

## Home Inspections



**Site Location:**  
25 Sparrow Road

**Client:**  
Gregg Fisher

**Inspection Date:** 9/20/2013

**Job Number:** 218

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Summary

## Exterior

The following is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed a qualified contractor should correct them.

<b>LANDSCAPING:</b>	Landscaping is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc.
<b>Site:</b>	Level
<b>PAVED AREAS:</b>	This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.
<b>Sidewalks:</b>	Patio Block
Rating:	Acceptable
<b>Steps:</b>	Treated Wood
Condition:	<b>Uneven steps</b> --- Uneven steps were noted. The riser height should not vary more than 1/8" in any run of stairs. This is a tripping hazard and should be repaired.
Rating:	Location: front Hazardous
<b>SIDING/TRIM:</b>	Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.
<b>Siding:</b>	T1-11
Condition:	<b>Buckling</b> --- Buckling was observed. This is caused by too much material in too little space. Either the material has swollen or the space for it has decreased. Determine the underlying cause before making repair. Location: units A, C at several places <b>Delamination</b> --- Delamination has occurred. This refers to separation of the wood layers. Recommend repair of these areas to help prevent further deterioration. Location: units A, B, C at several places <b>Wicking</b> --- Wicking has occurred. Moisture moves through material by capillary action. Locate and remove the source of dampness and repair. Location: A at lower sections of all units which appears to be caused by negative pitched flashing <b>Dry rot</b> --- Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed. Location: unit A-north lower sections
Rating:	Maintenance Required
<b>WINDOWS:</b>	Windows are an important part of the structure, gaining and losing more heat than any other element.
<b>Type:</b>	
Condition:	<b>Damaged screen</b> --- Screening is damaged and in need of repair. Location: throughout units
Rating:	Maintenance Required
<b>Glazing:</b>	Insulated Glass
Rating:	Acceptable

**DOORS:**

Doors are inspected for functionality and condition. The degree of protection from people or weather is a matter of personal decision.

**Entry:**

Metal

**Condition:**

**Physical damage ---** Physical damage was noted and should be repaired.

Location: unit 10 jamb

**Paint failing ---** The paint is failing. This can be caused by age, poor preparation, excessive thickness or moisture. When repainting, treat all painted surfaces applied before 1978 as lead based. Local paint suppliers can offer proper procedures for removal.

Location: throughout units

**Dry rot ---** Dry rot is decomposition in seasoned wood caused by fungi.

Recommend repair of affected area as needed.

Location: units 2, 9 jambs

**Rating:**

Maintenance Required

# Roof

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed a qualified contractor should correct them.

<b>STYLE:</b>	The predominant roof style of the structure.
<b>Type:</b>	Gable
<b>COVERING:</b>	Covering material is partially a matter of taste, but performs the vital function of keeping water out of the structure. The life of roofing material can vary greatly depending on geographic area and estimates of remaining life (if given) are ESTIMATES.
<b>Material:</b>	Asphalt Shingle
Condition:	<b>Moss ---</b> Moss was observed growing on the surface. Remove chemically, with caution. See your local building supply store for detailed product availability and use. This may cause lower life expectancies in these areas. Location: units A, B
Rating:	Maintenance Required
<b>SEEN FROM:</b>	This section describes the method the inspector used to examine the roof and obviously affect the ability to observe any conditions.
<b>Method:</b>	Binoculars
<b>GENERAL:</b>	
<b>Weather:</b>	Clear
<b>OVERHANG:</b>	Overhang describes soffits and fascia. This area is important for proper ventilation of the roof and water removal.
<b>Fascia:</b>	Wood
Condition:	<b>Dry rot ---</b> Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed. Location: unit A- several places
Rating:	Maintenance Required
<b>Soffits:</b>	Vented Soffit
Rating:	Acceptable
<b>VENTILATION:</b>	The types and condition of attic ventilation is covered in this section. Proper ventilation is important for maximum life of the roof covering and framing materials.
<b>Type:</b>	Ridge, Soffit
Condition:	<b>Physical damage ---</b> Physical damage was noted and should be repaired. Location: unit C ridge vent
Rating:	Maintenance Required
<b>FLUES/VENTS:</b>	Flues are used to vent gases and heat from heating devices and vents are used to vent the plumbing system to atmosphere. This section describes any damage or problems at the roof level.
<b>Plumbing:</b>	Plastic
Rating:	Acceptable

## Foundation / Structure

This inspection is based on observation of the visible portions of the foundation and structure. If any conditions are listed a qualified contractor should correct them.

**ACCESS:** This section describes the restrictions (if any) to the inspection of the foundation. If severe restrictions existed, they should be overcome and a reinspection performed.

**Access:** Restricted  
**Condition:** **Floor covering ---** Areas with floor covering were not inspected.

**FOUNDATION:** This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed. Ventilation is important in order to avoid excessive moisture and resulting structural damage.

**Type:** Frost Walls

**Materials:** Concrete  
**Rating:** Acceptable

**FLOORS:** This section covers the floors, primarily in the areas of support and construction. Floor coverings are discussed in other sections.

**Foundation:** Masonry

**WALLS:** This section reports on the exterior walls of the building above the foundation and the bulkhead (if any).

**Exterior:** Frame  
**Rating:** Acceptable

# Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed a qualified electrician should correct them.

<b>SERVICE:</b>	Exterior service up to and including the meter may be the responsibility of the local power company. If any problems are noted, contact them for repairs or questions.
<b>Type:</b>	Overhead
<b>Entrance Mat:</b>	Aluminum
<b>Rating:</b>	Acceptable
<b>Ground:</b>	Buried Electrode
<b>Bond:</b>	Bonding Strap
<b>Rating:</b>	Acceptable
<b>MAIN PANELS:</b>	This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.
<b>Type:</b>	Breaker
<b>Rating:</b>	Acceptable
<b>Location:</b>	Utility Room
<b>Amp Rating:</b>	150
<b>Volts:</b>	120/240
<b>BRANCH WIRING:</b>	This is the wiring that makes up the bulk of electrical system. Because much of it is hidden by walls, insulation, etc., only the visible portions are examined.
<b>Type:</b>	Romex
<b>Rating:</b>	Acceptable
<b>Material:</b>	Copper, Aluminum
<b>Condition:</b>	<b>Large aluminum conductors ---</b> Larger circuits have aluminum conductors. (8 gauge or larger). This is not uncommon. If proper connectors are used at each termination, this type of wiring should not cause any problems.
<b>Rating:</b>	Acceptable
<b>INTERIOR COMP:</b>	The inspection covers a representative number of components. The National Electrical Code has extensive regulations concerning interior wiring. If you have any doubt about the system, have it thoroughly inspected by a qualified electrician.
<b>Receptacles:</b>	
<b>Condition:</b>	<b>Recept not working ---</b> Receptacle outlet was not functional and should be repaired. Location: unit 9 kitchen
<b>Rating:</b>	Maintenance Required
<b>GFI:</b>	
<b>Condition:</b>	<b>GFCI broken ---</b> The Ground Fault Current Interrupter is broken. Its safety capabilities are therefore eliminated. Repair or replace. Location: unit 2 bathroom, unit 6 kitchen
<b>Rating:</b>	Unsafe

**Detector:**

Condition:

**Smoke detector broken ---** A smoke detector was broken or inoperable. Replace immediately. These are life saving devices and are required by building codes.

Location: units 1, 5

**No CO detector ---** As of 3/6/03 every one and two family home, co-op or condo constructed or offered for sale requires a functioning carbon monoxide detector.

Rating:

Unsafe

**EXTERIOR COMP:**

Exterior components add convenience but have additional hazards because of the presence of water.

**Receptacles:**

Condition:

**GFCI broken ---** The Ground Fault Current Interrupter is broken. Its safety capabilities are therefore eliminated. Repair or replace.

Location: unit 2

Rating:

Unsafe



# Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed a qualified plumber should repair them.

**WASTE/WATER:** This section describes the type of water supply and waste system for the structure.

**Waste Type:** Public

**Water Type:** Public

**SUPPLY PIPING:** This is the potable water used for drinking and cooking needs.

**Piping Mat:** Copper  
Rating: Acceptable

**Flow:** Adequate

**WASTE PIPING:** This is the water that is disposed of from toilets, sinks and other plumbing fixtures.

**Piping Material:** Plastic  
Rating: Acceptable

**Flow:** Adequate

**HOT WATER:** The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.

**Type:** Electric  
Rating: Acceptable

**Size:** 82

# Heating

The heating system is one of the most important areas in the structure. Improper maintenance may cause uncomfortable heat and fuel bills can be excessively high. If any conditions are listed a qualified heat technician should correct them.

**SPACE HEATING:** Unlike central heating, space heating heats only a space or room within the structure. Always follow manufacturer's procedures and safety precautions when operating any type of space heating.

**Space Heat:** Electric Space  
Condition: **Heat not working** --- Heat did not respond when thermostat was turned up.  
Location: units 1, & 2 living room & bathroom, 10 bathroom  
Rating: Maintenance Required

**THERMOSTAT:** This section reports the type, location, and the condition of the thermostat for the primary heating system of the structure.

**Type:** Mechanical  
Condition: **Missing knob** --- Control knob(s) missing and should be replaced to operate properly.  
Location: units 1, 6, 8  
Rating: Maintenance Required

# Kitchens

If any conditions are listed in this section a qualified contractor should correct them.

<b>EXHAUST FAN:</b>	This section describes the type and function of the kitchen exhaust in use.
<b>Type:</b>	Above Range
<b>Condition:</b>	<b>Not operational ---</b> The appliance did not work when switch was turned on. Check and repair as needed.
	Location: unit 9
<b>Rating:</b>	Maintenance Required
<b>FLOORING:</b>	The type of floor covering is noted. Normal wear and tear or cosmetic deficiencies are not noted unless significant.
<b>Type:</b>	Block tile, Sheet vinyl
<b>Condition:</b>	<b>Physical damage ---</b> Physical damage was noted and should be repaired.
	Location: units 1, 2
<b>Rating:</b>	Maintenance Required
<b>CABINETS:</b>	The proper amount of cabinets is a matter of personal taste. This inspection is restricted to their overall condition and installation.
<b>Material:</b>	Wood
<b>Condition:</b>	<b>Damaged cabinet ---</b> Kitchen cabinet is damaged and may need repair.
	Location: unit 9
<b>Rating:</b>	Maintenance Required
<b>COUNTERTOP:</b>	Overall condition and type of countertop(s) are noted in this section.
<b>Material:</b>	Laminate
<b>Rating:</b>	Acceptable
<b>APPLIANCES:</b>	Appliances are covered in this section with respects to functionality only.
<b>Range:</b>	Electric
<b>Condition:</b>	<b>Not all working ---</b> Not all was working and should be repaired.
	Location: unit 10
<b>Rating:</b>	Maintenance Required
<b>Refrigerator:</b>	Single Door
<b>Rating:</b>	Acceptable
<b>FIXTURES:</b>	The type and condition of the kitchen fixtures is reported in this section.
<b>Sink:</b>	Single bowl sink
<b>Condition:</b>	<b>Active leak ---</b> Active leak was noted. The source of the leak should be determined and corrected to prevent further occurrence.
	Location: unit 10 waste fitting under sink
<b>Rating:</b>	Maintenance Required

## Baths

If any conditions are listed a qualified professional should correct them.

<b>Tub/Shower:</b>	Tub
Condition:	<b>Diverter not working</b> --- Shower diverter was not functional and needs repair. Location: unit 9
Rating:	Maintenance Required
<b>Fixtures:</b>	Vanity
Condition:	<b>Drain sluggish</b> --- Drainage was sluggish. This may indicate a blockage in the drainage system. Location: unit 6 <b>Stopper not working</b> --- Stopper was not functioning properly and should be repaired. Location: units 1, 5, 6, 10
Rating:	Maintenance Required
<b>Ventilation:</b>	Fan
Condition:	<b>Fan noisy</b> --- Fan blower is noisy and should be repaired. Location: units 1, 6
Rating:	Maintenance Required
<b>Toilet:</b>	Water tank type
Condition:	<b>Sluggish flush</b> --- The toilet flushed but water flow was slow, or sluggish. This indicates a blockage of some type. Location: unit 6 <b>Cracked top</b> --- Toilet top is cracked and needs replacement. Location: unit 6
Rating:	Maintenance Required
<b>Floor:</b>	Sheet vinyl
Rating:	Acceptable

## Interior / Attic

Cosmetic deficiencies may not be reported on unless they have an impact on habitation or have caused structural damage. If any conditions are listed a qualified contractor should be consulted.

**FLOORS:** Floor covering types and conditions are reported if there are other than cosmetic problems. For example, loose floor covering can be a tripping hazard.

**Type:** Carpet  
**Condition:** **Physical damage ---** Physical damage was noted and should be repaired.  
Location: units 1, 2, 3  
**Rating:** Marginal

**WALLS:** The type, material and integrity of the interior walls are reported on a representative basis only.

**Type:** Drywall  
**Condition:** **Mildew ---** The inspector observed the presence of mildew. It is recommended that this be removed by use of an anti-mildew detergent. (Always use caution with detergents and follow directions carefully.)  
Location: units 6, 8 bathrooms  
**Rating:** Maintenance Required

**CEILINGS:** The type, material and integrity of the ceilings are reported on a representative basis only.

**Type:** Drywall  
**Condition:** **Stained ---** The material is stained. Some stains may be very difficult to remove. Before repairing, be sure the source of the stain has been located and cured.  
Location: unit 1 living room  
**Rating:** Monitor

**DOORS:** The interior doors are reported on a representative basis.

**Type:** Wood  
**Condition:** **Door stuck ---** Door is stuck and did not open properly. The door should be repaired.  
Location: unit 8  
**Operates improperly ---** Door does not operate properly and should be repaired as needed.  
Location: units 1, 2, 5, 10 by fold closets  
**Rating:** Maintenance Required

**ATTIC:** The attic is inspected (if possible) for roof support structure, and insulation. Although the attic insulation may be acceptable, the greater the insulating value along with proper attic ventilation and moisture control will lessen the chance of ice dams

**Roof Framing:** Truss  
**Rating:** Acceptable

**Sheathing:** Plywood  
**Rating:** Acceptable

**Insulation:** Cellulose  
**Rating:** Acceptable

# Summary

## Exterior

### PAVED AREAS

#### Steps

Treated Wood

**Condition:** Uneven steps

Location: front

**Hazardous**

### SIDING/TRIM

#### Siding

T1-11

**Condition:** Buckling

Location: A, C at several places

**Condition:** Delamination

Location: A, B, C at several places

**Condition:** Wicking

Location: A at lower sections which appears to be caused by negative pitch on flashing

**Condition:** Dry rot

Location: A-north lower sections

**Maintenance Required**

### WINDOWS

#### Type

**Condition:** Damaged screen

Location: throughout

**Maintenance Required**

### DOORS

#### Entry

Metal

**Condition:** Physical damage

Location: 10 jamb

**Condition:** Paint failing

Location: throughout

**Condition:** Dry rot

Location: 2, 9 jambs

**Maintenance Required**

## Roof

### COVERING

#### Material

Asphalt Shingle

**Condition:** Moss

Location: A, B

**Maintenance Required**

## OVERHANG

### Fascia

Wood

**Condition:** Dry rot

Location: A- several places

**Maintenance Required**

### VENTILATION

#### Type

Ridge

Soffit

**Condition:** Physical damage

Location: C ridge vent

**Maintenance Required**

## Electrical

### INTERIOR COMP

#### Receptacles

**Condition:** Recept not working

Location: 9 kitchen

**Maintenance Required**

#### GFI

**Condition:** GFCI broken

Location: 2 bathroom, 6 kitchen

**Unsafe**

#### Detector

**Condition:** Smoke detector broken

Location: 1, 5

**Condition:** No CO detector

**Unsafe**

### EXTERIOR COMP

#### Receptacles

**Condition:** GFCI broken

Location: 2

**Unsafe**

## Heating / Fireplace

### SPACE HEATING

#### Space Heat

Electric Space

**Condition:** Heat not working

Location: 1, & 2 living room & bathroom, 10 bathroom

**Maintenance Required**

### THERMOSTAT

#### Type

Mechanical

**Condition:** Missing knob

Location: 1, 6, 8

**Maintenance Required**

## Kitchen

### EXHAUST FAN

#### Type

Above Range

**Condition:** Not operational

Location: 9 kitchen

**Maintenance Required**

### FLOORING

#### Type

Block tile

Sheet vinyl

**Condition:** Physical damage

Location: 1, 2

**Maintenance Required**

### CABINETS

#### Material

Wood

**Condition:** Damaged cabinet

Location: 9

**Maintenance Required**

### APPLIANCES

#### Range

Electric

**Condition:** Not all working

Location: 10

**Maintenance Required**

### FIXTURES

#### Sink

Single bowl sink

**Condition:** Active leak

Location: 10 waste fitting under sink

**Maintenance Required**

## Bath

### BATH 1

#### Tub/Shower

Tub

**Condition:** Diverter not working

Location: 9

**Maintenance Required**

#### Fixtures

Vanity

**Condition:** Drain sluggish

Location: 6

**Condition:** Stopper not working

Location: 1, 5, 6, 10

**Maintenance Required**

#### Ventilation

Fan

**Condition:** Fan noisy

Location: 1, 6

**Maintenance Required**

#### Toilet

Water tank type

**Condition:** Sluggish flush

Location: 6

**Condition:** Cracked top

Location: 6

**Maintenance Required**

## Interior / Attic

### FLOORS

#### Type

Carpet

**Condition:** Physical damage

Location: 1, 2, 3

**Marginal**

### WALLS

#### Type

Drywall

**Condition:** Mildew

Location: 6, 8 bathrooms

**Maintenance Required**

### DOORS

#### Type

Wood

**Condition:** Door stuck

Location: 8

**Condition:** Operates improperly

Location: 1, 2, 5, 10 by fold closets

**Maintenance Required**