

Home Inspections



Site Location:
178 Wade Street

Client:
James Garner

Inspection Date: 5/5/2013

Job Number: 150

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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:	Level
Vegetation:	Trees, Shrubs
Condition:	Overhanging branches --- Overhanging tree branches are too close to the roof. Air circulation and sunlight help prevent deterioration of roof components. Recommend branches be trimmed back to alleviate this condition. Location: front Overgrown shrubbery --- Shrubby is overgrown. The shrubbery should be cut back to allow additional air circulation. Location: front
Rating:	Maintenance Required
PAVED AREAS:	This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.
Sidewalks:	Concrete
Rating:	Acceptable
Steps:	Masonry Steps, Wood Steps
Rating:	Acceptable
Driveway:	Asphalt
Condition:	Cracks (expansion/settlement) --- Minor cracks were noted, this is not unusual. If the cracks widen, further evaluation by a structural engineer may be required.
Rating:	Acceptable
SIDING/TRIM:	Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.
Siding:	Clapboard, Brick, Stone
Condition:	Mortar damage --- Minor, open, or eroding mortar joints were observed. Repair properly and monitor on a regular basis. Location: left rear at handicap ramp
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:	Open
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: front and right porches Dry rot --- Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed. Location: two column bases at front porch
Rating:	Maintenance Required

WINDOWS:

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

Type: Wood, Skylights

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: several cellar windows

Broken sash rope --- Sash ropes are needed for proper window operation. All windows with missing or broken sash ropes should be repaired.

Location: several

Rating: Maintenance Required

Glazing: Single Glass

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

Location: below exhaust hood in kitchen

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: 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

Rating: Acceptable

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:	Gambrel
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:	Metal, Single Membrane, Asphalt Shingle
Condition:	Rusted --- Rust was observed. This area should be carefully repaired and repainted. Location: above dormers
Rating:	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. Dry rot --- Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed. Location: porch above handicap ramp
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
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:	Ridge
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:	Marginal

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.

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: Cellar

Materials: 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

Sub Floor: Wood Boards
Rating: Acceptable

Foundation: Masonry
Condition: **Cracks (expansion/settlement) ---** Minor cracks were noted, this is not unusual. If the cracks widen, further evaluation by a structural engineer may be required.
Rating: Acceptable

INSULATION: Floor and wall insulation is examined where visible.

Floor: None
Condition: **No box insulation ---** Perimeter box/joist insulation should be installed to lessen the heat loss.
Rating: Maintenance Required

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
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.

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
Rating:	Acceptable
Entrance Mat:	Aluminum
Rating:	Acceptable
Ground:	Water Line
Rating:	Acceptable
Amps:	400
MAIN PANELS:	This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.
Type:	Breaker
Condition:	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:	Location: second from right panel Unsafe
Location:	Cellar
Amp Rating:	2@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:	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:	Location: cellar Marginal
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: **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 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.

Location: third floor

Rating: Marginal

Location: third floor

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: Romex, Metallic (BX)

Condition: **Lampcord wiring** --- Lamp cord was observed. This type of wiring should not be used as permanent wiring and should be properly rewired.

Location: closet in room 23

Rating: Unsafe

Material: Copper, Aluminum

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: **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: throughout

Open ground --- Receptacle indicates an open ground and should be corrected.

Location: cellar, room 14

Rating: Unsafe

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 in system ---** Smoke detectors are part of an alarm system and were not tested. Recommend system be checked yearly by a qualified technician.

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.

Location: front

Rating:

Unsafe

COMMENTS: The elevator and controls were not inspected. Recommend elevator be serviced prior to using.

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
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:	Copper
Rating:	Acceptable
Shutoff:	Cellar
Size:	1"
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:	Gas
Rating:	Acceptable
Size:	75
COMMENTS:	The 8" sprinkler main and piping was not inspected. Recommend sprinkler company inspect and check prior to purchase.

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.

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: Not Observed
Comments: Fireplaces are not functional and were not inspected.

COMMENTS: Heating system was not inspected as per Dr Garner.

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:** Wall Mounted
Rating: Acceptable
- FLOORING:** The type of floor covering is noted. Normal wear and tear or cosmetic deficiencies are not noted unless significant.
- Type:** Sheet vinyl
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:** Metal
Rating: Acceptable
- COUNTERTOP:** Overall condition and type of countertop(s) are noted in this section.
- Material:** Metal
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:** Single bowl sink
Condition: **Missing shutoffs** --- Water supplies to the fixture do not have shutoff valves. Installation of shutoff valves should be considered for future servicing.
Rating: Marginal
- LAUNDRY:** Laundry items are inspected if present.
- Sink:** Double bowl sink
Condition: **Physical damage** --- Physical damage was noted and should be repaired.
Missing shutoffs --- Water supplies to the fixture do not have shutoff valves. Installation of shutoff valves should be considered for future servicing.
Rating: Maintenance Required

Baths

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

1/2 BATHS: First Floor
Fixtures: Wall hung, Vanity
Rating: Acceptable

Ventilation: Fan
Rating: Acceptable

Toilet: Water tank type
Condition: **Toilet running ---** Toilet was running (leaking water from the tank into the bowl) and should be repaired.
Location: first floor front
Rating: Maintenance Required

Floor: Sheet vinyl, Block tile
Rating: Acceptable

BATHS FLOOR 1:

Tub/Shower: Shower
Rating: Acceptable

Fixtures: Wall hung, Vanity
Rating: Acceptable

Ventilation: Fan, Window
Rating: Acceptable

Toilet: Water tank type
Rating: Acceptable

Floor: Block tile
Rating: Acceptable

BATHS FLOOR 2:

Tub/Shower: Tub, Shower
Rating: Acceptable

Fixtures: Wall hung, Vanity
Rating: Marginal

Ventilation: Fan, Window
Rating: Acceptable

Toilet: Water tank type
Condition: **Water to fixture off ---** Water to the fixture was off which prevented testing for proper operation.
Location: all

Floor: Block tile
Rating: Acceptable

BATHS FLOOR 3:

Tub/Shower: Shower, Whirlpool
Rating: Acceptable

Fixtures: Vanity
Rating: Acceptable

Ventilation: Fan, Window
Rating: Acceptable

Toilet: Water tank type
Condition: **Water to fixture off ---** Water to the fixture was off which prevented testing for proper operation.
Location: left

Floor: Block tile
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.

ACCESS: This section covers restrictions, (if any) to the inspection of the interior. Most common problems are lack of access because of personal property in the way or recent remodeling which may have covered previous flaws.

Access: Restricted
Condition: **Inaccessible areas ---** There were areas that were inaccessible to the inspector and were not inspected.
Location: first floor room 2, elevator room in cellar

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: Block tile, Carpet, Sheet vinyl
Rating: Acceptable

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

Type: Paneling, Wallboard
Rating: Acceptable

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

Type: Ceiling Board, Tile
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: room 20 below dormer
Comments: It appears the dormer above room 20 has a leak and should be checked and repaired as needed.
Rating: Maintenance Required

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

Type: Wood
Rating: Acceptable

RAILS/STAIRS: Rails and Stairs are inspected in this section. Loose or missing stairs or rails can be hazardous.

Rails: Hand rails
Rating: Acceptable

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:

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

Recommend repair of affected area as needed.

Location: dormer above room 20

Vents in attic --- Bathroom vents are discharging into the attic area. It is recommended that all vents be extended to exterior to prevent moisture buildup.

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

Location: throughout

Rating:

Maintenance Required

Sheathing:

Wood Boards

Condition:

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

Location: throughout

Rating:

Monitor

Insulation:

Fiberglass

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.

Missing insulation --- Insulation is missing due to past work in the attic.

Recommend missing insulation be installed to lower heat loss.

Rating:

Maintenance Required

Summary

Exterior

LANDSCAPING

Vegetation

Trees
Shrubs
Condition: Overhanging branches
Location: front
Condition: Overgrown shrubbery
Location: front
Maintenance Required

SIDING/TRIM

Siding

Clapboard
Brick
Stone
Condition: Mortar damage
Location: left rear at handicap ramp
Maintenance Required

PORCH/DECK

Porch

Open
Condition: Paint failing
Location: front, right
Condition: Dry rot
Location: two column bases at front porch
Maintenance Required

WINDOWS

Type

Wood
Skylights
Condition: Paint failing
Condition: Dry rot
Location: several cellar windows
Condition: Broken sash rope
Location: several
Maintenance Required

Glazing

Single Glass
Condition: Cracked pane
Location: below exhaust hood in kitchen
Condition: Glazing failing
Location: several
Maintenance Required

Roof

COVERING

Material

Metal
Single Membrane
Asphalt Shingle
Condition: Rusted
Location: above dormers
Maintenance Required

OVERHANG

Fascia

Wood
Condition: Paint failing
Condition: Dry rot
Location: porch above handicap ramp
Maintenance Required

Soffits

Wood
Condition: Paint failing
Maintenance Required

VENTILATION

Type

Ridge
Condition: Minimal ventilation
Marginal

FLUES/VENTS

Chimney

Brick
Condition: Mortar damage
Location: right side
Maintenance Required

Foundation / Structure

INSULATION

Floor

None
Condition: No box insulation
Maintenance Required

Electrical

Comments: The elevator and controls were not inspected. Recommend elevator be serviced prior to using.

MAIN PANELS

Type

Breaker

Condition: Over fusing

Unsafe

SUB PANELS

Type

Breaker

Condition: No separate ground bar

Location: cellar

Marginal

Type

Breaker

Condition: Double tap

Condition: No separate ground bar

Location: third floor

Marginal

BRANCH WIRING

Type

Romex

Metallic (BX)

Condition: Lampcord wiring

Location: closet in room 23

Unsafe

INTERIOR COMP

Receptacles

Condition: Non grounding receptacles

Location: throughout

Condition: Open ground

Location: cellar, room 14

Unsafe

Closet Lights

Condition: Exposed closet light

Location: several

Unsafe

EXTERIOR COMP

Receptacles

Condition: GFCI needed

Location: front

Unsafe

Kitchen

FIXTURES

Sink

Single bowl sink

Condition: Missing shutoffs

Marginal

LAUNDRY

Sink

Double bowl sink

Condition: Physical damage

Condition: Missing shutoffs

Marginal

Bath

BATH 1/2

Toilet

Water tank type

Condition: Toilet running

Location: first floor front

Maintenance Required

BATH 2

Fixtures

Wall hung

Vanity

Marginal

Interior / Attic

CEILINGS

Type

Ceiling Board

Tile

Condition: Stained

Location: room 20 below dormer

Comments: It appears the dormer above room 20 has a leak and should be checked and repaired as needed.

Maintenance Required

ATTIC

Roof Framing

Rafters

Condition: Dry rot

Location: dormer above room 20

Condition: Vents in attic

Condition: Water stains

Location: throughout

Maintenance Required

Insulation

Fiberglass

Condition: Minimal ventilation

Condition: Missing insulation

Maintenance Required