

### CHESTNUT PROPERTY INSPECTIONS, LLC

# PROPERTY INSPECTION REPORT



### 251 Penny Lane, Liverpool, PA 17045

Report Prepared Exclusively For Billy Shears Buyers' Agent: Loretta Martin, Apple Realty Services Date of Inspection: 4/15/2022

Inspector: Derek Pearsall (InterNACHI #20110938)

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### **Understanding the Report**

USE OF PHOTOS AND VIDEO: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. To view videos in the report the PDF needs to be downloaded and viewed with a full PDF reader such as Adobe.

SCOPE OF THE INSPECTION: The home inspection is conducted following the InterNACHI Standards of Practice which define the scope of the home inspection and what is required to be inspected. All items in the standards are inspected but may be reported in a section of the report under a different heading. It is recommended that you read the InterNACHI Standards of Practice (<u>click here to read</u>) to fully understand the scope of the home inspection.

#### TEXT COLOR SIGNIFICANCE:

BLACK text is general information and descriptions of the systems and components installed at the property. Included are observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less significant, but should be addressed; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information. Limitations that may have restricted the inspection associated with an area will be listed here.

RED text are comments of significant deficient components or conditions which need attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

Text with <u>YELLOW</u> highlights allows you to place your cursor over the word for definitions or additional information regarding the term in the report.

### What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

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 and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real 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 the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

### **Report Summary**

**PLEASE READ:** The following summary consists of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. Some of the items here may require further investigation by a specialist. The summary is provided as a courtesy, and should not be utilized as if it were the entire report. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. *Your entire report must be carefully read* to fully assess all of the findings and benefit from the recommendations, maintenance advice, tips and other important information. All repairs should be done by a licensed and bonded contractor or qualified professional. You should obtain copies of all receipts, warranties and permits for the work done.

Plumbing		
Page 26 Item: 5	Water Heating	<ul> <li>5.10. This water heater had no expansion tank installed to allow for thermal expansion of water in the plumbing pipes. Expansion tanks are required for new installations in the jurisdiction in which this home was located. You should consult with a qualified plumbing contractor to install an expansion tank on this system.</li> <li>5.11. Corrosion on the top of the water heater near the draft hood indicated that the water heater may have been backdrafting.</li> <li>"Backdrafting" is a condition in which the invisible, odorless, tasteless, toxic products of combustion from the water heater gas burner fail to exhaust to the home exterior, but are pulled from the vent into the living space, typically by low air pressure created by other home appliances or systems operating exhaust fans. Excessive exposure to these products of combustion can result in injury or death. The Inspector recommends that an evaluation and any necessary corrections be performed by a qualified plumbing contractor.</li> <li>5.12. This water heater appeared to be past its design life and may need replacement soon.</li> </ul>
Interior		
Page 32 Item: 4	Fireplaces & Woodstoves	<ul> <li>4.3. The damper of the wood-burning fireplace in the rear family room appeared to be inoperable at time of the inspection. This condition may prevent proper exhaust of the toxic products of combustion to the home exterior and allow them to enter the living space. The rear chimney had a cover that appeared to the of the type that acts in place of a damper. You should ask the seller about this chimney cover. If this chimney cover is not a damper-type, you should have the damper repaired or replaced by a qualified contractor.</li> <li>4.4. Before burning wood in the fireplace, you should have a Level Two inspection done of the fireplace by a certified chimney sweep. They will clean creosote from the chimney flue and evaluate the condition of the firebox and flue. Chimney fires due to dirty flues are numerous every year; a Level Two inspection is a very important part of the safety of your home.</li> </ul>

### **Inspection Overview**

This report is the exclusive property of Chestnut Property Inspections, LLC, and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of Chestnut Property Inspections, LLC, and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the InterNACHI Standards of Practice (SOP), and those that we do not inspect are clearly disclaimed in the contract and/or in the SOP. Any items or systems excluded from the report is for the aforementioned reason, or because there were no defects observed; it does NOT mean that those items were not inspected.

A home inspection is a non-invasive visual examination of a residential dwelling, not an exhaustive technical evaluation. The report is not intended to be a "check list" of items that need repair or general maintenance, it is designed to identify material defects or deficiencies that would have an adverse impact on the value of the real-property, or that involve an unreasonable risk to people on the property. In accordance with the terms of the contract, **the evaluation and service recommendations that we make in this report should be completed during your inspection contingency by** *qualified, licensed specialists***, who may identify additional defects or recommendations that could affect your evaluation of the property.** 

#### 1. Inspection Details

- The inspection started at 1 PM.
- The property inspected was a single-family home, built in 1952 and listed as 2629 square feet.
- Present for all or part of the inspection: Buyer, Buyer's Agent, Seller
- The home was occupied by the the owner(s), who were in the home during the inspection.
- During the inspection the weather was 65 degrees F and sunny.

• The inspector designates a side of the structure as the front, which is shown in the cover photo. Directional references on the home are made as if one were standing at the front from the exterior.

• There was a moderate to heavy volume of personal and household items present in the home at the time of inspection. Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors were restricted by the presence and volume of these belongings. Any such items are excluded from this inspection report.

• All utilities were on at the time of the inspection.

#### 2. Standards of Practice

The General Home Inspection is based on the InterNACHI Standards of Practice (SOPs) followed by the Inspector. You can read them at nachi.org/sop. The SOPs are minimum guidelines that determine what an inspector must and need not inspect and report on. The Inspector is free to exceed these guidelines at his discretion, however, comments on systems, components, or conditions that exceed the scope of the General Home Inspection are not meant to imply that the scope of the inspection is expanded to include all systems, components, or conditions, the inspection of which lies beyond the scope of the General Home Inspection. Additional defects that lie beyond the scope of the General Home Inspection may exist in the home and may not be identified by the Inspector.

# Roof

Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. These areas were inspected and were functional or serviceable unless otherwise noted.

Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. The roof inspection does not include determination of remaining lifespan or leak-testing, and *will not certify or warranty the roof against future leakage*. Other limitations may apply and will be included in the comments as necessary. Further evaluation and all recommended repairs should be performed by a qualified and licensed roofing contractor.

#### 1. Method & Material

1.1. The roof was covered with dimensional or 'architectural' asphalt shingles. The roof had a gable-style roof with approximately a(n) 8/12 pitch.

1.2. The Inspector inspected the roof and its components by walking the roof, from a ladder at the eaves, with a camera pole, from the ground.

#### 2. Roof Coverings

2.1. The gable roof had areas of minor undulation or 'waviness' on the roof surface, and a raised hump area on the main roof ridge vent. This is typically caused by improper installation or deteriorating roof sheathing. The roof-covering materials appeared to be adequately protecting the roof at the time of inspection. The second floor ceilings were finished, so examination of the sheathing condition from the inside was not possible. You should regularly examine the gable roof surface for changes in these areas. If the condition worsens, consult with a qualified roofer for evaluation.
2.2. Damage to the asphalt shingles from buckling was observed at various points around the chimney flashing. These raised shingles are a potential entry point for water and should be repaired.

2.3. The rubber roof membrane on the flat parts of the roof in the rear were painted with a reflective silver coating that is a mixture of aluminum flakes and asphalt. This coating reflects the sun's heat to keep the home cooler. It should be redone every 3-5 years as needed.

2.4. The front porch roof was constructed of metal, which was observed to have been rusting at the time of inspection. The metal flashing on the front wall above the porch roof had peeling paint at the time of inspection. This paint should be scraped and repainted to preserve the life of the flashing.







Front roof surface

Front roof



Step-flashing on the rear dormer



Metal front porch roof was rusting



Side profile of front roof

Rear roof surface



Bulging and buckling shingles near the chimney



Rear roof looking toward the front

#### 3. Roof Drainage

3.1. Maintenance: Keep rain gutters free of debris and joints sealed to ensure proper function and prevent damage to roof eaves and siding. Because we cannot see inside downspouts, we recommend making sure they are clear to prevent moisture issues caused by overflow.

3.2. The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

3.3. Gutters and downspouts were fabricated from aluminum.

3.4. A downspout or downspouts continued into a drainage pipe entering the ground; this typically continues in a drainage pipe underground and terminates in a discharge point at the street curb. A home inspection does not include checking the underground drainage piping for leaking, or verifying that drainage is reaching this point. You should verify that drainage is reaching a point at least 6 feet outside the foundation. LOCATION: garage exterior, front of the home 3.5. A gutter mounting spike was observed to be detaching at the left rear near the back chimney.

3.6. Staining and mortar deterioration was observed at the front of the home, to the left of the garage door opening. Staining indicated that the downspout had been leaking. Testing of gutter drainage is beyond the scope of a home inspection; you should ask the seller about this condition, and inspect this area during a rainstorm to evaluate for leakage. The mortar damage in this area should be sealed, or the mortar removed and repointed, to avoid moisture intrusion into the home.



Drainage opening in the curb opposite downspout terminations into ground



Gutter spike loose at left rear



Staining and mortar deterioration at front of home

#### 4. Flashings & Penetrations

4.1. Roof flashing was generally old and showed general moderate corrosion throughout the roof. Flashing should be inspected annually and replaced before it begins to leak.



Chimney flashing was discolored

#### 5. Chimneys

5.1. Inspected.

5.2. Please refer to chimney comments in the Exterior section of the report.

### **Exterior**

Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, exterior lighting and receptacles, faucets and plumbing, the stoops, steps, porches and railings, any attached decks and balconies, and eaves, soffits and fascias accessible from ground level. These areas were inspected and were functional or serviceable unless otherwise noted. All recommended repairs should be performed by a qualified and licensed contractor of the appropriate trade.

#### **1. Exterior Views**



#### 2. Exterior Cladding

2.1. Exterior walls were covered with brick, aluminum siding.

2.2. Step-cracking in the brick mortar was observed at both top corners of the opening for the overhead garage door. Door openings commonly crack at the top corners because they are the highest points of stress movement. The lintel, or doorway top support, was made of metal, which expands and contracts according to temperature. This movement of the metal stresses the mortar joints at the corners of the door opening. Cracking such as this with a metal lintel is common, and the mortar should be patched and re-pointed as necessary to prevent moisture damage to the exterior wall structure and home interior, and to prevent development of microbial growth such as mold. If the cracks grow in size or width, or become more widespread, you should consult with a qualified and licensed contractor for evaluation and repair.

2.3. Concrete Masonry Unit (CMU) foundation walls had moderate stepped cracking visible in mortar joints. Cracking should be patched to avoid freeze damage, and the cause of cracking should be determined and corrected. Concrete normally cracks over time as it dries, and it may not be an indication of a deeper problem. LOCATION: front of the home, rear of the home

2.4. What appeared to be a radon mitigation system was installed on the exterior wall on the left side of the home. A radon mitigation system typically consists of a vertical plastic pipe inserted into the foundation floor which ventilates the soil under the home. There may a venting fan installed. Inspection of radon mitigation systems is beyond the scope of a home inspection, and it was not inspected.

2.5. Exterior trim at parts of the home exhibited deterioration at the time of inspection, and the sealant or caulking should be redone in these areas to prevent moisture intrusion to the home. LOCATION:garage exterior

2.6. The area under the dining room appeared to previously have been a patio. There was stacked 2x4 lumber under the floor in this area, and upon probing was determined to be rotting on the inside. Untreated wood in contact with the ground will absorb moisture, creating rot and making the area inviting to wood-destroying insects and fungi. This area should be evaluated by a qualified contractor, and repaired or replaced as necessary.



Mortar cracking near overhead garage



Cracking at garage door opening



door

Surface crack on foundation



Surface cracking of the foundation exterior coating



Cracking near corner of overhead garage door opening



These openings in the brick molding should be resealed



Seal or repoint the mortar cracks here to prevent moisture and pest intrusion



This area of exposed wood under the dining room was deteriorating and rotting on the inside



Wooden floor support under the dining room was in contact with the ground and deteriorating



Some cracking of the foundation parging was observed on the rear patio

#### 3. Chimneys

3.1. The chimney(s) was/were constructed of brick.

3.2. The brick chimney exhibited moderate deterioration from weathering.

3.3. The mortar chimney cap on the front chimney was observed to be cracking and deteriorating at the time of inspection. Chimney caps protect the chimney and interior structure of the home from water intrusion. The front chimney cap should be evaluated and repaired.

3.4. The back chimney had a cover that appeared to be the type that opens and closes in place of a chimney damper. You should ask the seller if this is the case, and if so, how it operates.



Rear chimney cap and cover

#### 4. Doors & Windows

4.1. Window flashings are concealed by the exterior wall covering, and we specifically disclaim evaluation. Leaks may become evident only during heavy, prolonged or wind-driven rain.

4.2. Sealant around windows was degraded, discolored, cracked, and needed maintenance to avoid potential moisture intrusion.

4.3. At the time of the inspection, doors and windows showed general weathering, wear, and deterioration typical of their age.

#### 5. Eaves, Soffits & Fascia

5.1. Eaves, soffits and fascia exhibited general deterioration typical of the age of the home.

#### 6. Driveways & Walkways

6.1. Driveway material: poured concrete

6.2. Walkway material: poured concrete

6.3. Common cracks (1/4-inch or less) were visible in the driveway. Cracks exceeding 1/4-inch should be filled with an appropriate material to avoid continued damage to the driveway surface from freezing moisture.

6.4. Heaving of soil beneath the driveway has created trip hazards that should be corrected.

6.5. Common cracks (1/4 inch or less) were visible in the sidewalk at the time of the inspection. Cracks exceeding 1/4 inch should be patched with an appropriate sealant to avoid continued damage to the walkway surface from freezing moisture.

6.6. An area of the front sidewalk to the right of the driveway apron was uneven, and presented a trip hazard at the time of inspection.



Driveway surface had cracks



Gap between the driveway apron and garage slab floor; some cracking of the garage slab is observed





This area of the front sidewalk was uneven and presented a trip hazard

#### 7. Porches & Patios

7.1. The enclosed porch was located in the front of the home.

7.2. The porch exhibited weathering and wear typical of its age.

7.3. The patio was located at the rear of the home. It was constructed of poured concrete.

7.4. At the time of the inspection, the patio surface showed signs of moderate long-term deterioration from exposure to weather.

7.5. The patio surface had shrinkage cracks visible at the time of the inspection. Shrinkage cracks are common surface cracks and are not a structural concern.

7.6. Wood cladding on the patio wall at the rear of the home was deteriorating from exposure to weather. Wood that is not treated for exterior use will rot over time. This cladding should be replaced. Exterior plywood cladding such as T-111 is appropriate for this application.



Cladding on back patio wall was deteriorating



Algae growth was observed on the rear screen porch



#### 8. Electrical & Plumbing

8.1. IMPROVE: Although electrical receptacles were enclosed in weatherproof enclosures, they were not Ground Fault Circuit Interrupter (GFC) receptacles. GFCI protection of exterior circuits may not have been required when this home was built. You should update the exterior circuits to include GFCI protection. LOCATION: front porch

#### 9. Grading & Landscaping

9.1. The home had areas of neutral or negative drainage that will send rainwater runoff toward the foundation. The ground should slope away from the home a minimum of ¼-inch per foot at least six feet from the foundation. You should have these areas re-graded to improve drainage near the foundation. LOCATION: at the left and front of the home, particularly to the right of the front door. NOTE: this area corresponds to elevated moisture on the front basement wall.

9.2. Planting beds have been constructed near the exterior walls. Water for plants will eventually reach soil supporting the foundation. Excessively high moisture levels in soil supporting the foundation can enter the foundation. The Inspector recommends removal of any planting beds near the foundation.



This area of grading drains toward the foundation, near elevated moisture in the basement





The rear shed had deteriorated doors and siding



Rear shed interior

#### 10. Fences

10.1. Inspection of fencing lies beyond the scope of the general home inspection. The fences were not inspected and any comments are provided as a courtesy.

- 10.2. Some moisture-related deterioration of fences was observed.
- 10.3. Gates were visibly sagging at the time of the inspection.

### Attic

Inspection of the attic typically includes visual examination of the roof structure, attic space ventilation, thermal insulation electrical &plumbing components, and HVAC components. These areas were inspected and were functional or serviceable unless otherwise noted. All recommended repairs or work should be performed by a qualified and licensed contractor.

#### 1. Access

1.1. The Inspector evaluated the eaves storage space from inside.

1.2. The occupant's belongings were stored in the front eaves storage space at the time of the inspection and blocked access to- and view of- portions of the roof structure. Comments made are based on the visible area able to be inspected.

1.3. The attic/second floor ceilings were finished, so attic space access was limited to the front eaves.



Storage blocked access to under-roof spaces in the storage area

#### 2. Structure

2.1. The second floor did not contain a typical attic, but had finished ceilings and rooms. There was a small area of storage space in the front eaves behind the knee wall. Comments on attic structure and ventilation are limited to this area of the second floor that corresponds to a typical attic.

2.2. From the limited storage space behind the knee walls on the second floor, it was observed that the roof structure was built of dimensional lumber using conventional framing methods (rafters and ridge).

2.3. The majority of roof sheathing and structure was not able to be inspected due to finished ceilings on the second floor. A small under-roof area was accessible in the eave storage space, but most of that rafter space had batt insulation installed. Comments on the roof structure are limited to the visible parts of the under-roof area able to be observed.

2.4. Space allowing sunlight through were observed at the soffits, near where the fascia attach to the home. These spaces may allow insects to enter and nest, and allow exterior air to infiltrate the interior space. These spaces should be sealed.



Sunlight visible in soffit area

#### 3. Thermal Insulation

3.1. The attic storage space was insulated with fiberglass batts.

3.2. Some of the batt insulation in the eaves storage space had fallen from the rafter bays, and the paper facing was deteriorated from age.

3.3. The eaves storage space door on the second floor front wall did not have door stops installed in the jamb. This space will allow air exchange between the conditioned and unconditioned air spaces of the home. Door stops should be installed here, and appropriate weather stripping installed to create an air barrier between interior and exterior air.



Batt insulation had fallen out of the rafter spaces



Batt insulation paper facing was deteriorated



Batt insulation showed varying levels of deterioration







#### 4. Attic Ventilation

4.1. In accordance with industry and insurance standards, we are not required to enter an attic that has less than thirtysix inches of headroom; does not have a floor path designed for walking or crawling, or in the inspector's opinion may compromise the ceiling below. Construction method, personal belongings, stored items, AC ductwork insulation or other components may limit access or view to some areas in which case we will inspect the attic from the access point, with no comments or evaluation of areas not readily viewed from the access point.

4.2. The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as observed on the day of the inspection. Attic ventilation is not an exact science; the performance of an attic ventilation system can vary with different locations or weather conditions within a single climate zone.

4.3. The attic was not ventilated. A design was used in which insulation is applied to the underside of the roof and the attic space contains conditioned air, just like the living space. These designs can out-perform ventilated attics when used in an appropriate climate and properly designed and constructed. This condition will not void the manufacturer's warranty of most asphalt-based roof-covering materials.

4.4. Continuous ridge vents alone were installed to ventilate the attic space. Continuous ridge vents are exhaust vents designed to be used along with intake ventilation devices installed low in the roof. This allows cool air to enter the attic space through the lower vents to replace hot air exhausted through the ridge vents. Without intake vents installed low in the roof, the performance of continuous ridge vents is drastically reduced.

4.5. Roof structures over finished ceilings are typically ventilated using soffit and continuous ridge vents. Properly constructed, thermal insulation is installed in rafter bays in a manner that leaves a 2" space between the top of the insulation and the bottom of the sheathing. Air enters this space from soffit vents, travels up the air channel and out of the ridge vents. This system helps ventilate the underside of the sheathing and keep the roof cool, helping to prevent the development of ice dams in cold climates and reduce cooling costs in warm climates.

4.6. The majority of second floor ceilings were finished, and the condition or presence of under-roof air channels could not be evaluated. Soffit vents require exterior soffits to exist on either side of the vented roof surface; this home only had soffits installed in the front. Because the rafter space necessary to install the required air chutes cannot be evaluated, and because the home only has exterior soffits installed in the front, the feasibility of installing soffit ventilation is unknown.

### Garage

Inspection of the garage typically includes examination of the general structure: floor, wall and ceiling surfaces: conventional doors and door hardware; overhead door condition and operation; proper electrical condition; interior and exterior lighting; stairs and stairways; proper firewall separation from living space; and proper floor drainage. These areas were inspected and were functional or serviceable unless otherwise noted. All recommendations for repairs should be completed by a qualified and licensed contractor.

#### 1. Garage Description

- 1.1. The home had a(n) attached 1 car garage.
- 1.2. The garage was old and exhibited moderate general deterioration commensurate with its age.



Garage interior

#### 2. Garage Structure

2.1. The concrete garage floor had localized areas of surface damage.

2.2. Garage ceiling rafters exhibited evidence of previous or current water leakage. Active leaking did not appear to be occurring at the time of inspection; however, leak testing of roofs is beyond the scope of a home inspection. You should ask the seller about this condition, and regularly inspect this area of the garage roof during rain storms.

2.3. The garage had unfinished block walls. Areas of glue residue were visible on the block walls, with evidence that foam insulating panels had been installed on the garage block walls previously.

2.4. A crack was observed to be going through the center of a block on the interior side of the garage. The cause of this crack is unknown. A straight crack in a masonry wall or foundation can be due to shrinkage of the concrete. Concrete block walls might shrink or expand in response to moisture changes. Another possible cause is the building of additions in the rear of the home, and how they affect the structure of the home. Having stated these possibilities, it should be noted that there was no deflection or movement observed in the block at the time of inspection; if this condition were present, it could indicate structural movement. If the crack expands or the block becomes displaced, the wall should be evaluated by a qualified contractor.



The dark area under the roof could be leakage or resin seepage from the wood



sheathing and rafters





Garage walls with glue residue and foam insulation remnants



Crack through block on the garage interior wall

#### 3. Fire Separation

3.1. FYI:A fire-resistance-rated or partition wall (commonly called a fire wall) between a garage and the home is an important safety feature. Determining the rating of required firewalls between the garage and the home is beyond the scope of this inspection. While the visible portions of the wall appeared to be installed as required, personal items restricted visibility. We recommend verifying there are no holes or openings in the garage wall. The reason this wall is required is to inhibit fires that start in the garage from quickly entering the home.

3.2. FYI: There were a large number of stored items blocking access and view of the garage walls. They were not able to be fully inspected for penetrations or improper openings. If there are any openings between the garage wall the house interior, those openings should be sealed.

3.3. The walls separating the garage from the home living space did not meet firewall requirements. Firewalls may not have been required at the time the home was originally constructed. Consider updating the existing condition to meet current firewall requirements.

3.4. The door in the wall between the garage and the home living space did not meet generally-accepted current safety standards. Doors in firewalls must be a minimum of 1-3/8 inches thick, metal or a 20 minute fire-rated panel door.3.5. The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

#### 4. Garage Electrical

4.1. Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.



GFCI receptacle with light switches in garage

#### 5. Overhead Garage Door

5.1. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with all manufacturer's specifications. This inspection is performed according to the recommendations of the Door and Access Systems manufacturer's Association (DASMA) and is general in nature.

5.2. The garage overhead door had no warning label installed near the wall-mounted control button as is recommended by the Door and Access Systems manufacturer's Association (DASMA). Garage doors are potentially dangerous. The Inspector recommends that a warning label be installed as recommended.

5.3. The vehicle door would not reconnect after testing of the manual disconnect. The door had to be manually reconnected. This condition should be corrected.





Exterior garage door opener

#### 6. Safety Devices

6.1. One overhead garage door(s) was/were equipped with an automatic door opener.

6.2. The pressure-activated automatic reverse feature was not tested. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications. If you wish to ensure that the garage door complies with the manufacturer's specifications you should have the it inspected by a qualified garage door specialist.

6.3. The push-button switch for the automatic garage door opener was operable and safely.

6.4. The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

### **Foundation & Basement**

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guarantee that the foundation, and the overall structure of the building is sound. All recommended evaluations and repairs should be performed by a licensed &qualified foundation or cement contractor.

#### 1. Foundation & Basement Structure

1.1. A portion of the foundation walls were hidden behind finished wall panels. In these areas, inspection of the foundation walls was limited to representative areas only.

1.2. The visible portions of the foundation walls were constructed of concrete masonry units (CMU) commonly called "concrete block".

1.3. Basement construction consisted of a partially finished basement.

1.4. The basement floor was poured concrete.

1.5. Some areas of the basement were not visible due to the occupant's belongings. The Inspector recommends inspection of these portions of the basement by a qualified inspector after access has been provided.

1.6. Because the General Home Inspection is a visual inspection, inspection of the basement concrete floor slab is limited by the fact that most of the slab was hidden beneath floor covering materials. Our comments are limited to only those portions of the slab that could be viewed directly.

1.7. Foundation construction consisted of a basement.

1.8. The basement floor consisted of a concrete slab resting on the ground. Most of the slab was not visible due to interior floor coverings.

1.9. In the finished part of the basement, moisture levels in the wall near the window showed elevated levels of moisture. This condition indicates high moisture levels in soil near the foundation. This area corresponds to an area of negative grading at the exterior of the home to the right of the front door. Excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. The condition should be corrected.



Unfinished portion of basement



Unfinished basement area



A radon mitigation system was installed in the basement; fluid levels indicate proper operation



Moisture level on front basement wall was elevated

#### 2. Basement Electrical

2.1. Electrical receptacles in the basement were not Ground Fault Circuit Interrupter (GFCI) protected. GFCI protection of basement circuits may not have been required when this home was built. For safety reasons, you should have the existing basement electrical circuits updated to include GFCI protection.



Radon fan switch; leave this switch on

#### 3. Floor Structure

3.1. The floor structure was viewed from the basement.

- 3.2. The floor structure consisted of wood planking installed over wood joists.
- 3.3. The floor joists were made of dimensional lumber.

3.4. Floor joists lapped on top of and were supported by a steel support beam that rested in pockets in the perimeter foundation walls and was supported between ends by posts.

#### 4. Support Posts



Steel girder with support post in utility room in the basement

#### 5. Basement Laundry

5.1. A portion of the basement was dedicated to a laundry area. It included a clothes washer and a gas-fired clothes dryer.

5.2. The washer and dryer were operated to check that they turned on and functioned. They both were working at the time of inspection. A home inspection does not include testing water temperature adequacy, or dryer effectiveness. 5.3. A dryer exhaust duct connection was installed in the laundry room. Although the dryer was operated briefly, the duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. You should have the dryer duct cleaned at the time of purchase, and annually in the future, to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed exhaust duct.

5.4. Electrical receptacles in the laundry area had no Ground Fault Circuit Interrupter (GFCI) protection. You should have GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.

5.5. The dryer exhaust vent was not equipped with a backdraft damper. This condition may alow pests to enter the vent, where they may create obstructions with nesting materials, creating a potential fire hazard. The Inspector recommends installation of a proper backdraft damper.

5.6. The dryer exhaust duct was kinked and/or crushed where it exited the back of the dryer. Space limitations made proper installation difficult. This condition creates a restriction in dryer exhaust that can result in lint accumulation or duct blockage, both of which are potential fire hazards. Restricted exhaust venting can also cause dryer overheating that can shorten the expected long-term service life of the dryer. Special hardware is available that is designed to allow proper venting in areas with space limitations. The Inspector recommends installation of an adapter that will not restrict dryer exhaust air flow.



Basement laundry area



Washer water supply hoses



Dryer exhaust vent



This foil dryer vent hose should be replaced with rigid type vent pipe



Washing machine water supply hoses



This 240 volt dryer receptacle was inoperable



Gas shut off valve for dryer is behind the doors atop the dryer, next to the electrical panel



Foil flex vent for dryer should be re-routed to be straighter



Floor drain in the basement laundry area

# Electrical

Over the years, many different types and brands of electrical components may have been installed. Electrical components and standards have changed and continue to change. For this reason, because it is a general visual inspection, a home inspection is limited to identifying common electrical requirements and deficiencies. A more comprehensive inspection may be required. All recommended evaluations and repairs should be performed by a licensed &qualified electrical contractor.

#### **1. Service Entrance**

1.1. The electrical service was supplied by overhead service cables.

1.2. The Inspector observed no deficiencies in the condition of the service drop.

1.3. The overhead service-drop conductors attached directly to the home exterior. Although this is an outdated practice,

the Inspector observed no deficiencies in the condition of the attachment at the time of the inspection.

1.4. The overhead service drop conductors had inadequate clearance above the roof.

The minimum clearances are as follows:

- 4:12 or less roof pitch- requires 8 feet minimum clearance;

- Steeper than 4:12- requires 3 feet minimum clearance.

The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with your electrical service provider to discuss options and costs for correction. Any work on the service conductors should be performed by a qualified person only.

1.5. The service entrance conductors were routed from their attachment to the home, downward and through the flat roof to the electrical meter below. These conductors were coated in a thick layer of roof sealant, to protect the underlying structure from moisture. The cables appeared to be routed through a plastic conduit tube to the meter. The cables and tube are coated in roof sealant. This area should be inspected regularly, to prevent water from entering the meter box from an opening in the sealant.

1.6. The electric meter was located at the rear of the home.

1.7. The service entrance conductors were inspected both in the main service panel and at the weatherhead.



Service entrance and drip loop



These service entrance cables to the meter should be regulary inspected



Electric meter was located on the back patio

#### 2. Service Panel

2.1. The electrical service entrance conductors fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.

2.2. The electrical service panel was located in the basement , behind door installed above the dryer in the laundry area.

2.3. The service panel was not accessible at the time of the inspection. It should be made accessible and evaluated by a qualified electrical contractor before the expiration of your Inspection Objection Deadline.

2.4. The service panel did not have proper clearances to provide quick access for an emergency disconnect. This condition should be corrected by a qualified electrical contractor. The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6 feet-6 inches.

2.5. The service panel brand was Siemens .

2.6. The dead front cover of the electrical service panel was missing screws. The Inspector recommends that appropriate screws be installed to securely attach the dead front cover.



Open electrical panel



Service panel label



Missing screws in service panel

#### 3. Main Disconnect & Breakers

3.1. The service disconnect was rated at 200 amps. The disconnect was located at the service panel.

3.2. The Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.

3.3. The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.

3.4. Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.

3.5. At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.

#### 4. Grounding & Bonding

4.1. The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service panel and that was properly clamped to the top of a driven rod that serves as the grounding electrode. Driven rods are typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.

4.2. Double-tapped ground wires (two wires terminated in a space designed for one wire) were observed in the ground & neutral termination bar. This was previously a common practice, but is no longer allowed in new installations. If flickering lights or intermittent power at receptacles are observed in the future, have the panel checked by a qualified electrician.



Water supply bonding to electrical system



Grounding electrical conductor rod was installed under the electric meter in the back of the home

#### 5. Branch Wiring

5.1. Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. Cover plates are not removed, and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

5.2. At the time of the inspection, the Inspector observed no deficiencies in the condition of visible branch wiring. 5.3. The visible branch circuit wiring was modern solid, vinyl-insulated copper wire, and a few circuits had cloth-insulated copper wire.

5.4. Electricity in the home was distributed through old wiring insulated with cloth insulation. Due to its age, this wiring should be evaluated by a qualified electrical contractor.

5.5. Double-tapped ground wires (two wires terminated in a space designed for one wire) were observed in the ground & neutral termination bar. Some electrical service panels were rated for double-tapped ground wires, meaning that two ground wires were allowed to terminate under the same lug. This installation practice was permissible at the time the home was built, but is no longer allowed in new installations. If flickering lights or intermittent power at receptacles are observed in the future, have the panel checked by a qualified electrician.



Double-tapped ground conductor in ground bar

# Plumbing

#### 1. Water Supply

- 1.1. The home water was supplied from a public source.
- 1.2. Most water supply pipes were not visible due to wall, floor and ceiling coverings.
- 1.3. Water supply pipe was 3/4 inch galvanized steel.
- 1.4. The main water supply shut-off was located in the basement.
- 1.5. The visible home water supply pipes were 3/4 inch copper.

1.6. At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible water supply pipes.

1.7. The home water supply pipes appeared to be properly bonded to the home electrical system at the time of the inspection.

1.8. The Inspector recommends that uninsulated water supply pipes in the be insulated by a qualified contractor to save on water heating costs and to help prevent damage from freezing pipes.



The main water supply shutoff is pictured



Water system pressure regulator and backflow preventer

#### 2. Water Quality

2.1. The home had a water softener that was disconnected; it was not inspected.



A water softening system was disconnected

#### 3. Drainage Systems

3.1. The visible drain, waste and vent (DWV) pipes were PVC and cast iron.

3.2. All plumbing fixtures in the home exhibited functional drainage at the time of the inspection.

3.3. At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes.

#### 4. Sewage Systems

4.1. The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

#### 5. Water Heating

5.1. NOTE: Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the quality of the water heater, chemical composition of the water, long-term water temperature settings, and the quality and frequency of maintenance. Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. Because of the visual nature of a home inspection, this inspection does not include evaluation of the heater tank and anode rods; the inspector disclaims inspection of these items. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes, and a maximum of 130 degrees to prevent scalding.

5.2. This water heater was gas-fired.

5.3. This water heater was manufactured by General Electric. The serial number is GENG 0303D04898; the model number is SG50T12AA01; the date of manufacture was approximately March of 2003.

5.4. Water heater capacity was 50 gallons.

5.5. This water heater was located in the basement.

5.6. Water heaters can be expected to last as long as the listed warranty. The water heater was past its warranty and may need to be replaced soon.

5.7. The burn chamber of the water heater was sealed and the inspector was unable to evaluate its condition.

5.8. At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested) and the TPR discharge pipe.

5.9. A clothes dryer and a gas-fired water heater were both installed in the basement. When both the water heater and dryer are operating, this condition can cause the toxic products of combustion from water heater operation to be pulled from the water heater combustion exhaust flue into the basement air space. This process is called "backdrafting". Because of the lack of ventilation, these airborne toxins may accumulate in basement and spread into the air of the living space. For health and safety reason, the Inspector recommends that the door to the basement utility room be closed at all times, and that the CO detector in the basement tested regularly.

5.10. This water heater had no **expansion tank** installed to allow for thermal expansion of water in the plumbing pipes. Expansion tanks are required for new installations in the jurisdiction in which this home was located. You should consult with a qualified plumbing contractor to install an expansion tank on this system.

5.11. Corrosion on the top of the water heater near the draft hood indicated that the water heater may have been backdrafting. "Backdrafting" is a condition in which the invisible, odorless, tasteless, toxic products of combustion from the water heater gas burner fail to exhaust to the home exterior, but are pulled from the vent into the living space, typically by low air pressure created by other home appliances or systems operating exhaust fans. Excessive exposure to these products of combustion can result in injury or death. The Inspector recommends that an evaluation and any necessary corrections be performed by a qualified plumbing contractor.

5.12. This water heater appeared to be past its design life and may need replacement soon.



Water heater data plate



TPR valve and discharge pipe



Corrosion on and near water heater vent hood



White corrosion on water heater exhaust pipe indicated exhaust problems



Water heater gas shutoff valve is

located behind the ductwork over the

water heater

No expansion tank is installed on the water heater

#### 6. Fuel Supply

6.1. The home was fueled by natural gas supplied by a public utility.

6.2. This gas-fired water heater was equipped to burn natural gas.

6.3. The photo shows the locations of shut-off valves for gas and water.

6.4. At the time of the inspection, the Inspector observed few deficiencies in the condition of the gas supply pipes. Notable exceptions will be listed in this report.

6.5. Gas pipe bonding to the home electrical system was not able to be visually confirmed. You should ask the seller about this condition, or have a licensed plumber or the gas supplier evaluate it. Modern safety standards require that a bonding conductor is installed to electrically bond the gas system to the ground of the electrical system.

6.6. The home had corrugated stainless steel tubing (<u>CSST</u>) installed as gas pipe that was not electrically bonded. CSST has specific bonding requirements that must be complied with for safety reasons. Consult with a licensed plumber to evaluate and/or correct this condition.

6.7. The photo shows the gas pressure regulator that controls the pressure under which gas is supplied to the home. Gas regulators leak small amounts of gas occasionally. If gas smell is strong and persists, contact your local gas utility provider.



Gas shut-off valve in front of home



Gas meter in front of home; the gas regulator is circled



This CSST fuel supply line to the kitchen gas range was not electrically bonded to the electrical system ground

# Heating

Inspection of the heating system is done using the system's normal operating controls. The inspector explains the location of the thermostat, the energy source, and the heating method. The report will mention any heating system that did not operate, or if the heating system was inaccessible. These areas were inspected and were functional or serviceable unless otherwise noted.

You should request the service records of the heating system, and if there was no service within the last twelve months, it is recommended that a complete system evaluation be made by a qualified HVAC contractor to ensure proper operation. We cannot determine if the heating system is properly sized for the house- this can only be determined by a qualified contractor. All recommended repairs or work should be performed by a qualified and licensed HVAC contractor.

#### 1. Furnace Information

1.1. Checking compliance with the furnace manufacturer's installation recommendations exceeds the scope of a home inspection. Although a home inspector can identify problems common to many heating systems, a full, technically exhaustive evaluation requires the services of a qualified **HVAC** contractor.

1.2. The home was heated by a gas-fired, high-efficiency, forced air furnace.

- 1.3. This furnace was made by Goodman, manufactured in May, 2017.
- 1.4. The heater was located in the basement.
- 1.5. Thermostats are not checked for calibration or timed functions.
- 1.6. The thermostat for this furnace was located in the upstairs hallway .



Thermostat is located in the upstairs bedroom hallway



Furnace data plate

#### 2. Furnace Operation

2.1. This furnace responded adequately to the call for heat.

2.2. The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of a home inspection. Although the Inspector may make comments upon observing indications of heat exchanger problems, if there is any doubt about the condition of the heat exchanger, you should have the furnace inspected by a qualified HVAC contractor. A qualified HVAC contractor will be able to certify the heat exchanger condition.

2.3. Conditions in the furnace combustion chamber appeared to be acceptable at the time of the inspection. Some of the combustion chamber was not visible. A full evaluation of the combustion chamber would require the services of a qualified heating, ventilation and air-conditioning (HVAC) contractor.

2.4. The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.

2.5. The air filter for this furnace was located behind an access cover in an enclosure for an older electronic air filter that was not functional. Shut off the furnace at the electrical switch before attempting any service such as filter replacement. The air filter should be checked quarterly and replaced when dirty.



Furnace burner flame color is a uniform blue, indicating proper combustion

#### 3. Furnace Combustion

3.1. <u>Combustion air</u> supply for this furnace appeared to be sufficient at the time of the inspection.

#### 4. Supply & Return Ducts

4.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible HVAC ducts.

4.2. The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

4.3. The furnace and water heater had less than the recommended 10 feet of separation. This condition may result in the toxic products of combustion from the water heater being pulled into the indoor air by the furnace operation. The Inspector recommends correction by a qualified HVAC contractor.

#### 5. Furnace Fuel

5.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this furnace.



Furnace gas shutoff valve

# **Air Conditioning**

#### 1. AC System Information

1.1. The General Home Inspection does not include confirming even temperature distribution throughout the home by the cooling system. In multiple-story homes a temperature gradient will often exist, with upper floors being warmer than lower floors. You should ask the seller about this condition, keeping in mind that individuals often have their own perceptions of what constitutes adequate performance of the cooling system.

1.2. The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. The compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

1.3. The furnace and the air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.

1.4. The cooling system was manufactured by Alumacoil.

1.5. The air-conditioner date of manufacture was July 2017; the model number was CAPF3636C6DB; the serial number was 1707311969.



AC evaporator coil data plate

#### 2. AC System Operation

2.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the air-conditioning system. 2.2. At the time of the inspection, the system responded to the call for cool air.

2.3. The air-conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.

### Interior

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing. All recommended repairs should be performed by a licensed and qualified contractor.

#### **1. Interior Views**



Upstairs landing



Dining room thermostat for baseboard heating system

Rear family room



Dining room

Living room

#### 2. Interior Condition

2.1. The front door deadbolt did not fully extend into the door frame as designed. The deadbolt did secure the door from the outside, but the bolt is only touching the strike plate instead of seating inside the frame. This condition should be corrected.



Family room patio side right window would not lock



The front door deadbolt did not fully extend into the door frame

#### **3. Interior Electrical**

3.1. An electrical receptacle in the living room near the front door had a wiring fault at the time of inspection. This condition should be corrected by a qualified electrical contractor.



The outlet nearest the front door had a wiring fault

#### 4. Fireplaces & Woodstoves

4.1. This home had a wood-burning fireplace in the downstairs family room . Inspection of wood-burning fireplaces typically includes visual examination.

Full inspection of wood-burning fireplaces lies beyond the scope of a home inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, we strongly recommend that you have a level two inspection by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector at <a href="http://www.csia.org/search">http://www.csia.org/search</a>

4.2. The firebox of the wood-burning fireplace needed cleaning.

4.3. The damper of the wood-burning fireplace in the rear family room appeared to be inoperable at time of the inspection. This condition may prevent proper exhaust of the toxic products of combustion to the home exterior and allow them to enter the living space. The rear chimney had a cover that appeared to the of the type that acts in place of a damper. You should ask the seller about this chimney cover. If this chimney cover is not a damper-type, you should have the damper repaired or replaced by a qualified contractor.

4.4. Before burning wood in the fireplace, you should have a Level Two inspection done of the fireplace by a certified chimney sweep. They will clean creosote from the chimney flue and evaluate the condition of the firebox and flue. Chimney fires due to dirty flues are numerous every year; a Level Two inspection is a very important part of the safety of your home.



Interior of the fireplace was dirty

### 5. Smoke/CO Detectors

The fireplace damper did not close

5.1. The smoke and carbon monoxide detectors responded to the test button at the time of inspection.

### **Kitchen**

1. Range & Microwave



Gas shut-off for the gas range was located in the basement utility room



Range top burners are functional

### **Bedrooms**

Inspection of bedrooms typically includes examination of floor, wall and ceiling surfaces, switches and outlets, room heat, and door, window and skylight condition and operation. All repairs should be performed by a licensed and qualified contractor.

#### 1. Bedroom Location(s)

- 1.1. First floor Primary Bedroom
- 1.2. First floor side bedroom
- 1.3. Second floor front bedroom
- 1.4. Second floor back bedroom/office



Upstairs office

Upstairs front bedroom

Primary bedroom



First floor side bedroom

#### 2. Interior

2.1. Wood floors in the bedrooms exhibited areas of moderate surface wear.

2.2. Minor cracks at the corners of doors and windows in walls in a bedroom appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern. They should be repaired and repainted. LOCATION: upstairs front bedroom







Stress cracks in the upstairs front bedroom

Stress cracks in the upstairs front bedroom

#### 3. Windows

3.1. A window in the upstairs front bedroom was difficult to lock, but operated properly at the time of inspection.

#### 4. Bedroom Electrical

4.1. Electrical outlets in the bedrooms had no Arc Fault Circuit Interrupter (AFC) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. This home was built before the requirement for AFCI protection of bedrooms. Bedrooms in new homes are required to have AFCI-protected outlets. This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

### **Bathrooms**

Bathrooms are the wettest location in a home. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. All repairs should be performed by a qualified and licensed plumber.

#### 1. Bathroom Information

1.1. At the time of the inspection, the bathroom(s) exhibited general minor wear and deterioration commensurate with the age of the home.

1.2. IMPROVE: The bathroom exhaust fan was excessively noisy at the time of the inspection and may need to be replaced soon. All work should be performed by a qualified contractor. LOCATION: upstairs bathroom



First floor main bathroom

#### 2. Sinks & Toilets

2.1. In this bathroom, the toilet was slightly loose at the floor and should be re-attached by a qualified plumbing contractor.

#### 3. Tubs & Showers

3.1. The tub in the upstairs bathroom had an inoperable stopper.

3.2. In this bathroom the tub Jets did not respond to the controls. The Inspector recommends repair by a qualified plumber contractor.

3.3. Sealant at the tub/shower was old and had visible discoloration consistent with microbial growth such as mold. The Inspector recommends that this sealant be removed and replaced to help prevent the development of unhealthy conditions.







Behind upstairs bathroom access panel Access panel to upstairs tub plumbing in hallway

Tub caulk in the upstairs bathroom needed to be reapplied

#### 4. Windows & Doors

4.1. The pocket door in the upstairs bathroom was operable and lockable at the time of inspection.

#### 5. Floors, Walls & Ceilings

5.1. The bathrooms had minor vinyl floor damage and wear from use.

5.2. Minor cracks at the corners of doors and windows in walls in the upstairs bathroom appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



Stress crack above the upstairs bathroom door

# Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de- energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. GFCI protection is required in bathrooms, basements, kitchens, and any location within 6 feet of a water source.
HVAC	Heating, Ventilation, and Air Conditioning
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Parging	Parging is the coating applied to the visible (above-grade) portion or the interior surface of a home's foundation walls. It is applied to both poured-concrete and concrete-block foundations to hide surface imperfections, marks from formwork and the like, so its role is essentially decorative.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves