

Home Inspection Report



Sample , Greenwich , CT 06830

Inspection Date:

Sunday, August 16, 2020

Prepared For:

John Doe

Prepared By:

1st Selection Home Inspection

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Report Number:

jb2014

Inspector:

Jason Boshart

License/Certification #:

16000104779

Inspector Signature:

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

State of Occupancy

Occupied
Fully furnished

Weather Conditions

Cloudy/Rain

Recent Rain

Yes

Ground Cover

Damp

Approximate Age

Built in 1947 as listed on Zillow

Structure

Description

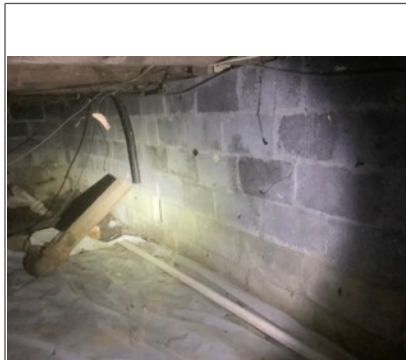
Foundation	<ul style="list-style-type: none"> •Concrete Block •Crawl Space Configuration
Columns	<ul style="list-style-type: none"> •Concrete Block
Floor	<ul style="list-style-type: none"> •Wood Joist
Wall	<ul style="list-style-type: none"> •Wood Frame
Ceiling	<ul style="list-style-type: none"> •Joist
Roof	<ul style="list-style-type: none"> •Rafters •Plywood Sheathing

Observations

Foundations Repair/Monitor: Minor surface deterioration (spalling, crumbling material) was observed on foundation walls. This condition is common in many old homes and does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas. Lot drainage improvements and elimination of water or roof runoff splashing against foundation walls as outlined in the Exterior section of this report are also recommended.



Typical cracks observed



Surface deterioration

Crawl spaces Repair: Both (2) crawl space windows should be replaced. A quality window with heavy gauge screen to prevent vermin entry is recommended. Improving the ventilation in the crawl space is the goal. Improve: By replacing both crawl space windows we can achieve a cross ventilation of the crawl space.



Improve crawl spaces access



Crawl space windows require replacement

Floors

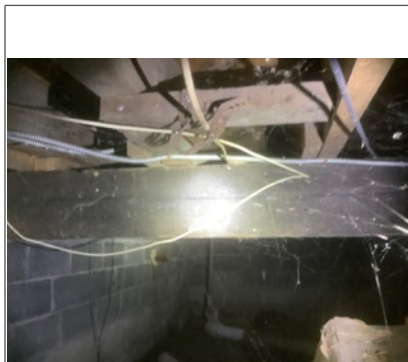
Monitor: A minor unevenness was observed in the floor structure. This condition is common. It may be the result of the materials, framing design, installation methods and aging of the building. There was not evidence of need for immediate, costly repair.

Repair: A beam is cracked. Further cracking or movement risks serious structural movement and damage. Re-supporting this beam is recommended.

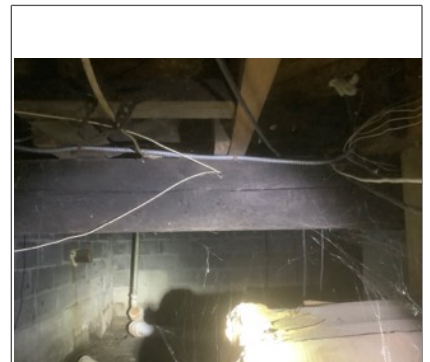
Repair: The support column is out of plumb suggesting settlement. Consult a licensed professional for further evaluation and repairs.



Repairs to support columns are recommended



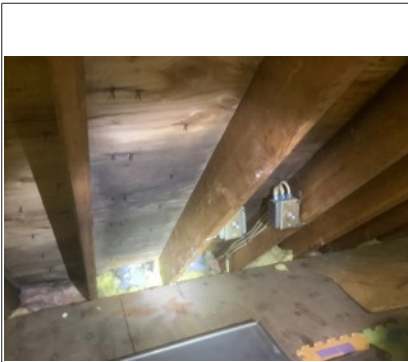
Beam cracks



Beam cracked

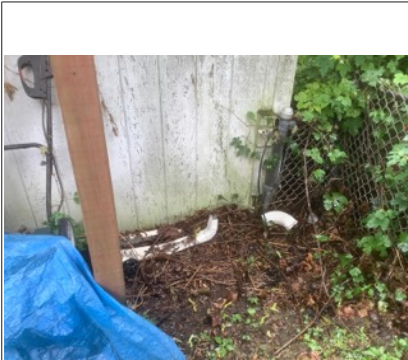
Roof

Repair: A mold like substance was observed on the roof sheathing/ plywood. Consult a licensed mold professional for further evaluation and repairs.

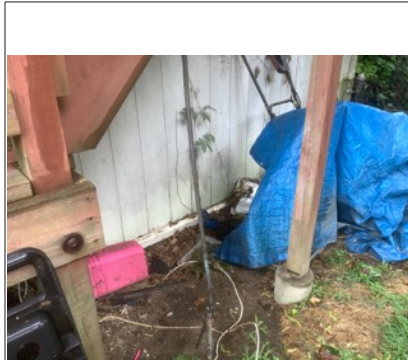


Mold like substance observed on roof sheathing

Wood boring insects Monitor: Conditions that are attractive to wood boring insects should be avoided since they can damage the property. These conditions include the storage of wood in damp environments, wood/soil contact around the perimeter of the home (decking, siding, etc.), damp soils, leaky roofs, and unventilated spaces (roofs, garages, crawl spaces, etc.).



Wood to soil contact observed



Wood to soil contact observed



Wood to soil contact contact

Discretionary improvements Parging of the interior of the old foundation walls is desirable to improve appearance and avoid further foundation damage. Leveling of floors within the home might be desirable during any renovations but in general jacking of floors is not advisable unless extensive renovations are planned. Damage to the interior walls, ceilings, and floors usually results when jacking is performed. If heavy objects (pianos, bookcases, china cabinets, etc.) are going to be placed in the building, strengthening of the floor structure is desirable in those areas. If you plan to remove of walls, a qualified licensed contractor

Structure

Observations cont.

Discretionary improvements cont. should be engaged to evaluate and perform the necessary work. Care should be taken not to remove load bearing walls without providing the necessary support.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

- Crawl space access was extremely limited.

Comments

Positive attributes The materials and workmanship, where visible, are good.
The visible joist spans appear to be within typical construction practices.

General comments The construction of the house is good quality with typical liberties taken with good building practice and with the quality of materials employed.
The inspection did not disclose major deficiencies in the structure.

Roofing

Description

Roof covering •Asphalt Shingle

Roof flashings•Metal

Chimneys •Metal below siding

Roof drainage system •Aluminum
•Discharge above & below grade

Method of inspection •Viewed from ladder at eave

Observations

Sloped

Monitor/Deferred Cost Item: The roofing is near the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Expect to replace the roof soon. It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost. Replace the roof flashing materials when re-roofing to avoid leaks in these areas.



3 tab asphalt shingle observed/
aging roofing surface



Loss of granular/ discoloration



Loss of granular/ discoloration



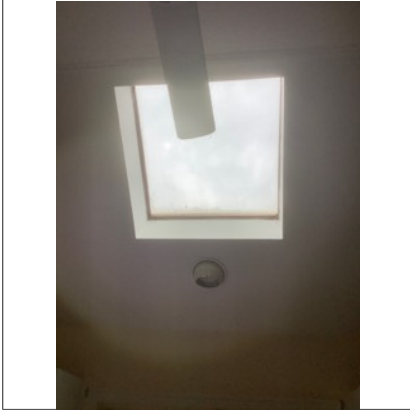
3 tab asphalt roof is aging/ budget
for replacement!

Roofing

Observations cont.

Flashings

Monitor: The flashing is vulnerable and should be carefully monitored for leaks.



Chimney

Repair, Safety Issue: The metal chimney should be braced in order to ensure its stability in heavy winds. Repair: The masonry chimney should be cleaned and it's interior flue inspected to ensure safe and proper function.



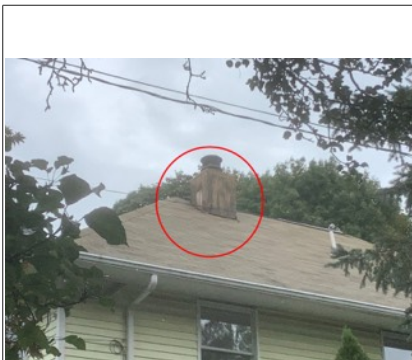
Remove plywood makeshift chimney



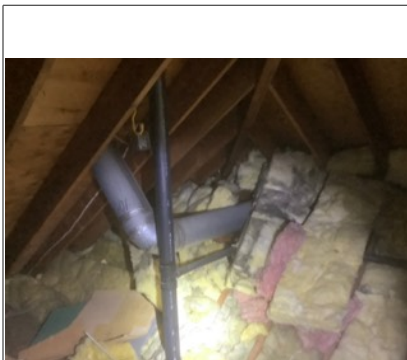
Abandoned chimney / removal recommended



Remove the abandoned chimney and the plywood housing around it



Masonry and flashing repairs should be anticipated



Metal chimney better secure

Gutters & downspouts

Repair: The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage.

Repair: Minor leaks in the gutters should be repaired.

Monitor: The gutters do not appear to have sufficient slope to drain properly. If they do not perform as intended, the slope should be adjusted to avoid spilling roof runoff around the building - a potential source of water entry or water damage.

Repair: Damaged gutters should be repaired or replaced as necessary to avoid spilling roof runoff around the building - a potential source of water entry or water damage.

Repair: The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

Monitor: The downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least five (5) feet from the building. Foundation leakage adjacent to a downspout is an indication of a problem below grade.



Downspouts discharging close to home



Downspouts discharging onto walkway



Missing rain barrels



Downspouts discharging in close proximity to foundation



Leaks in gutters

Discretionary improvements During the re-roofing process, consult with the roofing contractor in regards to the installation of 6 inch seamless gutters with the corresponding 3 x 4" downspouts. A leaf protection system on the gutters would reduce maintenance. No leaf protection system is 100% maintenance free.

Limitations

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- Some sections of the roofing surface were concealed from view.
- A chimney was not entirely visible during the inspection of the roofing system.

Comments

General comments The roof coverings are old and are at or near the end of its useful life.

Roofing

Comments cont.

General comments cont. Budgeting for replacement is recommended.
Trim away tree branches close to the roof.
Consider a 30 year architectural asphalt shingle for the re- roofing process.

Exterior

Description

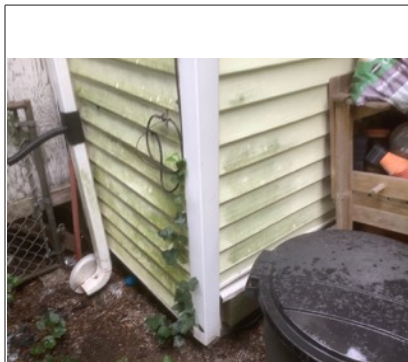
Wall covering •Vinyl Siding
Eaves / soffits / fascias •Vinyl
Doors •Solid Wood
 •Glass
Window/door frames and trim •Vinyl-Covered
Entry driveways •Asphalt
Entry walkways and patios •Stone
Porch / deck / steps / railings •Wood
Overhead garage door(s) •Wood
Surface drainage •Graded Towards House
Fencing •Wood
 •Chain Link

Observations

Ext. walls Repair: Damaged and missing vinyl siding was observed at the homes exterior. Repairs should be made to prevent moisture penetration.
 Improve: Power washing the vinyl siding would be a logical and cheap improvement.
 Repair: Wood to soil contact was observed at the rear exterior of the home.
 This condition should be improved. Localized rot should be replaced.
 Improve: Replacement of the vinyl siding and windows would be a logical improvement.



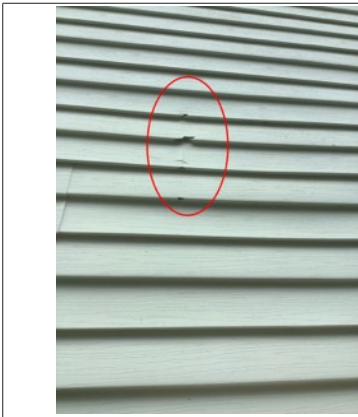
Power washing vinyl is recommended



Moss build up on vinyl



Caulking and siding repairs



Holes in siding



Wood to soil contact should be avoided



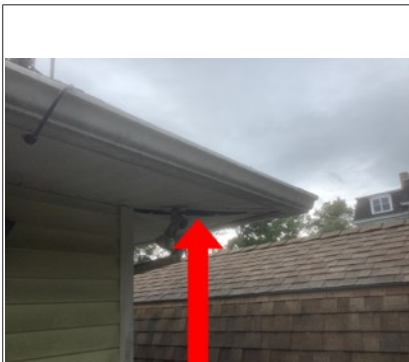
Wood to soil contact



Missing vinyl siding/ patching

Eaves

Repair: Openings in the soffit have become vermin entry points. Soffit requires repairs. Consult a licensed pest technician for pest control and maintenance.



Vermin entry points

Windows

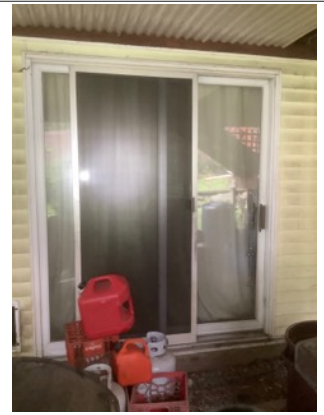
Repair: Localized rot was observed at the bay window.
Repair: The boiler room door has significantly deteriorated and should be replaced. Fire rated door is recommended.



Localized rot damage observed



Door requires replacement



Sliding glass door/ lubricant track



Missing window screens

Garage

Repair: The detached garage has noticeably deteriorated. Significant repairs will be required to bring it to an acceptable standard.

Repair: Major rot damage was observed at the wood siding.

Repair: Water damage was observed at the interior finishes of the detached garage. This condition suggests prior leaks.

Repair: A staircase should be provided for the garage man door access.



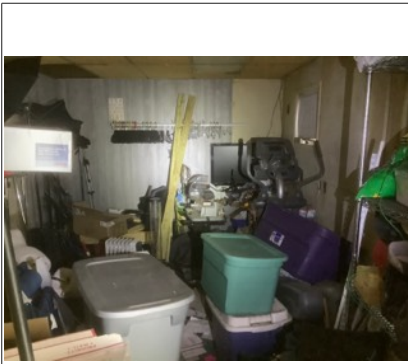
Detached garage/ significant rot observed



Significant rot and deterioration observed at the detached garage



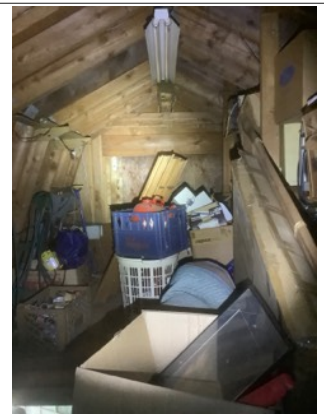
Rot damage to siding and structure



Significant clutter and debris



Water damage



Storage and clutter



Missing staircase to garage



Significant rot damage observed



Exposed nail heads at garage roof



Localized rot damage



Localized rot damage observed

Lot drainage Monitor: This house or houses in close proximity to this house may be in a flood zone. Keep this in mind when purchasing home owners insurance.

Deck Repair/Safety Issue: The deck is not built to today's standards, shows evidence of rot damage and is in need of reinforcement. Complete replacement may eventually be desired. In the interim, localized repairs should be undertaken.

Repair/ Safety Issue: The deck staircase requires reinforcement or rebuilding.



Wood to soil contact



No support column / staircase is not safe



Significant settlement of staircase



Railings are loose/ significant rot was observed



Deck requires reinforcement

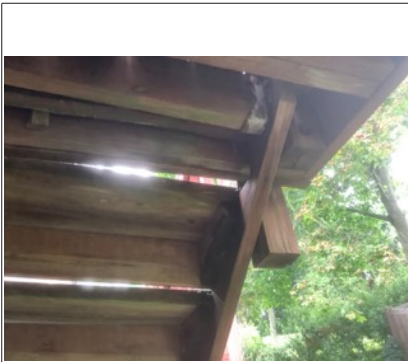


Deck staircase requires rebuilding



Deck structure requires reinforcement





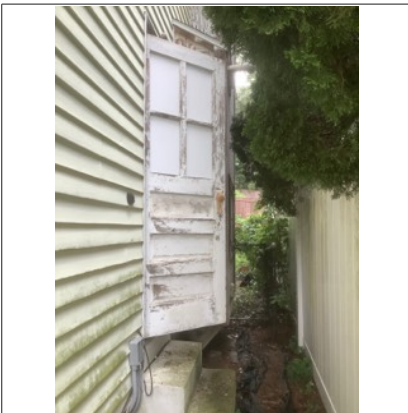
Reinforcement required at staircase



Update to 6/6 inch columns

Steps

Repair: The exterior staircase to the boiler room requires railings.



No railings

Driveway

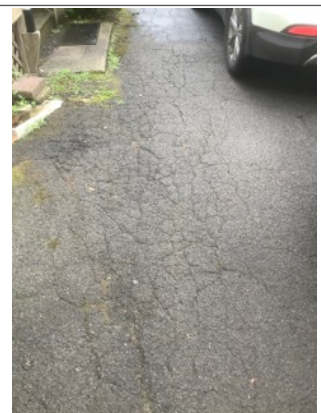
Repair/Monitor: Typical cracks and deterioration was observed at the driveway. The best long-term approach is resurfacing the driveway. The driveway should be sealed annually to prevent further deterioration.



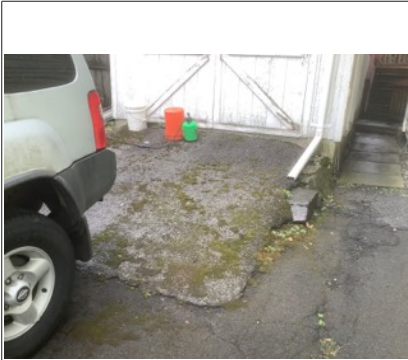
Typical cracks and deterioration observed



Ponding observed



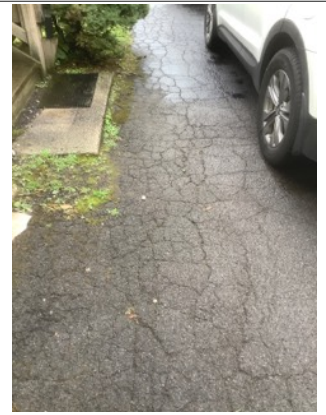
Typical cracks and deterioration



Cracks and deterioration observed

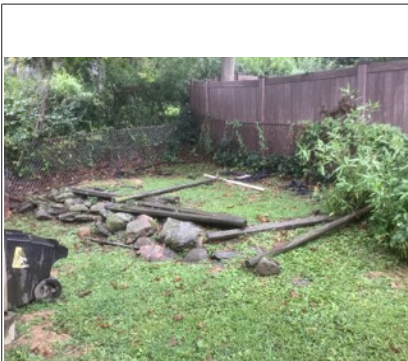


Typical cracks and deterioration observed



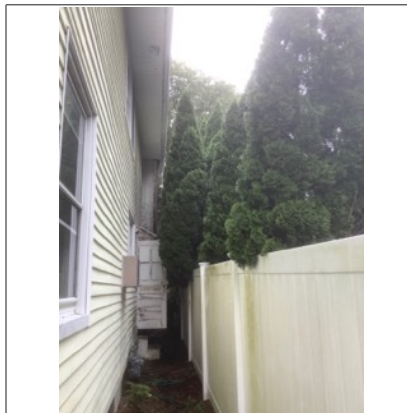
Cracks and deterioration observed

Retaining wall Repair/ improve: The retaining wall requires rebuilding.



Rebuilding required

Landscaping Repair: Tree branches should be trimmed away from the house to avoid damage to the building.
 Repair: The proximity of the tree could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the tree.



Discretionary improvements Cleaning of the siding may be worthwhile.

Exterior

Observations cont.

Discretionary improvements cont. The installation of new siding, although not necessary, would reduce maintenance and improve appearance. This is a major expense.
Installing replacement windows in place of the original windows would be a logical long term goal. This is a major expense.
Rebuilding the old garage would be a sensible long term improvement.
Re-surfacing of the driveway would be a logical improvement.
Replacement of the weathered exterior light fixtures would be an improvement worth consideration.
It would be wise to install a smoke detector in the garage.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

- Storage in the garage restricted the inspection.
- No Access Below Decks/Porches
- Unfavorable weather restricted the inspection of the roofing system.

Comments

Positive attributes The exterior siding that has been installed on the house is relatively low maintenance.
Window frames are clad, for the most part, with a low maintenance material.

General comments The exterior of the home has not been properly maintained. Numerous repairs will be necessary to bring it up to acceptable standards.

Electrical

Description

Size of service •100 Amp 120/240v Main Service
 •100 Amp 120/240v Second Service
 •100 Amp 120/240v Third Service
Service drop •Overhead
Service entrance conductors •Conductors Not Visible
Service equip / main disconnect •Main Service Rating 100 Amps
Service grounding •Ground Connection Not Visible
Serv. panel / current protect. •Panel Rating: 100 Amp
Distribution wiring •Copper
Wiring method •Armored Cable "BX"
 •Fabric-Covered
Switches / receptacles •Grounded and Ungrounded
Smoke detector(s) •Absent

Observations



Electric Meters/ limited access

Main panel

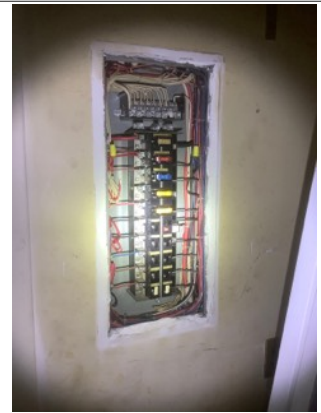
Repair/Safety Issue: Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker. Consult a licensed electrician for further evaluation and repairs.
 Repair/ Safety Issue : It is now required that electrical panels are grounded in 3 locations. Consult a licensed electrician for further evaluation and repairs.



Panel/ garage



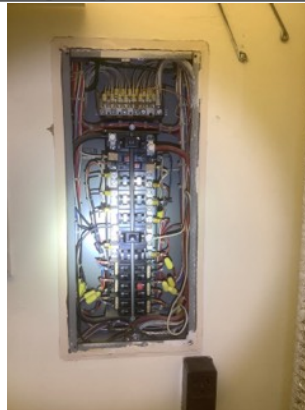
Panel/ garage



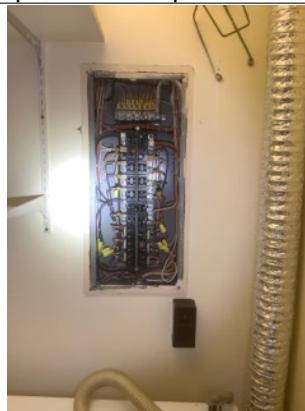
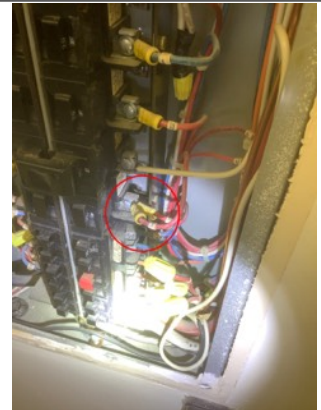
Panel cover removed



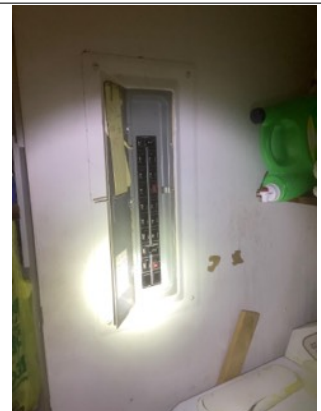
Double tap observed/ open wires



Multiple Double tap observed



Panel cover removed



Paint covered/ panel not removed



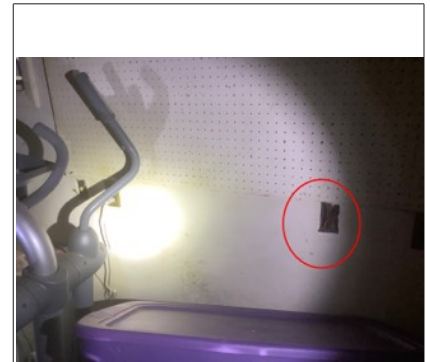
Distribution wires Repair: Abandoned wiring should be removed or appropriately terminated with a box and cover.
 Safety Issue: All junction boxes should be fitted with cover plates, in order to protect the wire connections.



Open conduit / moisture penetration



Abandoned manifold



Consult a licensed electrician for further evaluation



Outlet

Repair/Safety Issue: The installation of a ground fault circuit interrupter (GFCI) is recommended. A GFCI offers increased protection from shock or electrocution.
 Repair: An outlet is damaged. It should be replaced.



Not Gfci protected



Not Gfci protected



Not Gfci protected



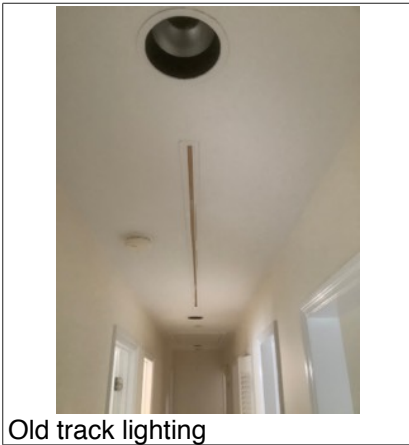
Outlet damaged

Switches

Repair: Damaged light switches require repairs or replacement.



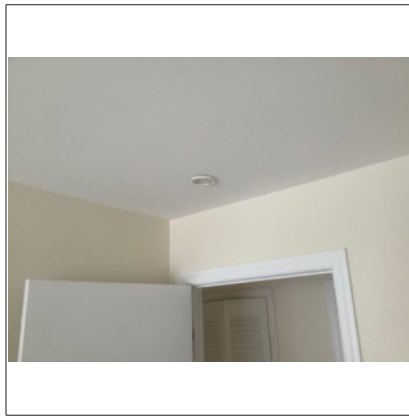
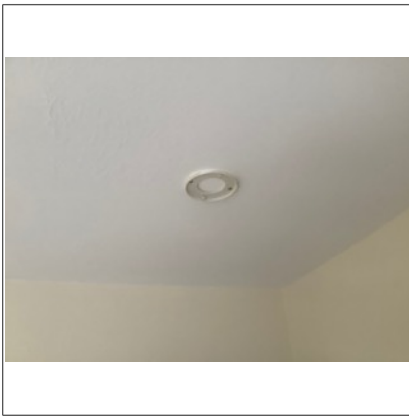
Damaged light switch



Old track lighting

Smoke detector units

Repair: Smoke detectors should be installed inside all bedrooms. Carbon monoxide detectors should be installed 18 inches from the floor.

**Discretionary improvements**

A marginally sized electrical service is not a safety concern, but may represent an inconvenience if the main fuses (or breakers) blow, shutting down the power in all or part of the home. If it is found that the main fuses (or breakers) blow regularly, a larger electrical service may be desirable. If care is taken not to run major electrical appliances simultaneously, it is unlikely that the service will overload. The use of gas fired kitchen appliances will also reduce the load on the electrical service.

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

During the course of any renovating, it is recommended that old wiring be replaced.

Grounded outlets may be desirable in some areas where ungrounded outlets exist. This will depend on electrical needs.

Electrical

Limitations

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- The ground connection for the electrical service was not visible at the time of the inspection.
- The main panel cover plate (dead front) could not be removed at the time of the inspection. (paint covered panel)

Comments

General comments Inspection of the electrical system revealed the need for numerous repairs. These should be high priority for safety reasons. Unsafe electrical conditions represent a shock hazard. A licensed electrician should be consulted to undertake the further evaluate the electrical components and make necessary repairs.

Heating

Description

Energy source • Gas

System type

- Hot Water Boiler
- Manufacturer: Navien
- Attic
- Hot Water Boiler
- Manufacturer: Navien
- Exterior Mechanical Closet

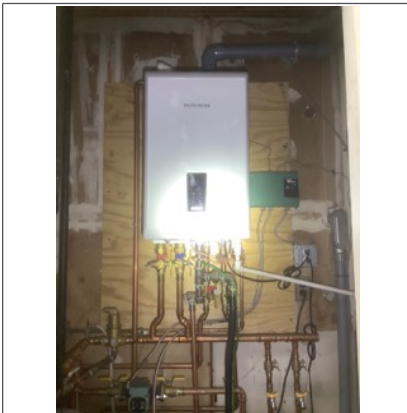
Vents / flues / chimneys • Plastic

Heat distribution methods • Baseboard Heaters

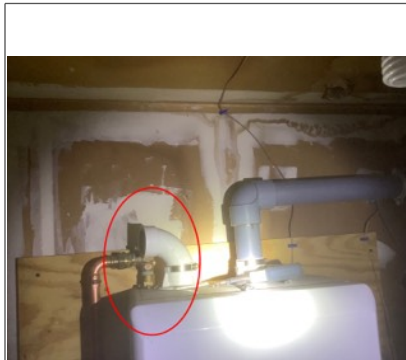
Other components • Condensate Pump

Observations

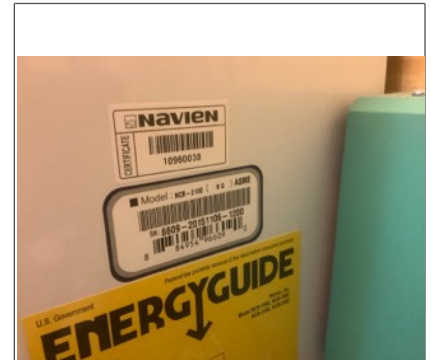
Boiler Monitor: The high efficiency boilers appear to be in working condition and within its expected life span. Actual equipment life will vary depending on quality of equipment and quality/frequency of service.
Repair/Monitor: The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat. Improvements to the fresh air intake is recommended.



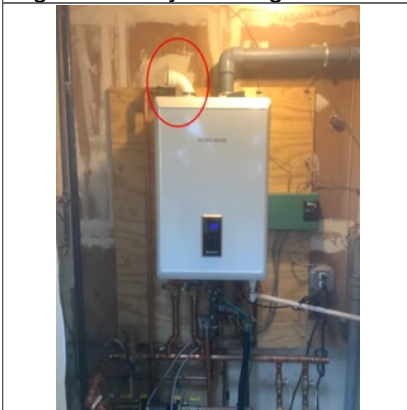
High efficiency boiler/ gas fired



Improve fresh air intake



Data plate

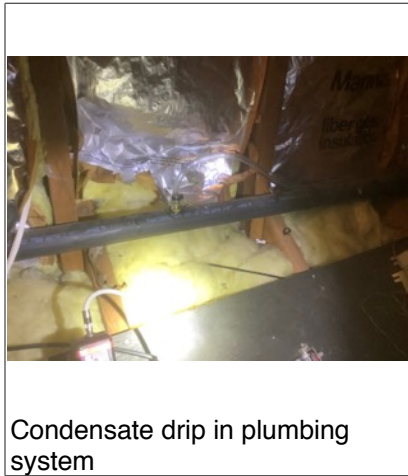


High efficiency boiler/ gas fired



Expansion tank





Condensate drip in plumbing system

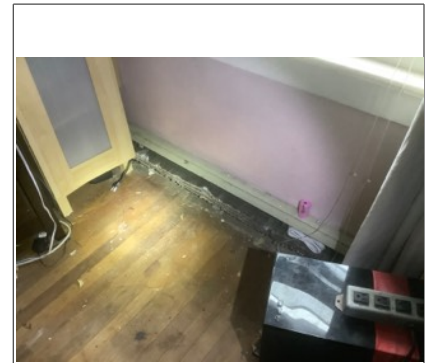
Baseboard heater Repair: Damaged baseboard heaters require replacement.



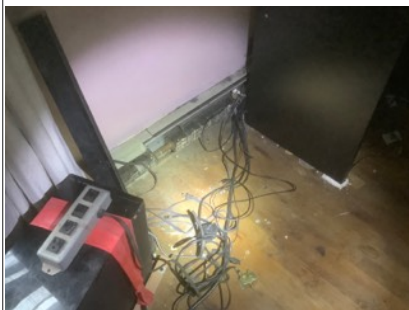
Damaged baseboard heater



Damaged baseboard heater



Damaged baseboard heater



Damaged baseboard heater

Thermostat Monitor: The thermostat is old and may be temperamental. Consider NEST thermostat.



Update thermostat

Discretionary improvements The installation of a "set back" thermostat may help to reduce heating costs.

Limitations

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- Although the heating system was operated, there are significant testing limitations at this time of year.

Comments

Positive attributes The heating system is in generally good condition.
 This is a high efficiency heating system.
 Heating a home with this type of heating system should be relatively economical.
 Adequate heating capacity is provided by the system.
 Heat distribution within the home is adequate.
 The distribution of heat is divided into "zones," allowing for greater ease of balancing heat flow.

General comments The heating system shows no visible evidence of major defects.

Cooling

Description

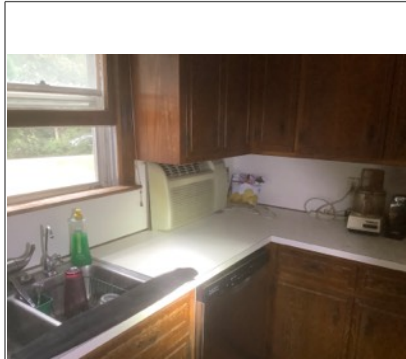
Through wall equipment •Present At living room and kitchen

Observations

Air conditioning Improve: The installation of a ductless AC system is recommended for this home. Consult a licensed HVAC technician for further evaluation and quote for installation.



Old



Old

Limitations

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Comments

General comments Based on the size and configuration of the cooling units, supplemental cooling may be desirable in some locations.

Insulation

Description

Attic	•R30 Fiberglass in Main Attic
Roof cavity	•None Visible
Exterior wall	•Not Visible
Crawl space	•R20 in Floor above Crawl Space
Floor cavity	•Low Levels Suspected (But Not Visible)
Vapor retarders	•Kraft Paper
Roof ventilation	•Soffit Vents
Crawl space ventilation	•Windows
Exhaust fan/vent locations	•Bathroom •Dryer

Observations

Attic / roof	<p>Improve : Insulation improvements may be cost effective, depending on the anticipated term of ownership.</p> <p>Repair: The passage of air between the soffit vents and the roof cavity appears to be obstructed. "Baffles" should be provided to hold back insulation and allow for free movement of air within the roof space. This area should be further investigated and improved where necessary.</p> <p>Repair: For improved energy savings, the attic access door should be insulated.</p> <p>Repair, Safety Issue: Recessed lights can pose a fire hazard if not specifically designed for installation in an insulated ceiling. It is recommended that a licensed electrician be contacted to further evaluate these light fixtures.</p> <p>Repair: There is evidence of vermin activity. A pest control specialist should be consulted in this regard.</p> <p>Repair: Rhe pull down attic staircase requires repairs or replacement.</p>
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Remove all storage and debris



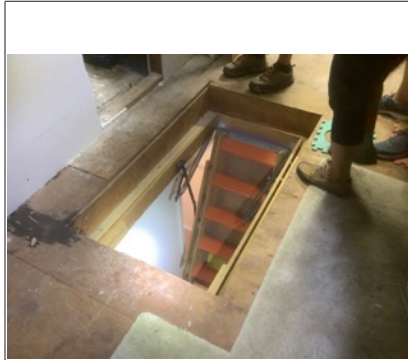
Remove old tank



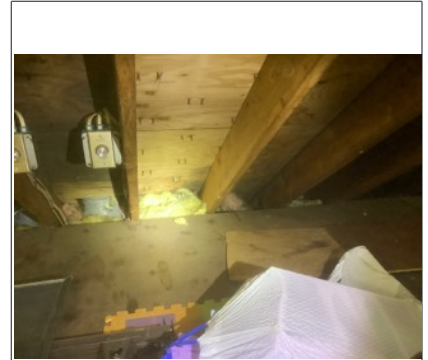
Fiberglass insulation observed



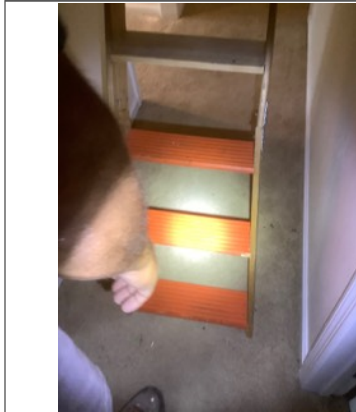
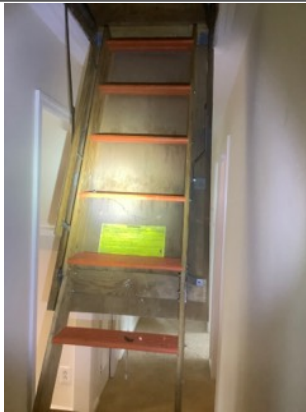
Damaged pull down staircase



Access hatch needs insulation



Congested soffit vents



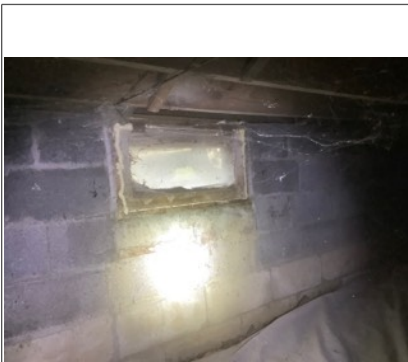
Use caution

- Walls** Insulation improvements may be cost effective, depending on the anticipated term of ownership.
- Floors** Insulation improvements may be desirable, to improve the comfort of the room above.
- Crawl space improvement** Insulation improvements to the floor above the crawl space may be desirable, depending on the anticipated term of ownership.
 Repair: Loose or damaged insulation in the floor above the crawl space should be improved.
 Repair: Plumbing pipes within the crawl space should be insulated to protect them from freezing.
 Repair: Ventilation of the crawl space is insufficient. One (1) square foot of free vent area should be provided for every five hundred (500) square feet of crawl space. Proper ventilation will help to control humidity and reduce the potential for rot. Crawl spaces can be vented to the building interior or exterior, depending on the configuration of the crawl space.
 Improve: The moisture (vapor) barrier in the crawl space floor should be adjusted to cover all areas of exposed soil.
 Repair: Evidence of mildew was observed in the crawl space. This

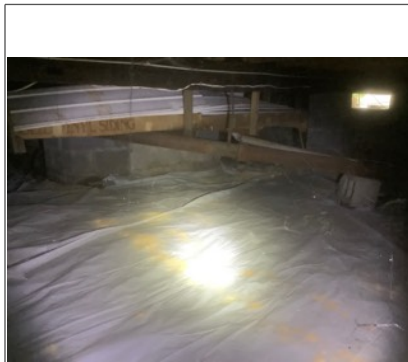
Insulation

Observations cont.

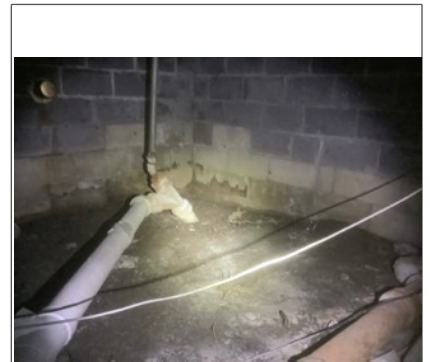
Crawl space improvement cont. is suspected to be related to improper ventilation. One (1) square foot of free vent area should be provided for every five hundred (500) square feet of crawl space. Proper ventilation will help to control humidity and reduce the potential for rot. Crawl spaces can be vented to the building interior or exterior, depending on the configuration of the crawl space. Repair: There is evidence of vermin activity in the crawl space. A pest control specialist should be consulted for treatment and control advice. Repair: Preventative measures to reduce the potential for vermin and/or insect activity are recommended in the crawl space.



Replace windows



Vapor barrier adjustments



No vapor barrier



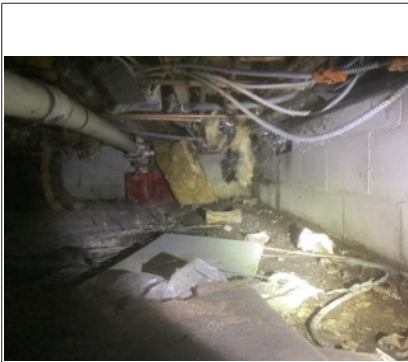
Plumbing in crawl space has freezing potential



Loose and missing insulation



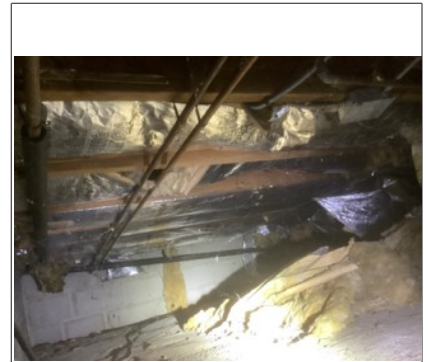
Loose and damaged insulation



Loose and damaged insulation



Loose and damaged insulation



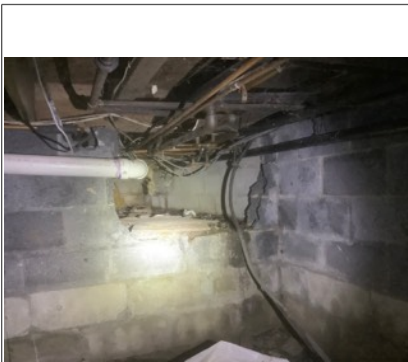
Insulation in floor above crawl space is installed upside down

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

- No access was gained to the wall cavities of the home.
- The crawl space was viewed from the access hatch only.



Comments

Positive attributes Insulation levels are typical for a home of this age and construction.

General comments As is typical of homes of this age and construction, insulation levels are relatively modest. Upgrading insulation levels in a home is an improvement rather than a necessary repair. Most old homes have relatively low levels of insulation. The down side, of course, is that heating and/or cooling costs are higher. The up side is that these homes tend to be fairly well ventilated. Their natural ability to

Insulation

Comments cont.

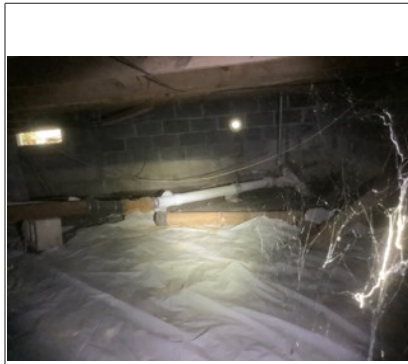
General comments cont. allow infiltration of outside air actually improves indoor air quality. Improving insulation levels will reduce energy costs; however, the potential benefit should be carefully weighed against the cost of improvements.

During any planned re-roofing, overhead insulation and ventilation levels should be investigated and improved where necessary. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

During this cursory, visual review of insulation levels within the home, no Urea Formaldehyde Foam Insulation (UFFI) was observed. This observation does not represent a guarantee or warranty of any kind. In fact, accurately ascertaining insulation types and levels can only be confirmed by dismantling the home and then performing laboratory analysis on any substances not visually identifiable. This is beyond the scope of this inspection. More sophisticated inspections and testing are available if you have special concerns regarding Urea Formaldehyde Foam Insulation.



Waste pipe vent / no grill cover

**Fixtures**

Repair:Monitor: Some of the fixtures in the 1st level unit were not operated at the time of inspection. All fixtures should be fully functional at the final walkthrough. This bathroom requires gut renovations.

Monitor: The majority of plumbing fixtures are old. A higher level of maintenance should be anticipated. Updating the old plumbing fixtures throughout the home would be a logical improvement.

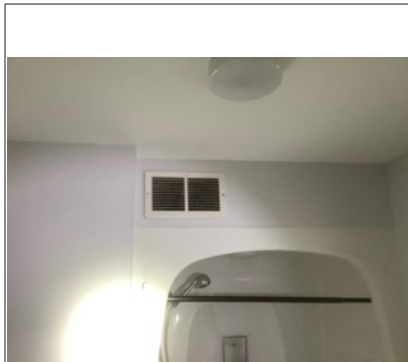
Repair: It is recommended that an anti-siphon device be added to the hose bib(s). The anti-siphon device serves to prevent chemicals from getting into the house water supply when mixing chemicals for exterior landscaping.

Please visit <http://www.berryhilldrip.com/Backflow.htm>

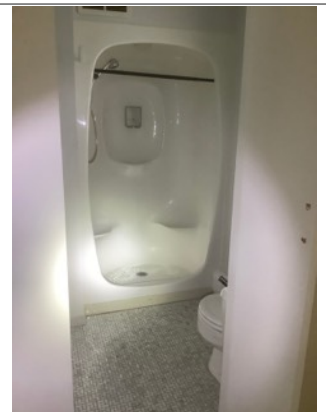
Repair:The bathroom exhaust fans require replacement. Bathroom exhaust fans should vent directly to the homes exterior.



Update hose bibs



Bathrooms/ update exhaust fans



Old plumbing fixtures



Damaged plumbing fixtures



Bathroom exhaust fans are inoperative



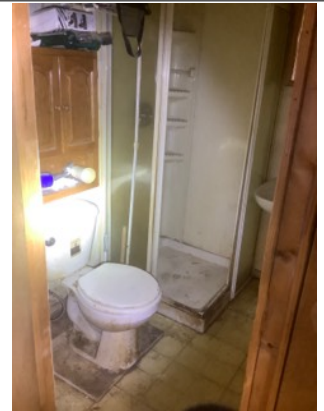
Bathtub drains slow



Missing drain cap



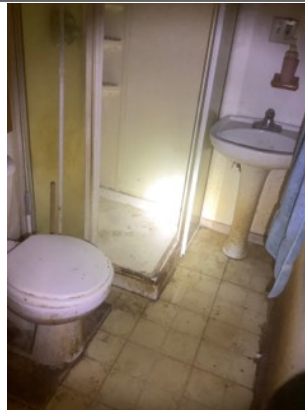
Guest bathroom



Bathroom requires gut renovation



Bathroom / 1st floor / gut renovation



Bathroom dilapidated/ complete renovation required / 1st floor unit



Bathroom requires renovation / 1st floor

Discretionary improvements Upgrading the old plumbing fixtures within the home would be a logical long term improvement. Replacement of the aging faucets within the home would be a logical long term improvement. To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs would be wise.

Plumbing

Observations cont.

Discretionary improvements cont. During the process of plumbing fixture renovation, it would be wise to replace old piping that is exposed. Supply piping may be susceptible to freezing during extremely cold weather. Heating or insulating this pipe would be wise.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

- Hose bibs that were shut off were not tested.
- Fixtures not tested during the inspection: 1st floor unit bathroom

Comments

Positive attributes The water pressure supplied to the fixtures is reasonably good.

General comments Significant plumbing upgrades and renovations are required to bring the home to an acceptable standard.

Interior

Description

Wall/ceiling materials •Drywall

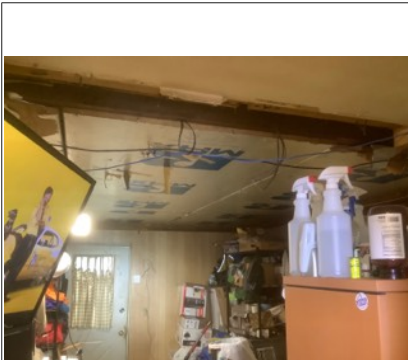
Floor surfaces •Wood
•Carpet
•Tile

Window type(s) / glazing •Casement
•Double/Single Hung

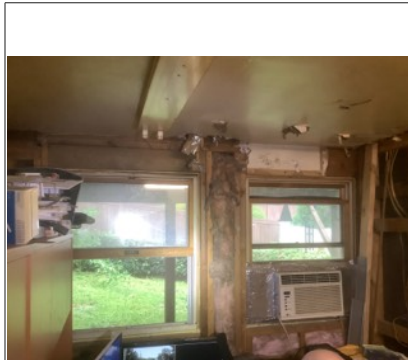
Doors •Wood-Hollow Core

Observations

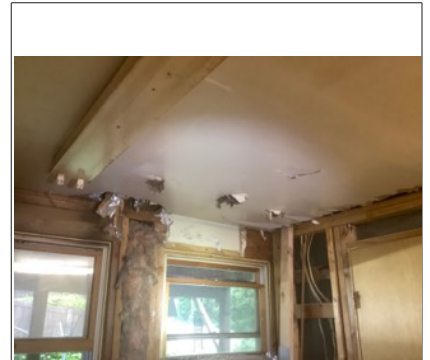
Wall / ceiling finishes Repair/Monitor: The first floor unit is in significant disrepair. Major repairs and renovations to the interior walls, ceilings and floors will be required to bring the homes interior to a livable standard. Expect a complete "Gut" renovation of the first floor unit!



Missing ceiling in living room



Open walls and exposed insulation in living room



Damaged Sheetrock



Exposed wires and insulation

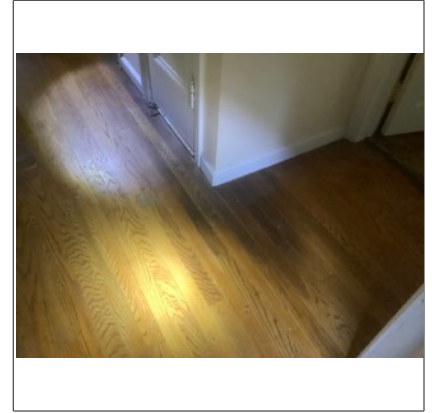
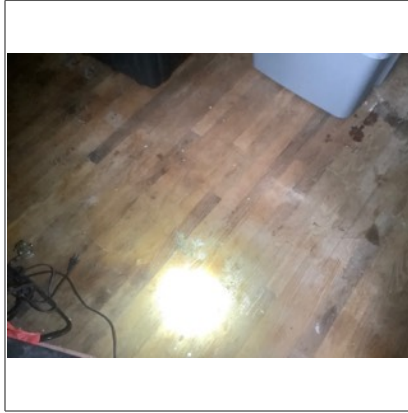
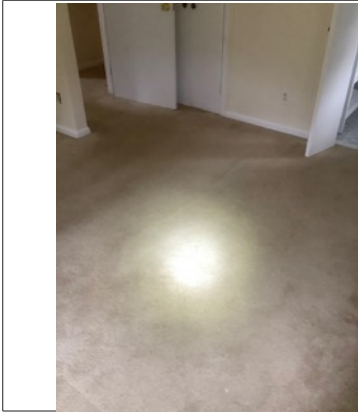
Floors

Repair: The flooring throughout the home is in need of repairs. Old carpets

Interior

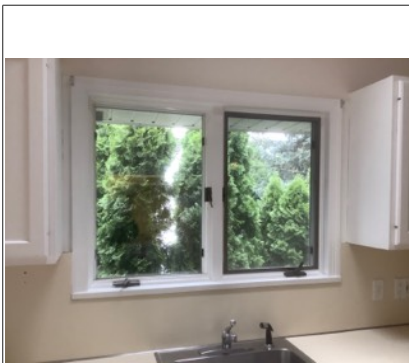
Observations cont.

Floors cont. should be removed and replaced.
 Improve: Refurbishing the wood flooring is a logical improvement.
 Monitor: The installation of the tile floor is less than ideal. It is very common for tile floors to be installed without the benefit of sufficient underlayment or floor stiffening. This can influence the long term performance of the floor.

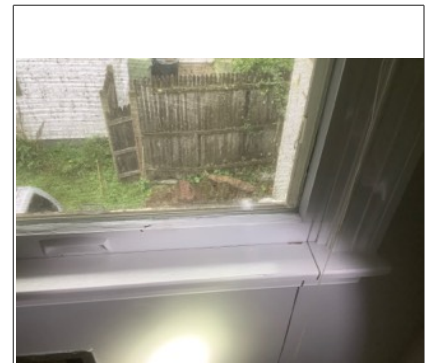
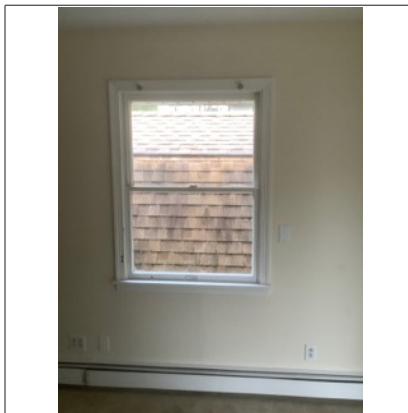


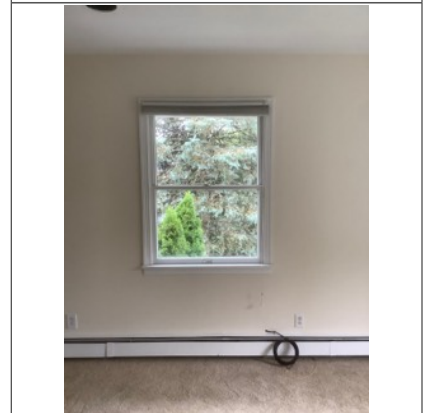
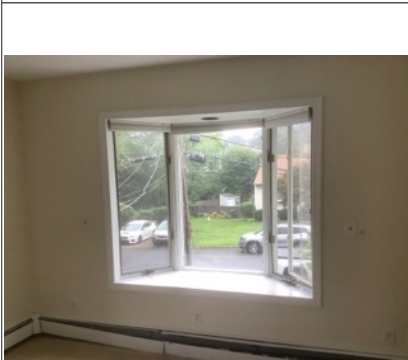
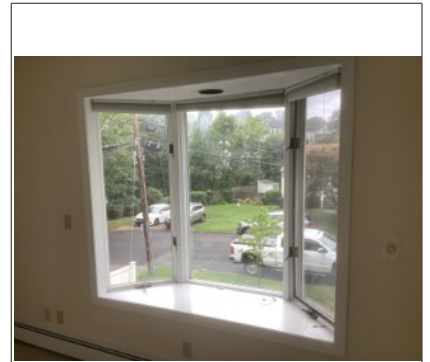
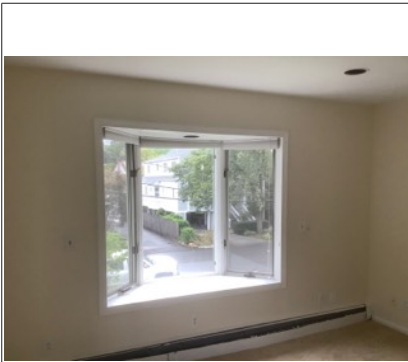
Windows

Repair: The windows are in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration.



Damaged window hardware
missing window screens

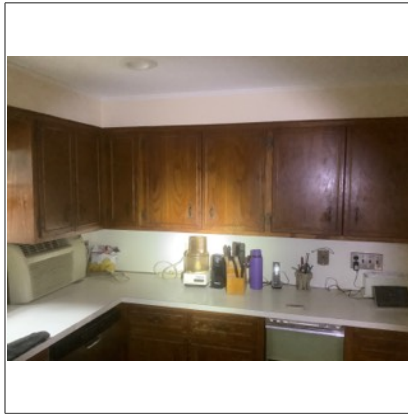
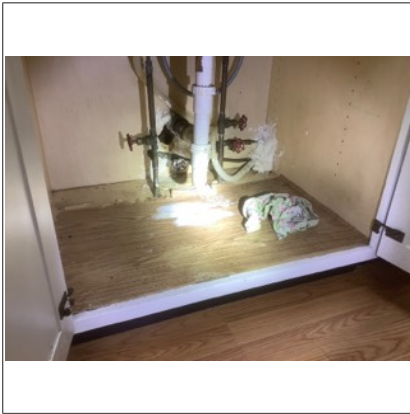




Kitchen counters Monitor: The kitchen counters are old. Improvement may ultimately be desirable.



Kitchen cabinets Repair: Damaged kitchen cabinets should be repaired.
 Monitor: The kitchen cabinets are old. Improvement may ultimately be desirable.



Skylights Monitor: The skylight shows evidence of condensation and has lost its seal.

Basement leakage Monitor: The basement shows evidence of moisture penetration. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to

Interior

Observations cont.

Basement leakage cont. the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

Monitor: It is very common for shrinkage and/or settling cracks to develop in foundation walls. It is also common for these cracks to leak. If leakage is experienced, improve lot drainage adjacent to the crack. If leakage persists, various methods of crack repair are available. These include interior patching with an epoxy resin or hydraulic cement and exterior repairs after excavation. The exterior repair, although more expensive, is more often successful in eliminating leakage.

Monitor: Basement leakage problems can sometimes develop as a result of damaged, congested or ineffective perimeter foundation drainage tiles (often referred to as "weeping tiles"). It is impossible to predict the condition of drainage tiles during a visual inspection of the basement.

Monitor: Depending on the location of the house, ground water tables can sometimes influence basement leakage. Ground water levels tend to fluctuate seasonally and during heavy rainfall. It is impossible to predict what influence ground water may have, during a one-time inspection of a home. If ground water levels extend above the height of the basement floor, the performance of the perimeter foundation drainage tile is very important. If ground water fluctuation causes basement leakage, the installation of effective drainage tiles (and sump pumps, in some cases) becomes necessary.

Monitor: For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal

Interior

Observations cont.

Basement leakage cont. belongings.

Environmental issues Monitor: There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the sold used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Monitor: Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Monitor: Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Monitor: It would be wise to install of carbon monoxide detectors within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) or <http://www.cpsc.gov/cpscpub/pubs/5010.html> for further guidance.

Discretionary improvements In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home. Install new exterior lock sets upon taking possession of the

Interior

Observations cont.

Discretionary improvements cont. home.
It is strongly encouraged that the dryer be vented to the building exterior.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

- The adequacy of the fireplace draw cannot be determined during a visual inspection.

Comments

Condition of finishes On the whole, the interior finishes of the home are in poor condition. While cosmetic improvements are not the focus of this report, this is an area where substantial improvement may be desirable. (1st floor unit)

Condition of windows and doors The majority of the doors and windows are modest quality. While there is no rush to substantially improve these doors and windows, replacement units would be a logical long term improvement.

Condition of floors The flooring system shows evidence of settlement.

Appliance

Description

Appliances

- Gas Range
- Microwave Oven
- Dishwasher
- Refrigerator
- Clothes Washer
- Clothes Dryer

Observations

Gas range unit Monitor: The gas range is an old unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.



Gas range old



Gas range/ middle age

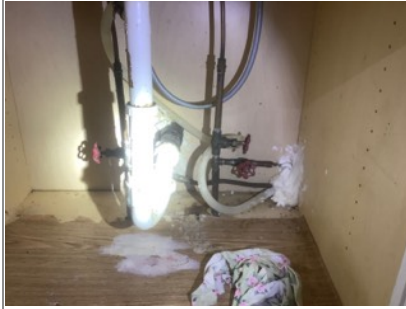


Microwave

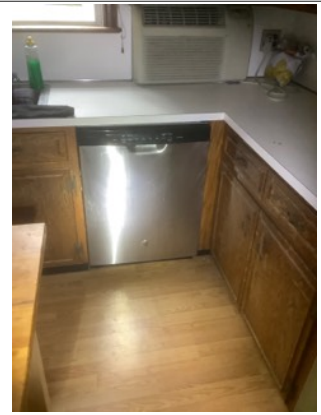
Dishwasher unit Repair: The dishwasher airgap device does not appear to be properly configured. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that this condition be investigated.



Dishwasher



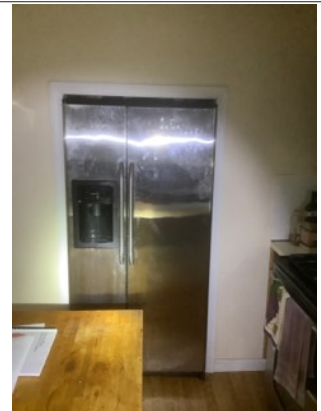
Improve air gap



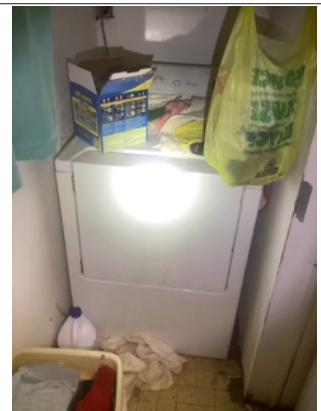
Dishwasher



Old dishwasher



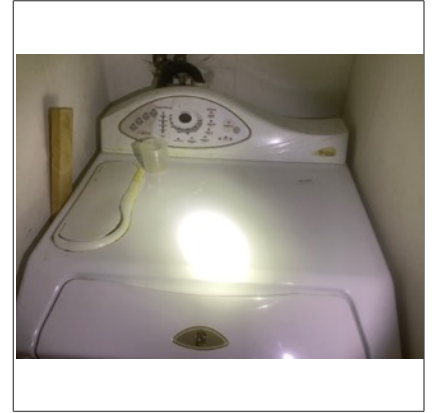
Vent to exterior



Appliance

Observations cont.

Clothes washer unit Improve: Update the supply hoses to braided metal.



Intercom system Monitor: The intercom system is an old system. Reliability and performance may not be ideal.



Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Comments

General comments The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

Fireplace

Description

Fireplace •Wood Burning Fireplace

Observations

Fireplace Repair: The fireplace chimney should be inspected and cleaned prior to operation.



Chimney



Wood Burning fireplace



Cleaning required

Limitations

Limitations As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

•The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.

Other components not tested •Interiors Flue / Chimney

Comments

General comments Consult a licensed chimney professional for cleaning and inspection of the interior flue annually, to ensure safe operation.

House in Perspective

Description

Description Avg Quality/Lacking Maintenance
Avg Quality/Numerous Repairs

Observations

Observations This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Limitations

Weather conditions Wet weather conditions prevailed at the time of the inspection.

Recent weather conditions Rain/Wet Weather

Limitations Wet weather conditions prevailed at the time of the inspection.

Comments

Comments The home is well built but is in need of numerous repairs and has lacked maintenance.
Significant renovations will be required to bring the home to an acceptable standard.