

Home Inspections



Site Location:
2730 County Route 17

Client:
Cindy Robins

Inspection Date: 11/24/2013

Job Number: 241

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Summary

Exterior

The following opinion 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.

LANDSCAPING:	Landscaping is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc.
Site:	Sloping
Vegetation:	Shrubs
Condition:	Overgrown shrubbery --- Shrubbery is overgrown. The shrubbery should be cut back to allow additional air circulation.
Rating:	Maintenance Required
PAVED AREAS:	This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.
Sidewalks:	Slate
Condition:	Mortar damage --- Damaged, open, or eroding mortar joints were observed. Repair properly and monitor on a regular basis. Trip hazards (deck) --- There are trip hazards located on the deck that require attention.
Rating:	Maintenance Required
Steps:	Slate, Metal
Condition:	Mortar damage --- Damaged, open, or eroding mortar joints were observed. Repair properly and monitor on a regular basis. Location: front Rusted --- Rust was observed. This area should be carefully repaired and repainted. Location: porch
Rating:	Maintenance Required
Driveway:	Asphalt, Gravel
Condition:	Settlement --- Settlement was noted. This is caused by compaction of the soil underneath. Some settlement is expected and is not a problem if it is even. Uneven settling can cause displacement. Major cracks in driveway --- Major cracks were noted in the driveway surface. Monitor and repair as needed.
Rating:	Marginal
SIDING/TRIM:	Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.
Siding:	Cement Asbestos
Condition:	Physical damage --- Physical damage was noted and should be repaired. Location: several places 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. Loose siding --- Siding is loose and should be repaired. Missing sections --- Sections are missing and should be repaired to help prevent water penetration. Location: at deck
Rating:	Maintenance Required

Trim: Wood
Condition: **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.
Dry rot --- Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed.
Location: above stone column at entry
Rating: Maintenance Required

PORCH/DECK: Porches, decks and patios add value and enjoyment. Because they are exposed to the weather, they are also higher maintenance items than other portions of the structure.

Porch: Screened
Location: second floor
Enclosed
Location: first floor
Condition: **Dry rot** --- Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed.
Location: base of wood columns & 2x4 window dividers
Rating: Maintenance Required

Patio: Concrete
Rating: Acceptable

Deck: First Level
Condition: **Missing hangers** --- Support hangers are missing. Joist and/or headers need metal support hangers at their ends to help prevent displacement of the framing.
Dry rot --- Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed.
Location: decking
Not bolted --- Structure does not appear to be properly lag bolted to the building. Ring joist/box joist should be lag bolted to the building to help prevent displacement.
Rating: Maintenance Required

WINDOWS: Windows are an important part of the structure, gaining and losing more heat than any other element.

Type: Wood
Condition: **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
Dry rot --- Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed.
Location: front dining picture window
Rating: Maintenance Required

Glazing: Single Glass, Insulated Glass
Condition: **Glazing failing** --- The glazing or putty is failing around the glass, which helps prevent heat loss. These areas should be repaired.
Location: several
Rating: Maintenance Required

Storms: Wood, Metal
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, Wood

Condition:

Cracked pane --- Window pane is cracked. This is a potential hazard and should be corrected as soon as possible.

Location: cellar

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

Recommend repair of affected area as needed.

Location: doors casings & sill at lounge

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.

STYLE: The predominant roof style of the structure.

Type: Hip

COVERING: 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.

Material: Single Membrane, Slate, Roll Roofing, Asphalt Shingle
Condition: **Missing/cracked shingle** --- Roof has missing or cracked shingle(s) that should be replaced. Water penetration could occur. Monitor and repair as needed.
Location: slate roofs

Rating: **Replacement needed** --- Roofing appears to be at or near the end of its general usefulness. You should anticipate replacing the roof covering in the near future.
Location: roll roofing
Maintenance Required

SEEN FROM: This section describes the method the inspector used to examine the roof and obviously affect the ability to observe any conditions.

Method: Binoculars

GENERAL:

Weather: Clear

OVERHANG: Overhang describes soffits and fascia. This area is important for proper ventilation of the roof and water removal.

Fascia: Wood
Condition: **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.

Rating: Maintenance Required

Soffits: Wood
Condition: **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.

Rating: Maintenance Required

DRAINAGE:

This section covers the items used to move the water shed by the roof away from the structure. Water falling too close to the foundation can cause undermining, settlement and leaks into the structure if present.

Type: Metal
Condition: **Open gutter joint ---** Open joint in the gutter was observed. Repair in order to prevent possible water penetrations.
Rating: Location: entry
Maintenance Required

Down Spouts: Metal
Rating: Acceptable

VENTILATION:

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.

Type: Gable
Condition: **Minimal ventilation ---** Ventilation appears to be minimal. Additional ventilation may be need to be installed to help prevent moisture and condensation problems. Correct as needed.
Rating: Monitor

FLUES/VENTS:

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.

Chimney: Brick
Condition: **Mortar damage ---** Damaged, open, or eroding mortar joints were observed. Repair properly and monitor on a regular basis.
Rating: Location: right side
Maintenance Required

Plumbing: Cast Iron
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: **Limited access** --- There was limited access or entry to this area. All items in this area were not fully inspected.
Location: crawl space
Insulated ceilings --- Some ceilings are insulated and prevented complete inspection of areas above the insulation.
Location: cellar, porch
Coating on foundation --- Walls are covered with a foundation coating. The condition of the foundation under the coating was not determined.

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: Crawl Space, Cellar

Materials: Block, Stone
Rating: Acceptable

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

Joist: Solid Wood
Rating: Acceptable

Beam: Solid Wood
Rating: Acceptable

Sub Floor: Wood Boards
Rating: Acceptable

Column: Steel
Condition: **Temporary support** --- Temporary support was observed. Replace with support of proper material placed on proper bearing material.
Location: cellar
Rating: Monitor

Foundation: Masonry, Earth
Condition: **Cracked slab (major)** --- Concrete slab has major cracks and should be repaired.
Settlement --- Settlement was noted. This is caused by compaction of the soil underneath. Some settlement is expected and is not a problem if it is even. Uneven settling can cause displacement.
Rating: Monitor

WATER CONTROL: In many areas of the country it may be almost impossible to prevent some water entry into basements or crawlspaces. Proper water control reduces the amount of water entry and provides for its removal.

Methods: Sump Pump
Condition: **Sump dry** --- The sump was dry at the time of inspection. Keep all sumps properly capped to reduce the risk of injury and the entrance of radon or vermin.
Open sump pit --- Sump pit is open. All sump pits should have a proper cover to help prevent the infiltration of radon gases.
Motor ok (sump) --- Sump pump motor did run when level switch was momentarily activated. However, no determination was made of the pumping capability.

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

Exterior: Frame
Rating: Acceptable

Bulkhead: Wood
Condition: **Active water** --- Active water penetrations were noted at the time of the inspection. Recommend the source be determined and corrected to prevent further occurrence.
Location: cellar
Rating: Maintenance Required

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.

SERVICE:	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.
Type:	Overhead
Entrance Mat:	Copper
Rating:	Acceptable
Ground:	Water Line, Buried Electrode
Bond:	Bonding Screw
Rating:	Acceptable
MAIN PANEL:	This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.
Type:	Breaker
Condition:	Double tap --- Some circuits in the panel are double lugged. (They have more than one electrical conductor attached to them) These circuits should be separated with individual protection to eliminate possible overloading and power outage. Over fusing --- The panel has over fusing. This means that one or more circuits have a fuse or circuit breaker that is too large for the wire connected to it. This is a potentially dangerous situation. Have an electrician inspect the panel and correct.
Rating:	Unsafe
Location:	Cellar
Amp Rating:	200
Volts:	120/240
SUB PANEL:	Auxiliary or subpanels are used to extend the system or provide a protected power source near large appliances or equipment. Use the same caution as with the main panel.
Type:	Breaker
Condition:	Double tap --- Some circuits in the panel are double lugged. (They have more than one electrical conductor attached to them) These circuits should be separated with individual protection to eliminate possible overloading and power outage. Over fusing --- The panel has over fusing. This means that one or more circuits have a fuse or circuit breaker that is too large for the wire connected to it. This is a potentially dangerous situation. Have an electrician inspect the panel and correct.
Rating:	Unsafe
Location:	Cellar
Amp Rating:	100
Volts:	120/240

SUB PANEL:

Auxiliary or subpanels are used to extend the system or provide a protected power source near large appliances or equipment. Use the same caution as with the main panel.

Type: Breaker

Condition: **Bonded to neutral** --- The neutral terminal bar is bonded to the sub panel. The bond should be removed to limit the potential for fire or shock hazard.
Double tap --- Some circuits in the panel are double lugged. (They have more than one electrical conductor attached to them) These circuits should be separated with individual protection to eliminate possible overloading and power outage.
No 4 wire feed --- The neutral conductor of the feeder cable in the sub panel is not fully insulated as required. Recommend a proper feeder cable be installed.
No separate ground bar --- There is no separate equipment grounding conductor terminal bar in the sub panel as required. One should be installed and bonded to the panel case for termination of equipment grounding conductors.

Rating: Unsafe

Location: Third Level

Amp Rating: 100

Volts: 120/240

BRANCH WIRING:

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.

Type: Knob and tube, Metallic (BX), Romex

Condition: **Splice not enclosed** --- Splices have been made in wires and have not been properly enclosed. This could be hazardous and should be repaired as soon as possible.
Location: cellar
Open junction box --- Open junction box was observed. All junction boxes should be covered.
Location: under porch, cellar, attic
Lampcord wiring --- Lamp cord was observed. This type of wiring should not be used as permanent wiring and should be properly rewired.
Location: attic

Rating: Maintenance Required

Material: Aluminum, Copper

Condition: **Large aluminum conductors** --- 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.

Rating: Acceptable

INTERIOR COMP: 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.

Receptacles:

Condition: **Loose receptacle** --- Electrical receptacle was observed to be loose. The receptacle should be properly reattached in order to prevent a shock hazard.
Location: Albert
Non grounding receptacles --- Older two- slot receptacles are in the building. It is recommended that older two-slot outlets be updated to the newer grounded three-slot outlets where possible, and that the three-slot to two-slot adapters not be used on any outlet.
Location: several
Open ground --- Receptacle indicates an open ground and should be corrected.
Location: Edward
Rating: Maintenance Required

Closet Lights:

Condition: **Exposed closet light** --- Exposed incandescent light is in closet. Surface mounted incandescent closet lights should be installed with a minimum clearance of 12" between the fixture lamp and the nearest point of storage area. This should be corrected.
Location: several
Rating: Unsafe

GFI:

Condition: **GFCI ok** --- Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.

Detector:

Condition: **Smoke detector present** --- Smoke detector(s) were noted. Be sure to check the detector(s) as suggested by manufacturer.

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

Receptacles:

Condition: **GFCI needed** --- The inspector suggests a GFCI for this location to reduce the risk of shock. These Ground Fault Current Interrupters are relatively inexpensive.
No cover plate --- Cover plate was observed to be missing from electrical outlet. All outlets should be covered in order to avoid shock hazards from exposed wires.
Non grounding receptacles --- Older two- slot receptacles are in the building. It is recommended that older two-slot outlets be updated to the newer grounded three-slot outlets where possible, and that the three-slot to two-slot adapters not be used on any outlet.
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:	Private
Water Type:	Public
MAIN SUPPLY:	This section covers the type and material of the main water supply. Learn where your shutoff valve is! If a supply line ruptures extensive water damage can occur rapidly.
Material:	Galvanized
Rating:	Acceptable
Shutoff:	Cellar
Size:	1 1/4"
SUPPLY PIPING:	This is the potable water used for drinking and cooking needs.
Piping Mat:	Copper, Galvanized
Rating:	Acceptable
Flow:	Adequate
WASTE PIPING:	This is the water that is disposed of from toilets, sinks and other plumbing fixtures.
Piping Material:	Cast Iron, Copper, Galvanized, 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:	Oil
Condition:	Unprotected fuel line --- Fuel line to furnace/boiler is unprotected and should be corrected to prevent possible rupture and leak.
Rating:	Maintenance Required
Size:	40

Heating / Fireplace

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.

LOCATION:	All heating equipment should be serviced annually.
Location:	Cellar
WARM AIR:	Warm air systems heat air and distribute it to the living space via ductwork. These systems include gas and oil furnaces as well as heat pumps.
Furnace:	Forced Air
Condition:	Fired ok --- Turned up thermostat, unit started and was functional.
Duct:	Metal
Condition:	Possible asbestos --- Insulation was observed which may contain asbestos. This is not dangerous unless it breaks down and is inhaled or ingested. Consider having it removed or encapsulated. Location: cellar, under front porch Uninsulated duct --- The inspector noted uninsulated ducts in areas where insulation is recommended. Correct as needed. Location: under front porch Open duct --- Open duct was noted in system. Openings in ductwork should be sealed. Location: cellar
Rating:	Maintenance Required
Filters:	Disposable
Condition:	Filter dirty --- Systems air filter is dirty, and should be cleaned or replaced.
Rating:	Maintenance Required
FUEL:	This section reports the type or types of fuel in use. Most equipment is designed for one type of fuel.
Fuel Type:	Oil
Condition:	Oil tank --- Fuel oil is stored in a tank. Location: cellar Unprotected fuel line --- Fuel line to furnace/boiler is unprotected and should be corrected to prevent possible rupture and leak.
Rating:	Unsafe
Fuel Valve:	at tank
Rating:	Acceptable
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 Baseboard, Electric Space
Condition:	No heat source each room --- Some areas do not have heat source. Depending on your needs additional heat may be needed. Not all working --- Not all was working and should be repaired. Location: office on third floor
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
Rating: Acceptable

HEATING FLUES: This section reports on the type and condition of the heating system flues.

Type: Metal
Rating: Acceptable

**FIREPLACE
STOVE:**

This section reports on both masonry and manufactured fireplaces. Flues are rated only to the extent of the type of flue material used, not the condition of the flues as that can only be inspected by using special equipment as used by Chimney Sweeps.

Fireplace: Wood Burning
Comments: Fireplaces have never been used by owners. Recommend chimneys be checked by chimney sweep if you intend using them.
Rating: Maintenance Required

Kitchen

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

- EXHAUST FAN:** This section describes the type and function of the kitchen exhaust in use.
- Type:** Above Range, Wall Mounted
Condition: **Not operational ---** The appliance did not work when switch was turned on. Check and repair as needed.
Location: wall mount
Rating: Maintenance Required
- FLOORING:** The type of floor covering is noted. Normal wear and tear or cosmetic deficiencies are not noted unless significant.
- Type:** Block tile
Rating: Acceptable
- CABINETS:** The proper amount of cabinets is a matter of personal taste. This inspection is restricted to their overall condition and installation.
- Material:** Wood
Rating: Acceptable
- COUNTERTOP:** Overall condition and type of countertop(s) are noted in this section.
- Material:** Laminate, Wood
Rating: Acceptable
- APPLIANCES:** Appliances are covered in this section with respects to functionality only.
- Not Inspected**
- FIXTURES:** The type and condition of the kitchen fixtures is reported in this section.
- Sink:** Double bowl sink, Single bowl sink
Rating: Acceptable
- LAUNDRY:** Laundry items are inspected if present.
- Dryer:** Electric
Condition: **Vents to interior ---** The appliance exhaust is venting into interior. The vent should vent directly to exterior as too much moisture will accumulate and could be detrimental to building components.
Rating: Maintenance Required

Bath

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

BATH 1:

Tub/Shower: Tub
Condition: **Stopper not working** --- Stopper was not functioning properly and should be repaired.
Location: Alexander
Rating: Maintenance Required

Fixtures: Vanity, Wall hung
Condition: **Missing shutoffs** --- Water supplies to the fixture do not have shutoff valves. Installation of shutoff valves should be considered for future servicing.
Location: men & ladies
Stopper not working --- Stopper was not functioning properly and should be repaired.
Location: men's room, Edward V11
Rating: Maintenance Required

Ventilation: Fan, Window
Condition: **No ventilation** --- No ventilation was noted. Adequate air circulation is very important to help prevent rot and should be installed.
Location: Disraeli
Rating: Maintenance Required

Toilet: Water tank type
Condition: **Missing shutoff** --- Water supply to the toilet does not have a shutoff valve. A shutoff valve should be considered for future servicing.
Location: ladies
Rating: Marginal

Floor: Carpet, 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, Sheet vinyl, Wood
Rating:	Acceptable
WALLS:	The type, material and integrity of the interior walls are reported on a representative basis only.
Type:	Paneling, Plaster, Wood
Condition:	Peeling paper --- Peeling wallpaper was noted, which could be a sign of excessive moisture. Repair as needed. Location: Alexander
	Loose plaster --- Plaster is loose or falling and may need repair. Location: several places
Rating:	Maintenance Required
CEILINGS:	The type, material and integrity of the ceilings are reported on a representative basis only.
Type:	Plaster, Suspended, Tile, Wood
Condition:	Physical damage --- Physical damage was noted and should be repaired. Location: front porch
	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: third floor
Rating:	Maintenance Required
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: several
Rating:	Maintenance Required
RAILS/STAIRS:	Rails and Stairs are inspected in this section. Loose or missing stairs or rails can be hazardous.
Rails:	Hand rails
Condition:	Missing handrails --- Stairs with more than three risers should have a handrail. Railings should also be provided for open sides of stairs. Location: cellar
Rating:	Unsafe

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:

Rafters

Condition: **Water stains ---** Water stains were noted. Stains are evidence of prior water penetrations.

Rating: Monitor

Sheathing:

Wood Boards

Condition: **Water stains ---** Water stains were noted. Stains are evidence of prior water penetrations.

Rating: Monitor

Insulation:

Fiberglass

Condition: **Missing insulation ---** Insulation is missing. Recommend missing insulation be installed to lower heat loss.

Location: several places

Rating: Maintenance Required

Summary

Exterior

LANDSCAPING

Vegetation

Shrubs

Condition: Overgrown shrubbery

Maintenance Required

PAVED AREAS

Sidewalks

Slate

Condition: Mortar damage

Condition: Trip hazards(deck)

Maintenance Required

Steps

Slate

Metal

Condition: Mortar damage

Location: front

Condition: Rusted

Location: porch

Maintenance Required

Driveway

Asphalt

Gravel

Condition: Settlement

Condition: Major cracks in driveway

Marginal

SIDING/TRIM

Siding

Cement Asbestos

Condition: Physical damage

Location: several places

Condition: Paint failing

Condition: Loose siding

Condition: Missing sections

Location: at deck

Maintenance Required

Trim

Wood

Condition: Paint failing

Condition: Dry rot

Location: above stone column at entry

Maintenance Required

PORCH/DECK

Porch

Screened

Location: second floor

Enclosed

Location: first floor

Condition: Dry rot

Location: base of wood columns & 2x4

window dividers

Maintenance Required

Deck

First Level

Condition: Missing hangers

Condition: Dry rot

Location: decking

Condition: Not bolted

Maintenance Required

WINDOWS

Type

Wood

Condition: Paint failing

Location: throughout

Condition: Dry rot

Location: front dining picture window

Maintenance Required

Glazing

Single Glass

Insulated Glass

Condition: Glazing failing

Location: several

Maintenance Required

DOORS

Entry

Metal

Wood

Condition: Cracked pane

Location: cellar

Condition: Dry rot

Location: doors casings & sill at lounge

Maintenance Required

Roof

COVERING

Material

Single Membrane

Slate

Roll Roofing

Asphalt Shingle

Condition: Missing/cracked shingle

Location: slate roofs

Condition: Replacement needed

Location: roll roofing

Maintenance Required

OVERHANG

Fascia

Wood

Condition: Paint failing

Maintenance Required

Soffits

Wood

Condition: Paint failing

Maintenance Required

DRAINAGE

Type

Metal

Condition: Open gutter joint

Location: entry

Maintenance Required

FLUES/VENTS

Chimney

Brick

Condition: Mortar damage

Location: right side

Maintenance Required

Foundation / Structure

WALLS

Bulkhead

Wood

Condition: Active water

Location: cellar

Maintenance Required

Electrical

MAIN PANEL

Type

Breaker

Condition: Double tap

Condition: Over fusing

Unsafe

SUB PANEL

Type

Breaker

Condition: Double tap

Condition: Over fusing

Unsafe

Type

Breaker

Condition: Bonded to neutral

Condition: Double tap

Condition: No 4 wire feed

Condition: No separate ground bar

Unsafe

BRANCH WIRING

Type

Knob and tube

Metallic (BX)

Romex

Condition: Splice not enclosed

Location: cellar

Condition: Open junction box

Location: under porch, cellar, attic

Condition: Lampcord wiring

Location: attic

Maintenance Required

INTERIOR COMP

Receptacles

Condition: Loose receptacle

Location: Albert

Condition: Non grounding receptacles

Location: several

Condition: Open ground

Location: Edward

Maintenance Required

Closet Lights

Condition: Exposed closet light

Location: several

Unsafe

EXTERIOR COMP

Receptacles

Condition: GFCI needed

Condition: No cover plate

Condition: Non grounding receptacles

Unsafe

Plumbing

HOT WATER

Type

Oil

Condition: Unprotected fuel line

Maintenance Required

Heating / Fireplace

WARM AIR

Duct

Metal

Condition: Possible asbestos

Location: cellar, under front porch

Condition: Uninsulated duct

Location: under front porch

Condition: Open duct

Location: cellar

Maintenance Required

Filters

Disposable

Condition: Filter dirty

Maintenance Required

FUEL

Fuel Type

Oil

Condition: Oil tank

Location: cellar

Condition: Unprotected fuel line

Unsafe

SPACE HEATING

Space Heat

Electric Baseboard
Electric Space
Condition: No heat source each room
Condition: Not all working
Location: office on third floor
Maintenance Required

FIREPLACE STOVE

Fireplace

Wood Burning
Comments: Fireplaces have never been used by owners. Recommend chimneys be checked by chimney sweep if you intend using them.
Maintenance Required

Kitchen

EXHAUST FAN

Type

Above Range
Wall Mounted
Condition: Not operational
Location: wall mount
Maintenance Required

LAUNDRY

Dryer

Electric
Condition: Vents to interior
Maintenance Required

Bath

BATH 1

Tub/Shower

Tub
Condition: Stopper not working
Location: Alexander
Maintenance Required

Fixtures

Vanity
Wall hung
Condition: Missing shutoffs
Location: men & ladies
Condition: Stopper not working
Location: men's room, Edward V11
Maintenance Required

Ventilation

Fan
Window
Condition: No ventilation
Location: Disraeli
Maintenance Required

Toilet

Water tank type
Condition: Missing shutoff
Location: ladies
Marginal

Interior / Attic

WALLS

Type

Paneling
Plaster
Wood
Condition: Peeling paper
Location: Alexander
Condition: Loose plaster
Location: several places
Maintenance Required

CEILINGS

Type

Plaster
Suspended
Tile
Wood
Condition: Physical damage
Location: front porch
Condition: Stained
Location: third floor
Maintenance Required

DOORS

Type

Wood
Condition: Door stuck
Location: several
Maintenance Required

RAILS/STAIRS

Rails

Hand rails
Condition: Missing handrails
Location: cellar
Unsafe

ATTIC

Insulation

Fiberglass
Condition: Missing insulation
Location: several places
Maintenance Required