material that is compatible with the installed roofing. This will extend the life of the roof and reflect the sun rays, reducing heat build up, in addition all seams etc. must be properly coated. If replacement of the flashings is necessary an additional cost will be incurred. If during the repair/coating process any additional damage or conditions are found and added cost for repairs and/or replacement maybe incurred. In addition provide the minimum requirement of a two year guarantee by a licensed roofer.

ESTIMATED COST Determine the extent of work required to repair the areas of the roof that are holding water, if re roofing is required and additional cost will be incurred. This should be repaired by a licensed roofing contractor.

ESTIMATED COST \$150.00-250.00 Repair as necessary the gutters and/or downspouts so as to properly remove the water from the perimeter of the building.

ESTIMATED COST \$800.00-1100.00 Replace the "insill brick" shingles in the front with vinyl siding. In addition all capping should be replaced. If damage is found after removal of the "insill brick" an additional cost will be incurred.

ESTIMATED COST \$900.00-1100.00 Replace the asphalt shingles in the rear with vinyl siding or another suitable material.

ESTIMATED COST \$ Tuck point the brick on an as needed basis for the building. This estimated is for normal access and at a rate of \$125.00± for 10 square feet, with adjustments made for the size of the project and difficulty in access and/or scaffolding required.

ESTIMATED COST \$250.00-300.00 each Seal and stabilize the abandoned chimney. If hidden damage is found an added cost will be incurred.

ESTIMATED COST \$100.00-250.00 each Install a keyed door lock for the listed door(s).





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Depending on the style and quality of the locking device the cost may increase.

ESTIMATED COST \$150.00-250.00 each Replace the broken glass in various areas as maybe listed. It is assumed that all glass is standard glass. If tempered glass is required an additional cost will be incurred.

ESTIMATED COST \$150.00-250.00 each Repair or replace as necessary the rotted insills for all windows on an as needed, hidden damage if found will incur an added cost to repair.

ESTIMATED COST \$550.00-650.00 Replace the rotted wood soffits in the porch areas as maybe necessary. If additional repairs and/or hidden damage is found, as is expected, an extra cost will be incurred.

ESTIMATED COST \$100.00-150.00 Ramp shifted and/or raised concrete areas in all sidewalks, curbs or walkways areas as may be necessary. This is a temporary repair with eventual replacement being necessary. In some townships replacement will be required as a condition for a certificate of occupancy, if this is the case the cost must be adjusted accordingly.

ESTIMATED COST \$100.00-150.00 Repair as necessary the front railings. All railings must be properly maintained to insure a safe and secure system.

ESTIMATED COST \$150.00-250.00 each Have a licensed plumber clear the outside area drains. If excavation or replacement of any pipes is necessary an additional cost will be incurred.

ESTIMATED COST \$ Dash coat the walls of the basement as necessary. All coatings should be installed over galvanized wire lath. A budgeted cost of \$9.00-11.00 per square foot should be used for work at today's prices.

ESTIMATED COST \$125.00-175.00 Have further invasive inspections performed, by a licensed contractor to determine the extent of the damage to the flooring of the first floor that is visible from the basement. The cost of repairs will depend on the extent of the damage. If mold removal is required an additional cost will be incurred.

ESTIMATED COST \$150.00-250.00 Determine the extend of an the cost to repair the damage both visible and hidden caused by WDI on the first floor and any other areas as



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maybe found.

ESTIMATED COST \$100.00-150.00 Remove the sump pump discharge from the sanitary drain system and properly seal all openings. The proper discharge of the sump pump should be placed at a minimum of 3' and down grade from the building.

If you are concerned about the mold present a microbial investigation of the affected areas, by a certified company is recommended. This is necessary to assess the impact of the mold on those areas and in some instance the building. The results of this investigation and test should be used to estimated the cost of remediation All removal of mold, damaged walls, ceilings, carpeting etc. must be performed by a mold abatement contractor. Failure to properly remove the mold and protect the workers may result in additional damage an injury. The cost of the microbial investigation will depend on the size of the areas to be inspected. This can range from \$350.00-450.00 to several thousand dollars.

ESTIMATED COST \$30.00-50.00 Properly support all gas pipes using metal straps designed and approved to the purpose.

ESTIMATED COST \$30.00-50.00 Properly support all copper pipes using copper or plastic straps in the basement.

ESTIMATED COST \$25.00-35.00 Replace all metal straps use of copper pipes to copper or plastic in the basement. If damage is found an added cost will be incurred.

ESTIMATED COST \$125.00-175.00 each Repair the active leak in the basement as necessary. Hidden damage if found will result in an added cost of repairs as will any mold that maybe found.

ESTIMATED COST \$25.00-35.00 each Install a permanent cap for the disconnected or terminated gas lines in the laundry room.

ESTIMATED COST \$125.00-175.00 each Re secure the toilet in the listed areas and replace the wax ring as necessary. This and all plumbing work should be done by a licensed plumber. If it appears that the substrate or area surrounding the toilet is damaged further investigation and repairs maybe necessary. The cost will be determined after the extent of damage is determined. It is assumed no additional work will be required.



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ESTIMATED COST \$300.00-400.00 Repair or replace the improperly installed and leaking PVC drain lines in the basement.

ESTIMATED COST \$30.00-50.00 Properly support the drain pipe in the basement at 5' intervals.

ESTIMATED COST \$75.00-125.00 Remove and/or seal the oil fill lines from the abandoned system to prevent accidental usage.

ESTIMATED COST \$75.00-125.00 Properly seal all openings in the ducts to reduce air lose and increase the efficiency of the system.

ESTIMATED COST \$75.00-125.00 Properly pitch and support the vent from the water heater to the chimney. All vents should be mechanically secured at all joints and installed with an upward pitch of 1/4" per foot to the chimney. All vent piping must be of an approved material for the type fuel being used. Considering the physical conditions this is not possible and replacement of the existing heater with a "short" heater will be necessary at a cost of \$550.00-750.00. All work must be performed by a licensed contractor in this trade.

ESTIMATED COST \$50.00-75.00 Install "anti tipping" hardware for the kitchen range as maybe necessary.

ESTIMATED COST \$150.00-250.00 Repair or replace the kitchen dishwasher at an estimated cost of \$650.00-1050.00.

ESTIMATED COST \$ Replace the ceramic tile kitchen and bathroom floor as necessary. The average cost for replacement of standard floor tile is \$1200.00-1500.00 for up to 50 square feet and \$20.00-25.00 for each additional square foot. The cost of removal and repairs to the substrate and any structural members will be additional.

**NO TEST FOR THE PRESENCE OF LEAD BASE PAINTS OR OTHER LEAD MATERIALS OF ANY TYPE HAS BEEN MADE AS A PART OF THIS INSPECTION. LEAD BASED PAINTS WERE MANUFACTURED FOR USE UNTIL APPROXIMATELY 1978. THEY WERE COMMONLY USED TILL THAT TIME AND**



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IN SOME CASES AFTERWARDS. IT HAS BEEN DETERMINED THAT LEAD CAN BE VERY HARMFUL IF INGESTED BY CHILDREN. IF YOU HAVE ANY CONCERNS IN REGARDS TO THIS CONDITION TESTING CAN BE ARRANGED UNDER SEPARATED CONTRACT. BUT IS NOT A PART OF THIS INSPECTION.

As of April 22, 2010 a federal law pertaining to contractors working in properties containing lead base paint went into effect. This link will direct you to additional information. <http://www.epa.gov/lead/pubs/renovation.htm>. It is strongly recommended that you confirm that all contractors working currently or in the future are compliant with the law. This applies to any one who disturbs more that six (6) square feet of painted surface per room for interior activities or more than twenty (20) square feet of painted surfaces for exteriors. This applies to any property build before 1978 unless it has been determined to be lead base paint free. Certification paper work must be available from a certified inspector or risk assessor who is licensed to perform these type of test. There are additional conditions pertaining to lead paint that you can read about at the website listed.

Additional information is available at the following site  
<http://www.epa.gov/lead/pubs/sbcomplianceguide.pdf>.

ESTIMATED COST \$300.00-400.00 Repair the damage caused by the water infiltration. If mold or hidden damage is found and additional cost will be incurred.

ESTIMATED COST \$150.00-200.00 Install rails to the basement, attached to the existing walls. The railing must project 3½", be between 34"-38" from the riser of the steps and be 1¼"- 2" wide.

ESTIMATED COST \$150.00-200.00 Install a proper and secure continuous grippable rail for the lower area of the first floor.

ESTIMATED COST \$50.00-100.00 each Adjust and/or repair the doors to rooms and/or closets as necessary for proper operation. If replacement of any doors and/or hardware is required an additional cost will be incurred.

There is an old and what appears to be abandoned gas fireplace on the second floor. This should not be placed in use unless fully inspected and certified safe.



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ESTIMATED COST \$450.00-650.00 Replace the failed/split service cable from electric company lines to the meter and from the meter to the panel, taping is not an acceptable method or repair.

The visible wiring was traced from the panel box in all visible and accessible areas. The visible wiring was Romex (non metallic sheathing) and/or Bx (metallic sheathing) MC-Metal-Clad cable, this wiring in generally serviceable condition. The visible and accessible solid branch wiring was copper for 14 ga, 20 ga and 10 ga circuits. In some cases stranded aluminum is and can be used for larger circuits.

In some locations active (live) knob and tube wiring is present. Knob and tube wiring is extremely old and most likely the original wiring installed at the time of the original construction or the adding of electricity buildings built before the advent of electricity. This type of wiring was common until the about 1940. The wiring tends to become very brittle because of its age and in some cases due to improper use over the years. When and where possible, all knob and tube wiring should be replaced with Romex (non metallic cable) or MC- Metal-Clad cable and never should it be added to or modified in any manner, except to be replaced. In some instances cases adding to knob and tube wiring have been noted, but these require special conditions and techniques, the same as when originally installed. Today it is very unlikely that an individual would have these skills and or would properly perform such additions, as replacement is the recommended method of wiring or extending the wiring.

It is our recommendation that you budget for replacement of all knob and tube wiring. But if you plan to continue using these circuits, they should be used only for light use and not for heavy appliances such as air conditioners, kitchen appliances, dryers etc. When any renovations are done all electric should be upgraded and the knob and tube wiring replaced and abandoned.

It has also come to our attention that many insurance companies are either refusing to write coverage for buildings with knob and tube wiring or are requiring complete replacement, the cost of which will vary from property to property due to the conditions present. In some cases an insurance policy maybe issued, but with a much higher premium, due to the potential risk associated with this wiring.

Knob and tube wiring should not be run through or be covered with insulation or covered in any manner. When installed it was designed to be in "free air" to dissipate heat buildup.



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When covered or the air flow is impeded heat will build up and may lead to failure. If these conditions exist the wiring as is recommended with all knob and tube wiring should be replaced by a licensed electrician.

ESTIMATED COST 20.00-40.00 Install covers on all open junction boxes as necessary in various locations.

ESTIMATED COST \$50.00-75.00 each Properly correct open ground receptacles in all listed areas, in the event any modifications to the wiring or system are found necessary an added cost will be incurred. ANY RECEPTACLE IN THE BATHROOMS, OUTSIDE, UNFINISHED BASEMENTS CRAWL SPACES OR KITCHEN BEHIND A COUNTER TOP OR IN REACH OF A COUNTER TOP THAT REQUIRED REPAIRS MUST BE PLACED ON GFCI (GROUND FAULT INTERRUPTER) PROTECTED CIRCUIT, THERE WILL BE AN ADDITIONAL COST FOR ALL GFCI RECEPTACLES.

There is a possibility that there are other improperly installed receptacles in the house. These may not have been accessible and there fore could not be checked. Once access to the outlets is possible, it is recommended that they be checked and repaired as necessary.

ESTIMATED COST \$75.00-100.00 each Correct reversed polarity receptacle in hall bathroom. ANY RECEPTACLE IN THE BATHROOMS, UNFINISHED BASEMENTS, OUTSIDE OR KITCHEN BEHIND A COUNTER TOP OR IN REACH OF A COUNTER TOP THAT REQUIRED REPAIRS MUST BE PLACED ON GFCI (GROUND FAULT INTERRUPTER) PROTECTED CIRCUIT.

BUDGET COST \$20.00-25.00 Install covers for all the outlet boxes throughout the house and related areas as maybe necessary. For safety all outlets must have proper covers installed.

BUDGET COST \$25.00-35.00 Install covers for all the outlet boxes throughout the house including the outside and related areas as maybe necessary.

ESTIMATED COST \$50.00-75.00 each Repair or replace as maybe necessary the loose receptacles, in the room behind the kitchen.

ESTIMATED COST \$50.00-75.00 each Repair the loose lighting fixture in the room behind



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the kitchen.

ESTIMATED COST \$25.00-35.00 Install proper jumper for water meter, this must be a minimum of a #6 bare copper wire with proper clamps. If necessary a ground rod should also be installed at an added cost of \$75.00-100.00. Today a ground rod is required for all systems in addition to the water pipe ground.

It is your responsibility on the day of settlement to do a pre settlement walk-through of the property. At that time all systems should be checked determine if they are in working condition as they were at the time of the inspection or if repairs requested were properly performed. This should include but not be limited to the following.

1. Check heating and air conditioner, if present for proper operation. If the outside temperature is has been below 55 degrees in the last 24 hours the air conditioner can not and should not be operated as this can damage the unit.
2. Operate ALL plumbing fixtures in the home and determine that the hot water heater is in operating condition.
3. Turn on and off all light fixtures and if possible check a random number of receptacles.
4. Visually inspect all walls and ceilings for signs of changes that may have occurred, including new water stains.
5. Visually inspect all windows for broken glass or failed insulated glass panels.
6. Operate all kitchen appliances including cooking, plumbing and cabinets.
7. Any signs of recent water infiltration in the basement or other areas of the property should be noted and brought to the agent and sellers attention.

**IF THERE ARE ANY DEFECTS OR DISCREPANCIES FOUND THEY MUST BE  
ADDRESSED PRIOR TO SETTLEMENT.**

It is recommended that before you purchase any home you have it inspected by a wood



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destroying insect (WDI) control firm. We do not inspect for the presence or absence of wood destroying insects.





## **FLAT ROOF**

The single ply membrane roof which is a flat design was mounted and inspected in all visible and accessible locations.

The installed roof is a single ply-membrane roofing material, often referred to as a "rubber roof". This is a newer type of material for residential and commercial roofing and is considered by many as superior to a traditional "hot roof". A silver coating that is compatible with the material is normally applied for protection from the sun and to extend the life of the roofing. As with all roofs the seams and flashings should be repaired and a silver coating applied every 4-5 years to extend the life of the roof and reduce water infiltration.

**ESTIMATED COST \$800.00-900.00 At this time it is necessary that the single ply-membrane roof be coated with a "silver" coating or other suitable material that is compatible with the installed roofing. This will extend the life of the roof and reflect the sun rays, reducing heat build up, in addition all seams etc. must be properly coated. If replacement of the flashings is necessary an additional cost will be incurred. If during the repair/coating process any additional damage or conditions are found and added cost for repairs and/or replacement maybe incurred. In addition provide the minimum requirement of a two year guarantee by a licensed roofer.**



It was observed that the roof in various areas is holding water. In time this will cause this area of the roof to prematurely deteriorate and fail. Repairs should be made accordingly by a licensed roofing contractor.

**ESTIMATED COST Determine the extent of work required to repair the areas of the roof that are holding water, if re roofing is required and additional cost will be incurred. This should be repaired by a licensed roofing contractor.**



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The wood railing for the open porch is in fair condition at this time. All railings require preventative maintenance to insure that they remain in sound condition and can serve their designed purpose. It is recommended that maintenance and if necessary repairs be made in the near future to insure the safety of the railing.

The installed porch roof is a single ply-membrane type roofing material with a granular coating. This material when used for residential and commercial roofing and is considered by many as superior to a traditional "hot roof". As with all roofs the seams and flashings should be repaired every 4-5 years to maintain the watertight integrity and help extend their normal life span.



There are wood columns installed without standoffs, these are recommended to reduce deterioration caused by water wicking up from the base. At this time no adverse deterioration was observed. At this time the columns are in fair condition for their age. It is recommended that they be monitored with possible future replacement being necessary.

The installed downspouts are, aluminum and galvanized metal. Galvanized gutters and/or downspouts are an older installation and subject to failure due to age. It is recommended that aluminum be used for replacement when necessary. It is important that all downspouts be kept clear and free of debris. Failure to properly maintain the downspouts will result in blockage, which will result in water ponding on the roof which can lead to premature failure of the roof system.



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**ESTIMATED COST \$150.00-250.00 Repair as necessary the gutters and/or downspouts so as to properly remove the water from the perimeter of the building.**

In the city of Philadelphia, discharging on the ground is not common and is discouraged, the normal and preferred method it to discharge to the underground system, which is directed to the rivers. In some cases, where the underground pipes have failed owners have taken to discharging on the ground. This will lead to water infiltration to interior spaces in some instances.

## **EXTERIOR**

The construction of the building, a three story row home is masonry and is covered with and/or constructed of. Brick. In addition some areas were covered with aluminum siding, as is common some "denting" was observed in the siding. This does not have and adverse effect on the usability of the siding and comes from normal aging along with contact. In addition to some areas being covered with "insill brick", a man made asphalt material used from the 1930's and 1950's, with very limited remaining life expectancy due to the advanced age. It is recommended that you budget for replacement with vinyl siding or other suitable material in the near future. At a minimum repairs to the damaged areas should be made to maintain a weather tight exterior system.

**ESTIMATED COST \$800.00-110.00 Replace the "insill brick" shingles in the front with vinyl siding. In addition all capping should be replaced. If damage is found after removal of the "insill brick" an additional cost will be incurred.**

Some areas were covered with asphalt shingles. It is recommended that you replace the asphalt shingles with vinyl siding.

**ESTIMATED COST \$900.00-1100.00 Replace the asphalt shingles in the rear with vinyl siding or another suitable material.**

**Proper flashing detailing and installation is a critical component of a waterproofing system. This applies to roofs, basements, crawlspaces, exterior cladding, windows, doors etc. Flashings are applied at intersections of horizontal and vertical planes, points of penetration to provide waterproofing protection at these vulnerable junctures. These areas are the most vulnerable points of the entire system. Many reports of failures or leaks can be traced to improper flashing design, detailing or**



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**application. Successful flashing system design and installation is required at all points of terminations. It is essential that the flashing system be designed in compliance with the material manufacturers requirements for materials and application methods being used.**

**As inspectors many of these areas are not readily visible at the time of the inspection, since they may be covered by the finished material. But signs of poor workmanship, improper application or excessive wear may be visible and are so noted in our report. All flashings require maintenance over the life of the roof and structure system. Minor cracks are to be expected in any masonry material whether it be brick, stone, stucco or any other material. These will occur in most instances from normal movement and expansion and contraction. Such minor cracks 1/16 to 1/8" should be monitored and where necessary repaired using mortar or in some instances a quality expandable material such as silicone caulk. But in most cases these normal cracks do not present any major concern and are to be expected and do not require repairs.**

The general condition of the visible areas is fair at this time, with some signs of differed maintenance. All buildings will require ongoing maintenance to extend the life of the exterior coverings. Failure to provide proper maintenance will result in costly repairs or replacements. It is recommended that you budget for exterior maintenance at this time.

The exterior brick is in need of tuck pointing for some areas on an as needed basis. Pointing is important to the overall maintenance of the building and to maintenance and the water tight integrity of the building.

**ESTIMATED COST \$ Tuck point the brick on an as needed basis for the building. This estimated is for normal access and at a rate of \$125.00± for 10 square feet, with adjustments made for the size of the project and difficulty in access and/or scaffolding required.**



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There is masonry chimney with a metal flue liner installed for the heater, It appears to be in satisfactory condition at this time, when viewed from the roof. But all chimneys require ongoing maintenance and in time repairs. This is due in part to the nature of a chimney, the constant heating and cooling cycles. This will lead to deterioration and the need for repairs with eventual replacement.

There is masonry chimney covered with stucco chimney with a flue liner installed for the heater, it appears to be in fair condition at this time, when viewed from the roof, but with repairs in the next 1-3 years. All chimneys require ongoing maintenance and in time repairs. This is due in part to the nature of a chimney, the constant heating and cooling cycles. This will lead to deterioration and the need for repairs with eventual replacement.



There is cap installed on the metal liner for the masonry chimney, because of this the liner can not be visible inspected from above. If access is possible from the inside it will be limited due to the lack of light and the installed cap. The installation of a cap will help reduce water infiltration and the chance of birds etc from entering the chimney. If you are concerned about the condition of the liner an inspection by a chimney sweep, including removal of the cap and a cleaning should be arranged. A cap must always be in place or deterioration of the metal liner will occur.



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There is what appears to be an abandoned chimney present in the rear, this should be sealed and stabilized. Failure to make these repairs will lead to water infiltration and result in possible additional damage.

**ESTIMATED COST \$250.00-300.00 each Seal and stabilize the abandoned chimney. If hidden damage is found an added cost will be incurred.**



The doors are wood and are in fair condition for their age. All exterior doors should be maintained on a regular basis and all weather stripping checked periodically to assure proper function and the reduction of air infiltration. It is also recommended that security locks and/or bolts be installed with all keys being alike for ease of entrance. All exterior doors should be designed to lock automatically when exiting.

The glass in some doors and/or side panels may be standard glass. This type of material was commonly used when this building was built or the doors and/or panels were installed. It has not been used for many years because of the potential danger of serious injury or death from broken glass. For your safety it is recommended that all non safety glass in doors, side panels within 24" of a doorway and windows were necessary be replaced with safety, tempered glass or plastic panels.



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Replaced the broken or otherwise failed exterior door lock. For safety all exterior doors should have a self locking. The type and style of the lock may vary and this will in part determine the final cost. Front door and interior door are in need of replacement at this time.

**ESTIMATED COST \$100.00-250.00 each Install a keyed door lock for the listed door(s). Depending on the style and quality of the locking device the cost may increase.**



It is important that all windows have properly working locks. Locks serve multiple purposes including security and keeping children from opening windows to reducing air infiltration. Windows should be checked periodically to determine if the locks are working and are locked when the windows are closed. ***In instances where safety latches are installed or can be installed they should always be used. These latches prevent the window from being opened more than 3-4 inches.***

Random sampling of accessible windows were inspected. In cases where furniture, personal items, seasonal decorations etc, prevent access an inspection may not have been performed. In such cases it is recommended that you inspect these windows prior to the expiration of the inspections period or if not at the pre settlement walk through. The installed windows are, vinyl replacement windows, the functionality of the tilt in mechanism, when present, is not tested as a part of our inspection as it is not necessary for normal operation, but is for cleaning purposes. glass block windows, jalousie units With operation of the windows consist of, double hung units, sliding units. It is recommended that all sliding window tracks be kept clear of debris and lubricated periodically with a spray type silicone, such as WD 40 OR CRC either will aid in providing a smooth operating window. ***This should only be applied after all painting has been completed.*** aluminum replacement windows, the functionality of the tilt in mechanism, when present, is not tested as a part of our inspection as it is not necessary for normal operation, but is for cleaning purposes. There are both



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standard and insulated glass panels present in the accessible areas. Insulated glass will reduce energy cost, but is subject to eventual failure due to the leakage of the argon gas when the seal fails. When this occurs replacement of the glass panel will be required. The general condition of the newer windows is satisfactory at this time. As with any exterior system maintenance will be necessary to maintain the windows. A random sampling of the windows was performed in accessible areas. In some cases not all windows were or could be accessed. It is important that all window locks be in operating condition and when necessary repaired or replaced.

Replace the broken insulated glass in various areas as necessary.

**ESTIMATED COST \$150.00-250.00 each Replace the broken glass in various areas as maybe listed. It is assumed that all glass is standard glass. If tempered glass is required an additional cost will be incurred.**



Repair or replace the rotted sills on an as needed basis

**ESTIMATED COST \$150.00-250.00 each Repair or replace as necessary the rotted insills for all windows on an as needed, hidden damage if found will incur an added cost to repair.**

The fascia in various areas show signs of deterioration and will require replacement. It is recommended after replacement that all area be covered with aluminum to reduce future maintenance. If additional hidden damage is found and added cost maybe incurred.

**ESTIMATED COST \$550.00-650.00 Replace the rotted wood soffits in the porch areas as maybe necessary. If additional repairs and/or hidden damage is found, as is expected, an extra cost will be incurred.**



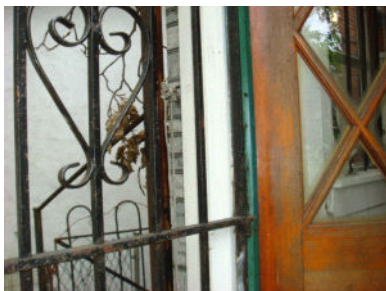


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Some windows and doors have bars installed for security. It is recommended that all bars be either removed or made to open from the inside without the need of tools and/or keys. This for safety in the event of a fire or other emergency.

**ESTIMATED COST \$75.00-200.00 per set Either removed the window bars or convert them to open from the inside without the need of tools and/or keys, this for safety in the event of a fire or other emergency. All hardware must have approved release mechanisms.**



The general condition of the painting is fair to poor and in need of repairs and painting at this time. All exterior surfaces require ongoing maintenance and painting. Considering the age of the property it maybe assumed that lead base paint was used at sometime in the past. Care should be used when working on any surface that has or may have had lead base paint installed. For additional information you can access <http://www.leadsafeusa.com/>. There are signs of deferred maintenance. It is recommended that a full survey of all exterior painted surfaces be performed by a qualified contractor with an estimated for painting and repairs if necessary being provided.

There is considerable areas of deferred maintenance visible. In addition it can be expected that when a full survey is taken additional damage will be found. It is recommended that a budget of \$1000.00-1500.00 be established for repairs and/or replacement of the wood.



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Considering the age of the property it maybe assumed that lead base paint was used at sometime in the past. Care should be used when working on any surface that has or may have had lead base paint installed. For additional information you can access

<http://www.leadsafeusa.com/>.



**PAINT ALL EXPOSED METAL**

It is recommended that any areas not covered be capped with aluminum to reduce maintenance. Areas in need of repairs must be properly repaired and painted before they are capped. The cost of capping may range from \$40.00-60.00 per window. Prior to capping repairs, at an additional cost should be made on an as needed basis.



The concrete sidewalks and/or walkways are in fair condition for there age. It is important that all walkways and steps be kept free from tripping hazards both now and in the future. This applies to broken or lifted concrete and any other area that may cause a person to trip. In cases where the steps are of a solid material, such as concrete or brick and are adjacent to the property the joint between the steps and the building is subject to movement. This joint should be monitored and when necessary repaired and or filled with a flexible sealer such as a silicone caulk. This will help reduce water infiltration to the building and deterioration of the steps.

***It has become apparent that some insurance carriers are requiring all uneven or cracked sidewalks, walkways and steps to be replaced as a requirement for insurance. If your carrier imposes these requirements an extra cost will be incurred above that indicated for "ramping". This may be several hundred dollars depending on the amount of work***



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*required.* Some areas of the sidewalk, walkways and/or the curb have shifted or settled. These areas should be "ramped" with cement so as not to present a trip hazard. If this is not satisfactory replacement will be needed. Many insurance carriers are requiring all uneven or cracked walkways and steps to be replaced as a requirement for insurance. If your carrier imposes these requirements an extra cost will be incurred above that indicated for "ramping" will be required.

**ESTIMATED COST \$100.00-150.00 Ramp shifted and/or raised concrete areas in all sidewalks, curbs or walkways areas as may be necessary. This is a temporary repair with eventual replacement being necessary. In some townships replacement will be required as a condition for a certificate of occupancy, if this is the case the cost must be adjusted accordingly.**



The exterior steps are concrete and are in fair condition at this time, but as with all exterior steps ongoing maintenance and repair as necessary to maintain a safe area.

The following railings require repairs at this time. All rails must be properly maintained at all times. Failure to maintain the rails and steps may lead to accidents.

**ESTIMATED COST \$100.00-150.00 Repair as necessary the front railings. All railings must be properly maintained to insure a safe and secure system.**

The brick in dirt patio is in fair condition for its age. All patios are subject to movement in time. As long as the movement is not severe and the areas remain stable there is normally no concern. If conditions change repairs and or replacement will be needed.



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The wrought iron fence is in fair condition, all fences will require repairs with age. All fences require ongoing maintenance along with repairs. This information is for your general knowledge, but is not generally considered to be a part of the inspection.

The trees and/or bushes adjacent to the building are hitting and rubbing against the building. This will in time cause wear and damage the building in any place where there is contact. We recommended that they be trimmed so as not to have direct contact with the building. This will also allow for an inspection of any hidden areas for possible damage. In areas where access was impeded no visual inspection was performed at this time.



Trees have been known to caused the problems with the sidewalk and or driveways. In addition they may also have an adverse effect on the plumbing system. Trees of this type and size have been known to send roots into drains and cause blockage and or failure. This condition can not be determined from a visual inspection. If you are concerned it is recommended that the current owner be questioned about past and/or current problems pertaining to the drain system and the tree. **If you are concerned about possible hidden problems with the drains it is recommended that you consider video inspection of the drains, this will allow for a more detailed inspection of the drainage and water system.**



## **GRADING**

The exterior grading was checked for proper water run off and low spots in accessible areas. It appears to be fair to poor under normal rain and/or snow conditions. It is recommended that you consider some improvements to reduce the chances of water infiltration in the future. But it must be understood that under abnormal conditions any property may experience some water infiltration. In addition if at sometime the perimeter landscaping is modified by removal of heavy growth this will in some cases allow infiltration to interior spaces that were dry in the past.

*No opinion as to the undetermined conditions or past problems with grading are made by this inspector. Our inspection is a visual inspection of this property and does not include adjacent properties that might, under extreme conditions impact on this property. Such evaluations would require obtaining plans from the local authorities and the services of an engineering firm specializing in site work. If for any reason you have such concerns it is recommended that during the inspection process you obtain additional information and services as maybe necessary at an additional cost.*

All areas should be angled away from the building with the grading pitched at a minimum of (1") one inch per foot for a minimum of (3') three feet, this will aid in reducing water infiltration to interior spaces. Care should be taken when flower beds are installed not to encroach on the 8" space around the perimeter between the ground and siding.

The rear area drain appears to be clogged and may not be functional at this time. It is recommended that a plumber clear the drain if possible. The condition of underground pipes can not be determined by a visual inspection. In the event that repairs or replacement is necessary the cost will depend in part if excavation is required. When excavation or opening of walls or floors is required the cost will increase substantially.

**ESTIMATED COST \$150.00-250.00 each Have a licensed plumber clear the outside area drains. If excavation or replacement of any pipes is necessary an additional cost will be incurred.**



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## **GARAGE/PARKING**

There is no garage present, parking is in the street.

## **STRUCTURE**

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/or concrete floors. In most cases they 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.

The visible and accessible portions of the foundation and the main structural members were examined where and or when possible. The underground system, which consists of footings, and or piers with specific load bearing qualities, designed for this particular house and the soil cannot be examined. There is a full basement present, the general visible and accessible areas show visible no signs of major defects, except as maybe noted elsewhere in the report, and should be considered to be in fair condition.

The stone walls were accessible and visible inspected for 50%± of the area.

The accessible areas of the walls were in fair to poor condition considering the age of the building and will require repairs, the extent of which will depend on your intended use of the area.

Some areas of the walls of the basement have deteriorated mortar and cement coating, "dash coating". This is a normal condition caused by water infiltration and age with all stone foundation buildings. The walls should be "dash" coated with cement over galvanized wire lath where necessary. It is possible that non accessible areas also may require repairs and if in the future these areas are made accessible repairs should be made.

**ESTIMATED COST \$ Dash coat the walls of the basement as necessary. All coatings should be installed over galvanized wire lath. A budgeted cost of \$9.00-11.00 per**



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**square foot should be used for work at today's prices.**



The joist, 3 x 10 set 16" o.c. (on center), were visible for 75% of the accessible area, with wood bridging installed.

The sub flooring is tongue and groove flooring and was visible inspected for 75%± of the area.

There are rotted sections of sub flooring visible from the basement, in various areas. The extent of the damage can not fully determined by a visual inspection. Further inspections and repairs are required at this time.

**ESTIMATED COST \$125.00-175.00 Have further invasive inspections performed, by a licensed contractor to determine the extent of the damage to the flooring of the first floor that is visible from the basement. The cost of repairs will depend on the extent of the damage. If mold removal is required an additional cost will be incurred.**



There are visible failed or compromised joist present that were *improperly repaired* in the past. The joist are located in the basement.

All failed or compromised joist should be "*sistered*" with a joist of equal or greater size and length, were possible. The new joist must be mechanically attached, **BOLTED** to the failed joist. This can be done with proper sized and spaced through bolts. When complete replacement is not practical, the replacement joist should extend a minimum of 5' either



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side of the failure or to a bearing wall. In some cases it maybe deemed practical and more cost effective to re support the failed joist with either a properly built and installed bearing wall or with 4" x 4" post mechanically secured and properly installed, including a proper footing which may require additional costs. ***This decision should be made by a licensed contractor or if necessary be a structural engineer. If a structural engineer is consulted their opinion may involve additional cost and changes in design etc.***

**ESTIMATED COST \$250.00-350.00 each The improperly repaired failed or compromised joists must be "sistered" with joist of the same or greater size then the failed member. They must be mechanically attached and BOLTED with nuts and washers to the failed or compromised joist. When possible this should be from end to end, but if not possible due to conditions, it must be a minimum 5' either side of the failure and/or to a bearing wall. This can be done with proper sized and spaced through bolts with nuts and washers. The bolts should be a set at a minimum of 16" o.c (on center) and be ½" in diameter properly spaced and staggered.**



The basement stairwell is improperly supported, by current standards, although no excessive movement was observed it is our strong recommendation that the area be monitored and if necessary repaired in the future. The use of mortise and tendon joints has not been used in construction for many years. This type of joint has a tendency to fail point where the joist is set into the header. Repairs can be made in numerous ways, ranging from installing a bearing wall to installing joist hangers.

There was what appears to be past termite activity in the basement. This should not be considered a termite inspection which must be performed by a certified individual, nor is this to be considered a list of all infested areas. A complete inspection by a state certified individual is required. Termite infestation and damage can be very extensive, is often hidden, and cannot be always found by a visual inspection. As per the American Society of Home Inspectors standards of practice, our inspection is of visual and accessible areas only.





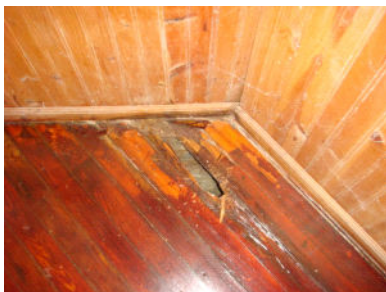
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If you are concerned about hidden damage in this or other areas of the building, a through inspection is necessary that may require removal of wall, floor and ceiling covering. This should be arranged and performed by a qualified individual. All persons performing WDI inspections in this state, are required to be licensed.

Neither a WDI, termite, inspection nor the opening of walls etc. is part of a visual home inspection, as per the standards of practice of American Society of Home Inspections and was not performed as a part of this inspection.

Damage to the subfloor and the finished floor were present on the first floor and possible at other areas. The extent of damage and the cost of repairs will require further invasive inspections.

**ESTIMATED COST \$150.00-250.00 Determine the extend of an the cost to repair the damage both visible and hidden caused by WDI on the first floor and any other areas as maybe found.**



The installed sump pump is of no practical use, there are no systems of pipes and a small hole in the floor. It is recommended that all sump pumps be installed in a plastic or cement pit with a stone bottom. This will reduce the chances of clogging due to dirt. A sump pump was installed and is discharging to the outside. It is important to monitor the pump on a regular basis for proper operation. All points of discharge should be a minimum of 3' and down grade from the building in a visible location.



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The sump pump discharges into the sanitary system. This is not permitted in most areas because this method of discharge poses an additional cost and burden on the sanitary system, all discharges should be to the outside placed a minimum of 3' and down grade from the building.

**ESTIMATED COST \$100.00-150.00 Remove the sump pump discharge from the sanitary drain system and properly seal all openings. The proper discharge of the sump pump should be placed at a minimum of 3' and down grade from the building.**

There are stains from what appears to be past water infiltration in the basement. At this time there was no active infiltration, but this is not a guarantee that under some conditions they might not reoccur in the future. A determination of this type is beyond the scope of a visual inspection. It should be noted that the basement appears to be "damp", this is a relative term but dampness is one part of the formula to the growth of mold, the others being warmth and a food source both of which were present.

It is recommended that a dehumidifier be installed in the area in addition to attention being given to grading and any areas of water infiltration. Dehumidifiers are normally rated by the amount of water removed per day, the higher the better. If possible the unit should be set up to drain into a sink or other point to reduce risk of overflowing from units that require manual dumping of the water. The average cost may range from \$200.00-300.00 each.

***Whenever there is water infiltration and/or plumbing leakage from any source the possibility of mold and/or mildew growing and becoming a problem is present. As a home inspector, we do not do any destructive or invasive investigations to visibly determine if mold and/or mildew is present. Nor do we test for the present of mold and/or mildew or perform lab tests to determine the type present. If requested these tests can be arranged by outside companies at an additional cost.***



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*In addition to possible mold, hidden damage to the ceiling and/or walls, insulation may have occurred. Damage behind walls and/or ceilings are beyond the scope of a home inspection, WHICH IS IN ITS NATURE A VISIBLE INSPECTION OF ACCESSIBLE AREAS AND ITEMS. Neither this inspector or the company are responsible for any hidden damage caused by past water infiltration and/or leaks. To determine the extent of such damage would require the opening of walls and/or ceilings for a visual inspection and possible testing. If you have, a concern about any such damage arrangements should be made for further invasive inspections and related testing, at a cost to be determined.*

*In addition it should be understood that individuals may have varied sensitivities to mold, contaminates etc. If anyone who may occupy this property has high sensitivities to any forms of mold, contaminates etc it is our recommendation that you have testing performed by a individual or firm qualified and if possible certified in determining indoor air quality. This as with any such testing should be completed as part of the inspection process and during the time frame allowed by the sales agreement.*

**If you are concerned about the mold present a microbial investigation of the affected areas, by a certified company is recommended. This is necessary to assess the impact of the mold on those areas and in some instance the building. The results of this investigation and test should be used to estimated the cost of remediation All removal of mold, damaged walls, ceilings, carpeting etc. must be performed by a mold abatement contractor. Failure to properly remove the mold and protect the workers may result in additional damage an injury. The cost of the microbial investigation will depend on the size of the areas to be inspected. This can range from \$350.00-450.00 to several thousand dollars.**

## PLUMBING

The building has a 3/4" copper public water service and terminates in the basement. In the event of a leak, turn the water off at this location or the individual appliance until repaired. All valves should be accessible at all times in the event of an emergency.



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***UNDERGROUND PIPES, SPRINKLER PIEST AND PIPES WITHIN WALLS, FLOORS AND CEILINGS ARE NOT A PART OF THIS VISUAL INSPECTION. THIS INCLUDES AREA DRAINS ON THE OUTSIDE, FLOOR DRAINS IN GARAGES STAIRWELLS AND BASEMENTS IF PRESENT. SEEPAGE OR SLOW LEAKS FROM HIDDEN PIPES ARE EXCLUDED FROM THIS VISUAL INSPECTION.***

**WATER QUALITY OR HAZARDOUS MATERIALS (LEAD) ETC. TESTING IS AVAILABLE FROM LOCAL TESTING LABS OR INSPECTIONS UNLIMITED INC. UPON REQUEST AND UNLESS SPECIFIED IN THE AGREEMENT IS NOT INCLUDED IN THIS INSPECTION REPORT.**

The gas main is located, in the basement. This should be left accessible at all times for emergency access. In the event of a gas leak it is recommended that the gas company be notified immediately and if necessary the building be evacuated.



The visible gas piping shows of sagging, it is important that all pipes be properly supported using metal straps designed and approved to the purpose. Otherwise the system shows no signs of excessive deterioration inconsistent with the age of the building.

**ESTIMATED COST \$30.00-50.00 Properly support all gas pipes using metal straps designed and approved to the purpose.**



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The limited visible distribution piping is copper and shows no signs of excessive deterioration inconsistent with the age of the building.

The visible piping is copper and shows of sagging in the basement, it is important that all pipes be properly supported using copper or plastic strap. Otherwise the system shows no signs of excessive deterioration inconsistent with the age of the building.

**ESTIMATED COST \$30.00-50.00 Properly support all copper pipes using copper or plastic straps in the basement.**

The copper pipes have been supported with steel straps in some locations in the basement. This is incorrect because a dielectric action will occur between the two metals and in time cause deterioration and/or failure. All such straps and supports should be changed to copper or plastic.

**ESTIMATED COST \$25.00-35.00 Replace all metal straps use of copper pipes to copper or plastic in the basement. If damage is found an added cost will be incurred.**

There is an active plumbing leak in the basement. This will require repairs as necessary by a qualified contractor; if repairs to adjacent areas or hidden areas are required, they will be at an additional cost.

**ESTIMATED COST \$125.00-175.00 each Repair the active leak in the basement as necessary. Hidden damage if found will result in an added cost of repairs as will any mold that maybe found.**



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There is no cap or plug for the disconnected or terminated gas line in the, basement. Repairs are necessary to prevent possible future leaks and related damage.

**ESTIMATED COST \$25.00-35.00 each Install a permanent cap for the disconnected or terminated gas lines in the laundry room.**



The plumbing access panel is located in the adjacent hallway. It was accessed and no visible signs of active leaks were observed.



The faucets and diverters are in fair condition for there age and replacement should be budgeted for in the near future.



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The toilet is loose and can be moved at the base in the, hall bathroom of the second floor, All toilets must be properly secured to the floor. This must be repaired because the seal of the "wax ring" between the toilet and the floor flange stops the sewer gases from entering the room and water leakage with resulting damage to substrate and surrounding areas. This can be corrected by installing a new "wax ring" and securely bolting the toilet down. Care must be taken to avoid over tightening the bolts and cracking the base. *There is always the possibility of hidden damage to the surrounding areas and where possible the areas below the toilet.*

**ESTIMATED COST \$125.00-175.00 each Re secure the toilet in the listed areas and replace the wax ring as necessary. This and all plumbing work should be done by a licensed plumber. If it appears that the substrate or area surrounding the toilet is damaged further investigation and repairs maybe necessary. The cost will be determined after the extent of damage is determined. It is assumed no additional work will be required.**



The waste from the building exits to what has been presented as a public disposal system. The conditions of the pipes below the ground, with in walls and/or hidden cannot be determined by a visual inspection and no opinion on their condition is known or is an opinion being presented. The condition of the visible and accessible lines is as noted in this report.

The visible sanitary system drains through horizontal and vertical waste stacks. Drains with in walls, ceilings or otherwise hidden cannot be inspected as a part of a visual inspection. By running the water, we attempt to find active leaks in addition to visually inspecting all accessible areas. However, this is by no means to be considered an inspection of all areas hidden or blocked from view.

The visible drains consist of, cast iron with lead seals at the joints, copper drain pipes, lead



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drains and PVC or ABS. PVC or ABS drains present in an older home indicate replacement of failed drains was necessary. Future replacement of hidden or in some cases visible drains can be expected in the future as a normal maintenance item.

In addition there may be lead and or galvanized drains present, but not visible. **Lead and or galvanized drains were installed up until the 1960's. The normal life of a lead or galvanized drain is 25-30 years but if not disturbed can last much longer. Once repairs or modifications to the fixture are made the drain will have to be replaced with plastic or copper drain lines. If in the course of repairs of remodeling when lead or galvanized drains are found they should be replaced while accessible.**

On a vacant property it is possible and very common that some minor problems with clogged drains will occur when regular use resumes. This is normally occurs because the interior of the drains have become clogged from lack of continuous use. It is recommended that all drains be cleaned with a commercial product. If this does not clear all drains so as to run normally it may be necessary to have a professional plumber correct these problems. Due to the nature of our visual inspection and the limited time on site this type of problem may not be discovered during our inspection. It is important to winterize all exterior or exposed hose bibs or fixtures by shutting off and draining. **If you are concerned about possible hidden problems with the drains it is recommended that you consider video inspection of the drains, this will allow for a more detailed inspection of the drainage system.**

Repair or replace as necessary the improperly installed PVC drains in the basement.

**ESTIMATED COST \$300.00-400.00 Repair or replace the improperly installed and leaking PVC drain lines in the basement.**







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There appears to be a blockage in the main drain, water was exiting the cap of the drain in the front of the basement. The cause of this is unknown and maybe the result of blockage in the main drain possible from a tree root.

**ESTIMATED COST \$400.00-600.00 Clear the main drain line and determine the cause of the blockage. It maybe desirable to have a camera inserted in the drain to determine the cause of the blockage. The cost of repairs will be additional.**



The cast iron drains in the basement were not properly supported. All drains must be properly supported at 5' intervals.

**ESTIMATED COST \$30.00-50.00 Properly support the drain pipe in the basement at 5' intervals.**

The vent stacks to the outside are cast iron in the accessible and visible areas.



The outside hose bibs were checked in the accessible areas, not all may have been checked do to lack of access. It is important that in the winter all outside hose bib be turned off from the inside and drained. It is recommended that the outside be left open after draining to reduce the chance of freezing.



## **HEATING**

There is one gas fired forced air heater located in the basement. This forced air heater utilizes what is referred to as a "turbo" system for the flame. The gas is forced into the combustion chamber, normally in a horizontal manner. Unlike older systems where the flame exits from an orifice and extends in an upward manner. Both systems provide adequate heat and service. The turbo, system does not allow for checking the flames pattern and any changes that may occur when the blower motor is in used. The flame pattern and/or changes are one method used to check for a failed heat exchanger.

The heater was visibly inspected and is in satisfactory condition for its age and functioning as intended, it appears to be 7-9 years old.

It is recommended that a service policy be obtained from the local utility for all installed heating systems, if available, which will in part cover repairs to the systems. Although this is a limited policy it maybe of help for some repairs that can be expected in time. These policies do not typically cover major repairs or replacement.

No opinion as to the actual adequacy of the system or the distribution is made as a part of this inspection. Making this type of determination is beyond the scope of a home inspection and requires the services of a qualified heating contractor. Detailed measurements of the building, windows, the amount of insulation along with heat loss calculations must be taken of the entire building to make an accurate determination.

As with all hot air furnaces rust may in time cause a failure of the heat exchanger. This vital part of the heater is for the most part enclosed and cannot be fully inspected as a part of a visual inspection.

***It is recommended that a service policy be obtained from the local utility if available which will in part cover repairs to the systems. Although this is a limited policy, it may be of help for some repairs that can be expected in time.***

A random check as to the air flow was performed on accessible registers. Not all registers were checked nor was test equipment used. An inspection as to the amount of air flow and it's adequacy is beyond the scope of a home inspection. ***In instances where defects are found with the heating system any determination as to adequacy of air flow should be confirmed once repairs are made, by the licensed contractor. As noted previously our***



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*inspection is limited and is not meant to determine adequacy or the quantity of air flow to the various locations.*

It is common with some hot air systems to have to balance the air flow. This requires making changes between summer and winter usage, this is because hot air rises and cold air falls. In some instances it may be necessary to close or restrict air flow to various areas accordingly.

**It is recommended that you consider proactively cleaning the duct system along with the units for all forced air heating and or cooling systems. This will aid in removing dust, allergens etc from the previous occupants. This would apply to any installation using ducts for the distribution of heating and cooling.**

The filter is a throwaway type and should be changed after every one to two months of use, when the proper type filter is installed. Always observe the flow direction when installing a filter. The arrows should normally point towards the unit, the direction of air flow. The filter was improperly installed. It is important that all filters be properly installed to reduce the chance of air by passing the filter. When the filter is improperly installed dirt can accumulate in the ducts and on the fan blades, this will have an adverse effect on the operation of the system. It is recommended that the ducts and filter compartment be professionally cleaned.

**The filter is a throwaway type and should be changed after every one to two months of use. As installed the filter is loose, it is important that all filters be properly and securely installed. Failure to follow this practice will result in air bypassing the filter and causing dirt etc to accumulate in the ducts and heating/cooling system.**

The unit was in operation at the time of the inspection and responded to the thermostat. Checking the accuracy or the calibration of the thermostat is beyond the scope of a home inspection. The general visible condition of the system is satisfactory at this time. All systems require replacement and/or repairs with age, between now and replacement some repairs can be expected.

At one time there was oil heat present in this house. The tank has been removed, but the oil fill lines are still present. It is recommended that these pipes either be removed and/or sealed.

**ESTIMATED COST \$75.00-125.00 Remove and/or seal the oil fill lines from the**



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**abandoned system to prevent accidental usage.**

There is an abandoned oil tank in the basement, we recommended removal of the tank and all lines. In addition, that all openings to the outside be sealed. If there are any areas of past oil spills proper treatment is necessary. The cost for any possible treatments and removal will depend on the conditions present.

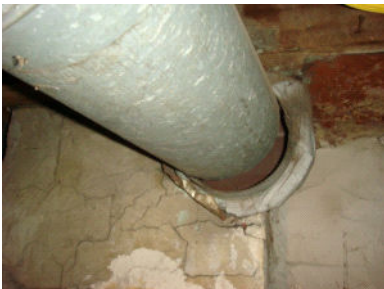
There was adequate clearance around the heater. Nothing should be stored in the area of the heater. Failure to maintain this clearance can create a dangerous condition.

It was observed that most of the registers are of an older design, while these will work for heat in most instances if air conditioning is installed the registers and ducts may prove to be less than adequate and require modification.



There is notable air lose in the area of the ducts. Although not a major concern the efficiency of the heating and if present cooling system will be diminished. It is recommended that all leaks be sealed with a proper material.

**ESTIMATED COST \$75.00-125.00 Properly seal all openings in the ducts to reduce air lose and increase the efficiency of the system.**





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Dampers have been installed in various locations and are a good means of adjusting air flow to the various areas, both winter and summer. This is common and necessary for forced air systems. It is recommended that the settings for both seasons be marked on the ducts for future reference.

***It is required that all sections of exhaust vents be mechanically secured. Failure to properly secure the sections of vent may lead to sections becoming loose and allowing CO2 gases to escape into the property. The use of any type of tapes on the joints is not recommended or permitted due to the high heat of the gases.***

There was no clean out present, this is common with some gas fired furnaces. As inspectors we use the cleanout, when present to check for deterioration or blockage in the chimney.

There is an abandoned oil tank in the basement, we recommended removal of the tank and all lines. In addition, that all openings to the outside be sealed.



## WATER HEATER

It is very important that the water temperature be set to the lowest practical temperature for daily use. Failure to take these precautions can lead to severe burns and/or scalding.

Here's how long it takes a baby to suffer a severe burn?

150 degree water scalds in just ½" second!

140 degree water scalds in just 1 second!

***However, it takes four minutes for water at 120 degrees to scald.***

One simple step for reducing water-heating energy costs is lowering the thermostat setting on your water heater. Although some manufacturers set water heaters at 140 degrees F (60 degrees C), 120 degrees F (48.9 degrees C) is satisfactory for most household needs.



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Furthermore, when heated to 140 degrees F, water can pose a safety hazard (i.e., scalding). For each 10 degrees F (5.6 degrees C) reduction in water temperature, water-heating energy consumption can be reduced 3% to 5%.

If your dishwasher does not have a booster heater, lowering the water-heating temperature is not recommended. Also, many dishwasher detergents are formulated to clean effectively at 140 degrees F and may not perform adequately at lower temperatures.

The average life of a standard residential water unit is 8-10 years, although units have been known to last 12-15 years. Because the unit is enclosed, an exact report on its condition cannot be given. Water heater tanks should be flushed at regular monthly intervals to remove accumulated sludge. Draw off one to two gallons of water from the tank drain valve **[SLOWLY]** every two to three months. Should a drip leak develop at the drain valve a hose bib cap installed on the drain valve may control the drip leak until replacement can be made. The gas water heater is a 40 gallon unit, The water heater was installed in 2007.

### **To Choose the Right Water Heater for You**

1. Determine whether your family is Low Demand or High Demand. You should consider your family to be High Demand if...
  - a. There are more than two full baths in the home.
  - b. There are (or will be) teenagers living in the home. It's a fact: teenagers use more hot water for showering and washing clothes.
  - c. If you have an oversized whirlpool bath or other large tub. As a rule of thumb, the water heater tank capacity should be 100% of your bathtub capacity (example: 75-gallon tub / 75-gallon water heater).
2. Find your Family Size and Demand Profile in the chart below, and read across to find the First Hour Rating Requirement for your family. If you decide your family is High Demand, consider moving up to the next First Hour Rating level.
3. Consult the charts on respective water heater specifications for a residential gas or electric water heater with a First Hour Rating that meets your requirement.

### **FAMILY SIZE    FIRST HOUR RATING REQUIREMENT**

2 People	45 - 55 Gallons
3 People	55 - 65 Gallons



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- 4 People      65 - 75 Gallons
- 5 People      75 - 85 Gallons
- 6 People      85 - 100 Gallons
- 7 or More People    100 or More Gallons.

The water heater is vented to the chimney through a metal stack. As installed the stack is not properly pitched to the chimney. All vents should be mechanically secured at all joints and installed with an upward pitch of 1/4" per foot to the chimney. Failure to properly pitch the vent can lead to failure due to condensation, back drafting or other serious defects.

**ESTIMATED COST \$75.00-125.00 Properly pitch and support the vent from the water heater to the chimney. All vents should be mechanically secured at all joints and installed with an upward pitch of 1/4" per foot to the chimney. All vent piping must be of an approved material for the type fuel being used. Considering the physical conditions this is not possible and replacement of the existing heater with a "short" heater will be necessary at a cost of \$550.00-750.00. All work must be performed by a licensed contractor in this trade.**



Consider installing a hot water circulator system to provide quick hot water at the various remote locations. One such unit is the Watts Instant Hot Water Recirculating System. This unit comes with a circulator and timer to allow for operation at desired times. In addition to comfort there may be a considerable savings of water wasted "waiting for hot water".

The temperature pressure safety relief valve has a pipe extending to within 6±" of the floor terminating with a *visible* uncapped and unthreaded pipe. This is in case the valve releases the steam and/or hot water will be directed to the floor level away from a person. We do not check the operation of safety relief valves because they are sometimes difficult to reseal. In the event of leakage or discharge from this pipe the temperature pressure relief valve should be changed by a qualified contractor.



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## **KITCHEN**

**The kitchen appliances were turned on where possible, but a complete operational check was not performed nor was any calibration of temperature controlling devices made. That would be a job for an appliance specialist and is beyond the scope of a home inspection. Safety recalls or additional recommended safety devices for appliances are not identified as a part of our visual inspection. Some obvious items when encountered will be addressed on an individual basis when applicable. But this not to be considered an inspection to confirm or identify any or all possible safety concerns in the kitchen. If you are concerned about a specific item further investigation should be performed.**

**GAS RANGE** *Flexible hoses should be checked on a yearly basis for leaks, if signs of wear are noted replacement should be made.* In some instances older brass or other type lines were used, these are no longer accepted in most areas. Replacement is recommended and maybe required by the local gas supplier. Because we do not move or disassemble appliances we do not check for this type of installation. No calibration nor checking as to the accuracy of the temperature controls was performed as a part of this inspection and is beyond the scope of a home inspection.

All free standing or slide in ranges manufactured since the early 1990's have been require to have "anti tipping" devices to prevent accidental tipping of the range. Since our inspection is visual and we do not move appliances making this determination is not always possible. It was so noted that the required hardware was not installed as recommended for safety.

**ESTIMATED COST \$50.00-75.00 Install "anti tipping" hardware for the kitchen range as maybe necessary.**

Range tip-overs can happen to anyone. If a child steps on an open stove door or if an adult drops a heavy pot or a turkey on the door, the door acts like a lever, forcing the front of the stove down, and then back up. Not only will the stove tip and possibly land on your feet, but anything on the range top, such as a pot of boiling water, will be launched like a grenade. An anti-tip bracket can be attached to the bottom of the wall behind the stove. The stove slides out from the wall easily, but when it's in place, the stove cant tip up in back. Make sure the anti-tip bracket is installed. If it isn't, you can get one from the manufacturer of your stove at a home center. Installing the bracket is a simple, thirty-minute job if you





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have an electric stove. If you've got a gas stove, call a professional for installation. This procedure absolutely must be done if you have small children in the house.

As home inspectors we do not move stoves or other appliances out from there installed location, because of possible damaging the floor etc. Once you have possession of the home it is recommended that this easy and simple procedure be followed. In addition this should be done for any new installation of any item in the home subject to accidental tipping over.

**DISHWASHER** The dishwasher is not working properly and will require repairs or replacement.

**ESTIMATED COST \$150.00-250.00 Repair or replace the kitchen dishwasher at an estimated cost of \$650.00-1050.00.**

**WALL EXHAUST** to the outside, the adequacy of these units is beyond the scope of a home inspection. It is recommended that a range hood vented to the outside be installed to better remove grease etc from the kitchen area.

The installed countertops are in fair condition for their age and show signs of wear. They consist of, laminate tops over what is assumed to be particle board.

The wood cabinets are in fair condition for their age. All cabinets will require some adjustments over time for proper operation of doors and drawers. Future replacement should be considered as an upgrade.

It was observed that the ceramic tiles floors in various areas are extensive cracked and/or otherwise damaged. When this occurs in ceramic tile repairs are possible if replacement tiles are available, but it is difficult and requires an experienced tile setter. If tiles are not available repairs may not be possible. In addition to the cracking the floor is uneven and "soft" This is likely the result of a poor substrate and or structural system.

**ESTIMATED COST \$ Replace the ceramic tile kitchen and bathroom floor as necessary. The average cost for replacement of standard floor tile is \$1200.00-1500.00 for up to 50 square feet and \$20.00-25.00 for each additional square foot. The cost of removal and repairs to the substrate and any structural members will be additional.**



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Kitchen



Bath Room

## INTERIOR

The interior rooms were checked for major structural flaws. In addition ceilings and walls were checked for past leak sites and for significant cracks. The floors were checked for humps, settling and movement or severe separation from the walls, where visible. Doors and windows were checked on a random sampling of those accessible for proper operation.

Any areas covered by carpet, furniture, paintings, house hold items etc. and not visible during a visual inspection performed under the standards of practice of the **AMERICAN SOCIETY OF HOME INSPECTORS** ® are not considered a part of this report.

### **MOLD, MILDEW, LEAD BASE PAINT AND INDOOR AND OUTDOOR AIR QUALITY**

Mold, mildew and indoor and outdoor air quality concerns can be found in any environment and may be especially prevalent in the event that the Inspection Report discloses evidence of moisture or water penetration, active or inactive, anywhere within the property as is common and to be expected. ***However, customer understands and agrees that inspection for and detection of any mold, mildew and indoor or outdoor air quality is beyond the scope of and not included within, this inspection.*** No fee is being charged to the customer for the inspection of any mold, mildew and indoor or outdoor air quality and no such inspection will be performed by the company, with the exception if radon, testing is indicated in the inspection agreement and a fee is charged. Company is not an expert in the inspection for or detection of mold, mildew or indoor or outdoor air quality, with the exception of radon testing for which an individual license is held. Company cannot and will not offer any representations, guarantees or warranties of any kind, written or oral, that the property is free from any mold, mildew or other indoor or outdoor air quality concerns.



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**INSPECTIONS FOR MOLD, MILDEW AND LEAD BASED PAINTS AND INDOOR OR OUTDOOR AIR QUALITY SHOULD BE PERFORMED, DETECTED AND EVALUATED BY OTHER SPECIALISTS OF THE CUSTOMERS CHOICE AND HIRE. IT IS COMMON THAT MOLD OR MILDEW WILL BE FOUND BENEATH WALL COVERINGS, IF REMOVED. THIS IS MOST COMMONLY FOUND IN BATHROOMS ETC WHERE PROPER VENTILATION HAS NOT BEEN PROVIDED OR FANS NOT USED. BUT MOLD AND OR MILDEW CAN BE FOUND BENEATH ANY WALL COVERING OR ANY PLACE WHERE THE CONDITIONS FOR GROWTH ARE PROVIDED.**

***IF YOU HAVE ANY CONCERN ABOUT THE PRESENCE OR THE POSSIBLE PRESENCE OF MOLD, MILDEW, LEAD BASE PAINTS OR ANY OTHER AIR QUALITY ISSUES A TEST BY A QUALIFIED INDIVIDUAL SHOULD BE ARRANGED FOR DURING THE INSPECTION PERIOD. THE COST OF THIS INSPECTION AND TESTING WILL BE ADDITIONAL AND DEPEND ON THE EXTENT OF THE TEST AND AREAS TESTED.***

***In addition it should be understood that individuals may have varied degrees of sensitivities to mold, contaminates etc. If anyone who may occupy this property has high sensitivities to any forms of mold, contaminates etc it is our recommendation that you have testing performed by a individual or firm qualified and if possible certified in determining indoor air quality. This as with any such testing should be completed as part of the inspection process and during the time frame allowed by the sales agreement.***

**NO TEST FOR THE PRESENCE OF LEAD BASE PAINTS OR OTHER LEAD MATERIALS OF ANY TYPE HAS BEEN MADE AS A PART OF THIS INSPECTION. LEAD BASED PAINTS WERE MANUFACTURED FOR USE UNTIL APPROXIMATELY 1978. THEY WERE COMMONLY USED TILL THAT TIME AND IN SOME CASES AFTERWARDS. IT HAS BEEN DETERMINED THAT LEAD CAN BE VERY HARMFUL IF INGESTED BY CHILDREN. IF YOU HAVE ANY CONCERNS IN REGARDS TO THIS CONDITION TESTING CAN BE ARRANGED UNDER SEPARATED CONTRACT. BUT IS NOT A PART OF THIS INSPECTION.**

**As of April 22, 2010 a federal law pertaining to contractors working in properties containing lead base paint went into effect. This link will direct you to additional**



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**information. <http://www.epa.gov/lead/pubs/renovation.htm>. It is strongly recommended that you confirm that all contractors working currently or in the future are compliant with the law. This applies to any one who disturbs more that six (6) square feet of painted surface per room for interior activities or more than twenty (20) square feet of painted surfaces for exteriors. This applies to any property build before 1978 unless it has been determined to be lead base paint free. Certification paper work must be available from a certified inspector or risk assessor who is licensed to perform these type of test. There are additional conditions pertaining to lead paint that you can read about at the website listed.**

**Additional information is available at the following site <http://www.epa.gov/lead/pubs/sbcomplianceguide.pdf>.**

The plaster wood lath walls and ceilings are in fair condition for their age. When repairing cracks in drywall or plaster it is recommended that the crack be covered with fiberglass tape, this will reduce the chance of the crack re appearing. The tape should then be covered with three coats of joint compound over the tape, each coat being wider then the previous. These methods will in most all cases stop the crack from reappearing.

Eventual replacement of the plaster and wood lath will be necessary. The time frame will depend on the overall conditions and if renovations are planned. It is recommended that when replacing drywall be used for the wall and/or ceiling covering.

**BUDGET When necessary to replace plaster and lath it is recommended that drywall be used as a more cost effective material. The cost to remove the debris will depend on the amount, conditions and accessibility. An estimated cost of \$3.25-4.00 per square foot trash removal can be used for budgeting purposes to remove the plaster and lath and install drywall. As with all renovations conditions and the unexpected can lead to higher cost. An estimated should be obtained from a licensed contractor prior to committing to any project.**

Some of the walls have been covered with paneling. When walls are paneled the condition of the walls beneath can not be checked and no statements as to their conditions can be made. If the paneling is removed extensive repairs may be needed to the walls.



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There are stains that tested "wet" when checked with a moisture meter. This is a relative term indicating a measurable difference between adjacent areas. This is normally an indication of an active leak that will require further investigations and repairs. These stains were found in the areas, second floor rear.

Whenever there is water infiltration, excessive moisture from unvented dryers, improperly vented bathrooms and/or plumbing leakage the possibility of mold and/or mildew growing and becoming a problem is present. As a home inspector, we do not do any destructive nor do invasive investigations to visible determine if mold and/or mildew is present. Nor do we test for the present of mold and/or mildew or perform lab tests to determine the type present. If requested these tests can be arranged by outside companies at an additional cost.

In additional to possible mold, hidden damage to the ceiling and/or walls may have occurred. Damage behind walls and/or ceilings is beyond the scope of a home inspection, **WHICH IS IN ITS NATURE A VISIBLE INSPECTION OF ACCESSIBLE AREAS AND ITEMS**. This inspector nor the company is not responsible for hidden damage caused by past water infiltration and/or leaks. To determine the extent of such damage would require the opening of walls and/or ceilings for a visual inspection. If you have, a concern about any such damage arrangements should be made for further invasive inspections at a cost to be determined.

**Additional information is available at**

**<http://www.epa.gov/iaq/molds/images/moldguide.html>,**

**ESTIMATED COST \$300.00-400.00 Repair the damage caused by the water infiltration. If mold or hidden damage is found and additional cost will be incurred.**





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The dipping and or squeaking of the floors at this time do not appear to be from a structural defect, but from age. Although an annoyance it does not in most cases present any additional concerns. In addition movement and settlement of floors, although annoying, may not present a major defect as per the standards of our inspection. These conditions are to be expected in older homes as is cracking in the finished walls etc. In instances where this is of concern you may wish to have a licensed contractor perform further investigations and provide an estimate and a feasibility study on leveling the floors. In some situations it is not practical to do so.

There are laundry facilities present, the washer site was provided with a 120-volt electrical receptacle and the washer discharges into a standpipe. It is recommended that braided hoses be used for all washers. The rubber hoses supplied by the manufacture are known to fail, this can result in extensive damage from flooding. ***All discharge lines must be connected securely to the point of discharge, whether a tub, standpipe or other approved location. Failure to do so can result is excessive damage to the property in the event the discharge hose becomes loose and does not properly discharge to the tub or standpipe as maybe the case.***

***It is recommended that all dryer discharge line be professionally cleaned at this time and periodically in the future at recommended intervals, this will help reduce lint build up and potential fire hazards. In addition it will aid in reducing the cost of operation due to lint build up in the dryer vents. The cost for this will vary and depend on part on the distance to the point of discharge and the number of bends. This service would typically be provided by companies that clean air ducts etc. A Google search for duct cleaning companies in your area should provide a selection. In addition a search of Angie' s List may also provide contractors who provide this service.***

The interior rails between floors are wood, and are in fair condition. Railing should be monitored in the future for signs of failure or loose fittings and repaired as needed.

There is no rail installed to the basement on one side. This creates a safety hazard and should be properly installed. These must be installed from the top of the steps to the bottom. The railing must project 3½", be between 34"-38" from the riser of the steps and be 1 1/4"- 2" wide,

**ESTIMATED COST \$150.00-200.00 Install rails to the basement, attached to the existing walls. The railing must project 3½", be between 34"-38" from the riser of the steps and be 1 1/4"- 2" wide.**

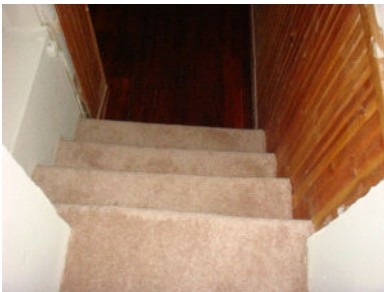


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There is no railing for the lower steps on the first floor and required for safety.

**ESTIMATED COST \$150.00-200.00 Install a proper and secure continuous grippable rail for the lower area of the first floor.**



The doors to some rooms and or closets are in need of adjustment and/or repairs. This is a normal result of settlement and expansion of the wood. *It is assumed for this estimate that replacement of the doors will not be required.*

**ESTIMATED COST \$50.00-100.00 each Adjust and/or repair the doors to rooms and/or closets as necessary for proper operation. If replacement of any doors and/or hardware is required an additional cost will be incurred.**

The bathroom floors consist of ceramic tile installed over a wood base. This is not a recommended method of installation, as cracking and excessive movement are possible. Eventual replacement will be necessary and should be budgeted for at a future time. Minor chipping in tile and or marble at the edges is not considered to be a defect as per the ASHI standards. In most instances this is cosmetic in nature and does not have an effect on the performance of the floor or wall system.



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The bathroom tub and/or walls consist of ceramic tile over drywall in fair condition. It is important to maintain a good seal around the tubs, showers and floor joints in all area where water may infiltrate. This can be done with a good quality latex or silicone caulk. Failure to maintain the caulking will result in leakage to the floor below and or deterioration of the sub straight for the tile. Minor chipping in tile and or marble at the edges is not considered to be a defect as per the ASHI standards. In most instances this is cosmetic in nature and does not have an effect on the performance of the floor or wall system.

It is important to maintain a good seal around the tubs, showers and floor joints in all area where water may infiltrate. All joints should be sealed with a quality latex or silicone caulk. Failure to maintain the caulking will result in leakage to the floor below and or deterioration of the sub straight for the wall covering. This can lead to extensive damage to the substrate requiring replacement. In addition any water leakage may lead to mold.

The method of installation of ceiling fans and or there boxes is beyond the scope of a home inspection, because disassemble and removal of the fan would be necessary. All fans must be installed in outlet boxes marked "acceptable for fan support" and the box properly installed and secured. This is good for fans and components up to 35 lbs. If after adding up the weight of the fan and all components, the weight exceeds 35 lbs., the fan must be attached directly to a structure capable of supporting the entire weight. If there are fans installed that you are concerned about the services of a licensed electrician should be retained to determine if the corrective measures are necessary. All fans should be installed at a height to provide safe passage beneath.

Fans, when present and the controls are present either remotes or switches are tested for operation. No opinion as to the adequacy of the fans is to be assumed. In some cases when run for prolong times or at high speeds problems may occur that are not noticeable during a brief inspection. These conditions are beyond our limited visual inspection and therefore are not a part of our service.

**There is an old and what appears to be abandoned gas fireplace on the second floor. This should not be placed in use unless fully inspected and certified safe.**





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## **ELECTRICAL**

The visible and accessible portions of the electrical system were checked where accessible. We do not check under ground cables or items belonging to the electric utilities. This is a job for the power company or a licensed electrician. ***The distribution lines and or the there adequacy to receptacle, switches, fixtures etc. cannot be confirmed as a part of a home inspection. This would require opening every receptacle, switch fixtures, junction etc to confirm the size of the wire and the rating of the connected appliance with the installed overload protection device.***

***We do not pull fuse mains, if present, nor do we turn off main breakers or switches. If the did this all power to the building would be turned off and result is all clocks etc requiring resetting. In addition of a computer should be present this may cause damage to the system.***

The service to the building is an aerial 100-amp 120/240 volt three wire stranded aluminum service.

The cable to the outside meter and the electric company connection is frayed, split, or otherwise shows signs of failure in the outside covering. Although this does not constitute an immediate hazard because the inner cable carrying the electricity are still covered, this cable requires replacing with new cabling. Failure to make replacement may result in water infiltration and other damage. Taping is not an acceptable means of repairs. In addition if it is determined that the meter socket requires replacement too an added cost of \$100.00-150.00 maybe incurred.

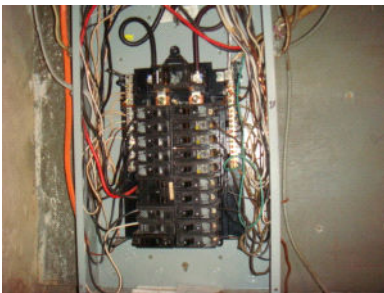
**ESTIMATED COST \$450.00-650.00 Replace the failed/split service cable from electric company lines to the meter and from the meter to the panel, taping is not an acceptable method or repair.**



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The cover and/or covers of the electrical panel were removed and the interior were visibly inspected for signs of arcing or over heated circuits, no visible signs of damage were observed.



**The visible wiring was traced from the panel box in all visible and accessible areas. The visible wiring was Romex (non metallic sheathing) and/or Bx (metallic sheathing) MC- Metal-Clad cable, this wiring in generally serviceable condition. The visible and accessible solid branch wiring was copper for 14 ga, 20 ga and 10 ga circuits. In some cases stranded aluminum is and can be used for larger circuits.**

**In some locations active (live) knob and tube wiring is present. Knob and tube wiring is extremely old and most likely the original wiring installed at the time of the original construction or the adding of electricity buildings built before the advent of electricity. This type of wiring was common until the about 1940. The wiring tends to become very brittle because of its age and in some cases due to improper use over the years. When and where possible, all knob and tube wiring should be replaced with Romex (non metallic cable) or MC- Metal-Clad cable and never should it be added to or modified in any manner, except to be replaced. In some instances cases adding to knob and tube wiring have been noted, but these require special conditions and techniques, the same as when originally installed. Today it is very unlikely that an individual would have these skills and or would properly perform such additions, as replacement is the**



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**recommended method of wiring or extending the wiring.**

**It is our recommendation that you budget for replacement of all knob and tube wiring. But if you plan to continue using these circuits, they should be used only for light use and not for heavy appliances such as air conditioners, kitchen appliances, dryers etc. When any renovations are done all electric should be upgraded and the knob and tube wiring replaced and abandoned.**

**It has also come to our attention that many insurance companies are either refusing to write coverage for buildings with knob and tube wiring or are requiring complete replacement, the cost of which will vary from property to property due to the conditions present. In some cases an insurance policy maybe issued, but with a much higher premium, due to the potential risk associated with this wiring.**

**Knob and tube wiring should not be run through or be covered with insulation or covered in any manner. When installed it was designed to be in "free air" to dissipate heat buildup. When covered or the air flow is impeded heat will build up and may lead to failure. If these conditions exist the wiring as is recommended with all knob and tube wiring should be replaced by a licensed electrician.**



Install proper covers on all junction boxes in various areas.

**ESTIMATED COST 20.00-40.00 Install covers on all open junction boxes as necessary in various locations.**

The visible and accessible receptacles were two prongs without a ground in some visible and accessible areas. In those areas accessible a sampling of receptacles and switches were tested and operated. In areas where three prong grounded receptacles are required or desired this can be accomplished either by rewiring from the main panel with new three



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conductor wire or a GFCI receptacle or circuit breaker can be installed. The installation of three prong receptacles without a proper ground gives a false sense of security and should be corrected. Some older two prong receptacles do not have polarized plugs, one side is wider than the other, as now required for some modern appliances. Although an inconvenience this does not constitute a defect. Consult with a qualified licensed electrician for the above mentioned work to rectify the condition.

It is recommended that a general upgrade of the electrical distribution be performed to better meet today's needs. This will add additional receptacles, switches and circuits. The cost of this will depend on the extent of the upgrade required and the accessibility to the areas in question.

Correct the open ground receptacles in the, in the front room, in the middle room, It is possible and very likely that once access to all areas of the home and mainly the bedrooms is possible additional open ground receptacles will be found and require repairs on an as needed basis.

**ESTIMATED COST \$50.00-75.00 each Properly correct open ground receptacles in all listed areas, in the event any modifications to the wiring or system are found necessary an added cost will be incurred. ANY RECEPTACLE IN THE BATHROOMS, OUTSIDE, UNFINISHED BASEMENTS CRAWL SPACES OR KITCHEN BEHIND A COUNTER TOP OR IN REACH OF A COUNTER TOP THAT REQUIRED REPAIRS MUST BE PLACED ON GFCI (GROUND FAULT INTERRUPTER) PROTECTED CIRCUIT, THERE WILL BE AN ADDITIONAL COST FOR ALL GFCI RECEPTACLES.**

**There is a possibility that there are other improperly installed receptacles in the house. These may not have been accessible and therefore could not be checked. Once access to the outlets is possible, it is recommended that they be checked and repaired as necessary.**

There are receptacles that have reversed polarity. This means that the neutral and the hot wire are reversed. This should be corrected by a licensed electrician. These are located in the following areas of the upper floor: in the hall bathroom.



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**ESTIMATED COST \$75.00-100.00 each Correct reversed polarity receptacle in hall bathroom. ANY RECEPTACLE IN THE BATHROOMS, UNFINISHED BASEMENTS, OUTSIDE OR KITCHEN BEHIND A COUNTER TOP OR IN REACH OF A COUNTER TOP THAT REQUIRED REPAIRS MUST BE PLACED ON GFCI (GROUND FAULT INTERRUPTER) PROTECTED CIRCUIT.**

Various outlet boxes were without covers. For safety all outlets must have proper covers installed.

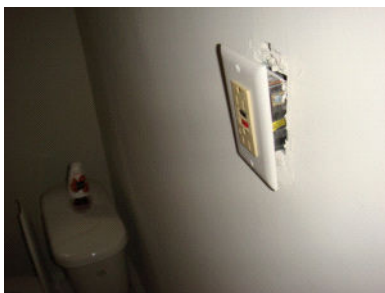
**BUDGET COST \$20.00-25.00 Install covers for all the outlet boxes throughout the house and related areas as maybe necessary. For safety all outlets must have proper covers installed.**

In addition there are outside receptacles with out covers installed. All exterior outlets must have weather tight covers installed to reduce water infiltration and possible shorts.

**BUDGET COST \$25.00-35.00 Install covers for all the outlet boxes throughout the house including the outside and related areas as maybe necessary.**

Correct and/or replace as maybe necessary the loose receptacles in the room behind the kitchen,

**ESTIMATED COST \$50.00-75.00 each Repair or replace as maybe necessary the loose receptacles, in the room behind the kitchen.**



Correct the loose lighting fixture,

**ESTIMATED COST \$50.00-75.00 each Repair the loose lighting fixture in the room**



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### **behind the kitchen.**

The water meter does not have a properly installed jumper for the electrical system. This should be installed so that if at any time the water meter is removed the electrical system will still be properly grounded.

**ESTIMATED COST \$25.00-35.00 Install proper jumper for water meter, this must be a minimum of a #6 bare copper wire with proper clamps. If necessary a ground rod should also be installed at an added cost of \$75.00-100.00. Today a ground rod is required for all systems in addition to the water pipe ground.**

GFCI protected receptacles should be installed for all receptacles in the garage, when present and in use as a garage, except for not readily accessible receptacle used for garage door openers, outside, roof tops, bathrooms, crawl spaces, unfinished basements and all receptacles over or in reach of a countertop, except for the refrigerator and any area where there is the danger of electrical shock. The current standards in place at the time of this inspection should be applied. All new GFCI'S should meet the new current standards adopted in 2004. It is recommended that GFCI receptacles be installed in all required locations as per current standards.

It is our recommendation, in any property where fossil fuel is being burn, ***that carbon monoxide detectors be installed in all living spaces as per the manufactures recommendation.*** While these are not a full proof means of detecting elevated levels of carbon monoxide, they offer a level of protection not offered by any other means at this time. In some counties these are now required. But regardless whether required by the counties or not we recommend they be installed in all spaces are recommended by the manufactures. These usually are all sleeping areas, mechanical rooms, family rooms etc. There were visible smoke detectors present. Properly operating smoke detectors must be installed on each floor for safety. In addition it is recommended that they be installed in each bedroom and be electrically connected together. In the event one unit detects smoke all will sound. It is also recommended that all smoke detectors be checked for proper operation on a monthly basis. Although present these units may not meet current safety standards or may not be in service.

***NO TESTING OF THE SYSTEM WAS PERFORMED AS A PART OF THIS***



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***INSPECTION. IT IS OUR OPINION THAT YOU AS THE NEW OWNER SHOULD TEST THE SYSTEM PRIOR TO OCCUPANCY AND ON A PERIODIC BASIS THERE AFTER. ALL BATTERIES SHOULD BE CHANGED YEARLY AND THE SYSTEM TESTED AT A MINIMUM OF EVERY THREE MONTHS.***

For a home and a home based business, a working smoke alarm and fire escape plan are essential. Smoke alarms should be installed on every level of building, including the basement, on ceilings or high on walls. They should be tested once a month, according to manufacturer's instructions. Batteries should be replaced once a year or as soon as the smoke alarm "chirps," indicating the battery is low.

Smoke alarms should be replaced every 10 years, even those that are hard-wired, or "long life," 10-year battery-types. Hard-wired alarms should be installed by a qualified electrician. *If you are not sure of the age of the installed system it is recommended that the units be replaced so you will know the age and can properly monitor the systems age.*

## ATTIC

The attic was not entered nor inspected, there is either no access nor adequate room to enter the attic as is typical for this type of installation. This is common on this type of home. Even though not accessible proper attic ventilation is very important to maintaining a "healthy house". The changing of air in the attic helps reduce the humidity and prevents condensation. Air from the house migrates to the attic as a normal situation, but the venting to the outside must be adequate to allow for the removal of this moist air. These conditions can, if not attended to create many problems. Proper ventilation must be maintained year round. Failure to properly ventilate the area may result in the formation of mold.

The amount and type of insulation also can not be determined. Care must be taken not to add too much insulation, if you desire to add insulation. Blocking ventilation ports can cause adverse effects and moisture accumulation. Consult with a qualified contractor to do this work is desired.

If not insulated and weather stripped properly, attic access covers or hatches can be a major source of energy loss for a property. Not only can conditioned air escape around the access panels perimeter, but uninsulated access hatches also facilitate heat gain and loss through the opening itself. Moisture-laden air from the interior of the property can condense on attic surfaces and deteriorate sheathing and insulation. To reduce energy loss and enhance a



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properties durability, there are several prefabricated systems designed to insulate attic access hatches and to prevent drafts through them. In addition, there are many do-it-yourself methods and materials available for customized thermal sealing of attic openings. The various systems and methods for insulating and sealing the attic access utilize zippers, hinges, and an insulated box and cover. Several sizes are available from each manufacturer to fit different opening dimensions. Some attic stair units come with integral insulation for an all-in-one system that can be installed in one step.

Even though not always accessible or visible proper attic ventilation is very important to maintaining a "healthy house". The changing of air in the attic helps reduce the humidity and prevents condensation. Air from the house migrates to the attic as a normal situation, but the venting to the outside must be adequate to allow for the removal of this moist air. These conditions can, if not attended to create many problems. ***Proper ventilation must be maintained year round. Failure to properly ventilate the area may result in the formation of mold, deterioration and lead to poor IAQ (indoor air quality). In instances where access is not possible or severely limited it is recommended that further evaluation be performed once access is obtained, preferable prior to the expiration of the home inspection time period.***

Proper attic ventilation is very important to maintaining a "healthy environment". The changing of air in the attic helps reduce the humidity and reduces and/or prevents condensation, which can result in the growth of mold. Air from the interior spaces may migrate to the attic as a normal condition. Venting to the outside must be adequate to allow for the removal of this moist air and designed to allow for fresh air equal to the amount exiting to be replaced. Proper ventilation must be maintained year round to reduce the normal moisture and heat in the attic. Failure to provide adequate ventilation may result in the formation of mold and excessive heat will shorten the life expectancy of the roofing and add to the load for the HVAC systems.





## **AIR CONDITIONING**

There is no central air conditioning present. Window units if present are not a part of this inspection and there for are not inspected. In some cases these units are not a part of the sales agreement.

Central air conditioners and heat pumps are rated according to their seasonal energy efficiency ratio (SEER), which is the seasonal cooling output in Btu divided by the seasonal energy input in watt-hours for an average U.S. climate. Pre-1992 central air conditioners may have SEER ratings of only 6 or 7. The national efficiency standard for central air conditioners in 2003 requires a minimum SEER of 12, but it has risen to SEER 13 for products manufactured after January 22, 2006. But you should be aware that there are still units with lower SEER ratings in stock and you must confirm with the HVAC contractor the SEER of the unit to be installed.

When installing any air conditioning system it is recommended that you consider purchasing a unit charged with Puron gas as opposed to Freon gas that is being eliminated and will not be available in the future. Under the 1990 Clean Air Act, Freon systems must be phased out by 2010 because it is an ozone-depleting substance.

Like many consumer products that use energy, air conditioners and heat pumps are manufactured to meet or exceed minimum efficiency standards set by the U.S. Department of Energy. For nearly a decade, that minimum has been 10 SEER (Seasonal Energy Efficiency Ratio). On **January 23, 2006**, the minimum will jump to 13 SEER, a 30% increase over the current standard. The Seasonal Energy Efficiency Ratio (SEER) measures the efficiency of air conditioners and heat pumps. The higher the SEER, the more efficient the product.

The 13 SEER minimum applies to everyone - consumers, your local HVAC dealer and all manufacturers of air conditioners and heat pumps. However, it only applies to new equipment *manufactured* on or after January 22, 2006.

Units with a 13 SEER deliver about 23% energy savings compared to 10 SEER models and even more over older units manufactured prior to introduction of the SEER ratings in the mid 1990s Units with 13 SEER delivers about 8% energy savings compared to 12 SEER models



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Units charged with Freon can not be converted to Puron gas and at sometime in the future replacement will be required rather than repair or charging.

The seasonal energy efficiency ratio is a federally mandated energy-efficiency rating for central air conditioners. Be sure to compare SEER ratings if you're purchasing a new AC system. For more information: [www.aceee.org/consumerguide/aircon.htm](http://www.aceee.org/consumerguide/aircon.htm).

Clean or replace the air filters monthly. Dirty filters impede air flow, increase operating costs, and the need for service calls.

Check and clean indoor coils (if accessible). Cleaning may be performed with a soft brush. Check and clean condensate pan, drain, and trap. Get accustomed to the way your heat pump sounds when it operates. If you notice a significant change in the sound, have the system checked.

Make sure air registers are not blocked by furniture or boxes. This reduces overall system performance and efficiency.

Keep area clean around outdoor section of the heat pump. Make sure grass, weeds, debris, shrubs, or snow drifts do not impede air flow through the outdoor coils. Clean grass clippings and dirt from unit on a regular basis. Make sure unit is off when cleaning. Placing large stones such as "river rocks" for a distance of 3 around the unit will aid in preventing weeds and possible damage from trimming.

Never shut off power to outdoor unit unless cleaning. Contact your qualified contractor for annual maintenance and at first sign of unusual sounds or operation.