

Home Inspections



Site Location:
50 Elm Street

Client:
Ed Sullivan

Inspection Date: 1/7/2004

Job Number: 99

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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.

ACCESS:	This section describes the aspects, which limit the inspection (if any). If any restrictions are noted throughout the report, reinspection may be needed after overcoming the restrictions.
Access:	Restricted
Condition:	Snow and/or ice --- Snow and/or ice was present, which prevented the inspector from totally inspecting some areas.
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
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.
Rating:	Maintenance Required
PAVED AREAS:	This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.
Steps:	Masonry Steps, Access Ramp
Rating:	Acceptable
Driveway:	Asphalt
SIDING/TRIM:	Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.
Siding:	Vinyl, Brick
Condition:	Mortar damage --- Damaged, open, or eroding mortar joints were observed. Repair properly and monitor on a regular basis. Location: several places Hole --- A hole was noted which is large enough to require repair. Location: vinyl right side porch
Comments:	Bathroom vent has fell off and is laying on side porch deck.
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. Decking lifting --- Decking is lifted beyond a degree that is considered normal for this type of installation and creates a possible tripping hazard. Repair as needed. Location: decks at right side
Rating:	Maintenance Required

WINDOWS:

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

Type: Wood, Vinyl

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 a decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed.

Location: cellar

Rating: Maintenance Required

Glazing: Single Glass, Insulated Glass

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

Location: cellar

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.

ACCESS:	This section describes the limitations for access to the roof (if any). If severely limited, a reinspection should be performed once the restrictions have been removed or overcome.
Access:	Restricted
Condition:	Snow and/or ice --- Snow and/or ice was present, which prevented the inspector from totally inspecting some areas.
STYLE:	The predominant roof style of the structure.
Type:	Gable
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, Asphalt Shingle
Condition:	Multiple layers --- There are multiple layers of shingles. In some areas this is not permitted. Keep in mind the next time the shingles need replacement the cost will be substantially higher. Location: rear Missing/cracked shingle --- Roof has missing or cracked shingles that should be replaced. Water penetration could occur. Monitor and repair as needed.
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.
Rating:	Maintenance Required
Soffits:	Wood
Condition:	Missing sections --- Sections are missing and should be repaired to help prevent water penetration. Location: rear
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:

None

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.

Location: right side

Rating:

Maintenance Required

Plumbing:

Cast Iron

Rating:

Acceptable

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: **Snow and/or ice ---** Snow and/or ice was present, which prevented the inspector from totally inspecting some areas.
Limited visual access --- There was only limited visual access to this area.
Location: crawl space

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
Condition: **Wood piles ---** There are wood piles in this area, which may attract wood destroying insects.
Location: 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
Condition: **Need hangers ---** Joists and/or headers need metal hangers at their ends to help prevent twisting or displacement.
Location: at stairwell
Wood in soil --- Untreated wood is in soil contact. Wood in soil contact may rot and/or attract wood destroying insects. This condition should be corrected.
Location: crawl space
Rating: Maintenance Required

Beam: Solid Wood, Built-up wood
Rating: Acceptable

Sub Floor: Wood Boards
Rating: Acceptable

Column: Steel, Wood
Condition: **Questionable post footings ---** Post footings appear to be questionable. The inspection does not include inaccessible areas such as buried footings and it is recommended that these footing areas be monitored for displacement and repaired as needed.
Rating: Monitor

Foundation: Masonry
Location: cellar
Earth
Location: crawl space
Condition: **No vapor barrier ---** No vapor barrier on dirt. A vapor barrier is important for the reduction of moisture in this area and should be added.
Location: crawl space
Rating: Maintenance Required

INSULATION:

Floor and wall insulation is examined where visible.

Floor:

Fiberglass

Location: crawl space

Condition:

Falling insulation --- Portions of the insulation is falling from its original position. Have the affected areas reattached properly.

Location: crawl space

Vapor barrier reversed --- Insulation seems to be improperly installed. The vapor barrier should always face the heated surface. If condensation is noted in the future correction may be necessary.

Location: crawl space

Minimal insulation --- Minimal insulation was noted. Additional insulation should be installed to lower heat loss.

No box insulation --- Perimeter box/joist insulation should be installed to lessen the heat loss.

Location: cellar

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

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:** Aluminum
Rating: Acceptable
- Ground:** Water Line, Buried Electrode
Rating: Acceptable
- 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
Rating: Acceptable
- 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
Rating: Acceptable
- 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: **Inadequate working clearances** --- A minimum working clearance of 36" in front of equipment at least 30" wide should be provided for servicing. This condition should be corrected.
- Rating:** Maintenance Required
- Location:** Closet
- Amp Rating:** 200
- Volts:** 120/240

BRANCH WIRING: The wiring that makes up the bulk of the electrical system. Because much of it is hidden by walls, insulation, etc., only the visible portions are examined.

Type: Romex
Knob and tube
Location: rear attic
Conduit

Condition: **Exposed wiring ---** The inspector observed exposed wiring. All wiring should be concealed within the structure or properly housed in protective enclosures. Have a qualified electrician correct this condition.
Location: first floor
Open junction box --- Open junction box was observed. All junction boxes should be covered.
Location: cellar
Needs fastening --- Conduit is dangling and should be properly fastened.
Location: cellar

Rating: Maintenance Required

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: **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.
Location: several places

Rating: Maintenance Required

GFI:

Condition: **No GFCI ---** There is no GFCI (ground fault circuit interrupter) protection noted on some of the interior outlets. GFCIs are recommended in kitchens counter top outlets, bathrooms, spas, garages, unfinished basements and crawl spaces.

Rating: Unsafe

Detector:

Condition: **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: front

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:	Brass
Rating:	Acceptable
Shutoff:	Cellar
Size:	3/4"
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 waste disposed of from toilets, sinks and other plumbing fixtures.
Piping Material:	Cast Iron, Copper, 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:	Natural Gas
Condition:	Flue missing screws --- Flue pipe is missing screws at its joints. Screws should be added to prevent separation of the flue pipe sections. Location: both heaters Relief pipe short --- Temperature/pressure relief valve extension pipe appears to be missing or too short. This pipe should extend to within 6" above floor level. Location: both heaters
Rating:	Unsafe
Size:	30, 40

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.

SERVICE: All heating equipment should be serviced annually.

Location: Cellar

Age: 1 to 2 yrs

HYDRONIC: Hydronic systems circulate hot water or steam throughout the living spaces.

Boiler: Forced Hot Water
Condition: **Fired ok** --- Turned up thermostats, units started and were functional.

Circulators: Three
Rating: Acceptable

Distribution: Baseboard
Rating: Acceptable

FUEL: This section reports the type or types of fuel in use. Most equipment is designed for one type of fuel.

Fuel Type: Natural Gas

Fuel Valve: at boiler
Rating: Acceptable

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

Type: Mechanical
Location: second floor
Programmable
Location: first floor
Rating: Acceptable

Zones: 3

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 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: Fireplace is not use and sealed up therefore, it was not inspected.

A/C

The inspector examines only central or built in air conditioners. Window units are personal property. If any conditions are listed, a qualified technician should correct them.

ACCESS:	This section describes the limitations (if any) of the air conditioning inspection.
Access:	Restricted
Condition:	Below 60 degrees --- To test the unit without causing possible damage to the compressor the ambient temperature needs to be above 60 degrees for the past 24 hours. Snow and/or ice --- Snow and/or ice was present, which prevented the inspector from totally inspecting some areas.
UNIT TYPE:	Performance of different air conditioner types varies greatly. Observations are based on comparable units of the same type.
Type:	Central
EQUIPMENT LOCATION:	All air conditioning equipment should be serviced annually.
Location:	Exterior
DUCTS:	Ducts are the air conductors and are often used commonly by heating and air conditioning.
Type:	Flexible, Metal
Rating:	Acceptable
Filters:	Disposable
Rating:	Acceptable
ELECTRICAL:	
Disconnect:	Weatherproof
Rating:	Acceptable

Kitchen

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

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
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: **Active leak ---** Active leak was noted. The source of the leak should be determined and corrected to prevent further occurrence.
Rating: Location: second floor sprayer
Maintenance Required

Other: Bar Sink
Condition: **Water to fixture off ---** Water to the fixture was off which prevented testing for proper operation.
Rating: Location: first floor room 2 cold water
Maintenance Required

LAUNDRY: Laundry items are inspected if present.

Sink: Single bowl sink
Rating: Acceptable

Bath

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

BATH 1/2:

Fixtures: Wall hung
Condition: **Active leak ---** Active leak was noted. The source of the leak should be determined and corrected to prevent further occurrence.
Location: room 1 trap
Rating: Maintenance Required

Ventilation: Fan
Rating: Acceptable

Toilet: Water tank type
Rating: Acceptable

Floor: Sheet vinyl
Rating: Acceptable

BATH 1:

Tub/Shower: Tub
Condition: **Diverter not working ---** Shower diverter was not functional and needs repair.
Location: first floor rear bathroom
Rating: Maintenance Required

Fixtures: Vanity
Condition: **Loose faucet ---** Faucet is loose and should be mounted properly to help prevent future leaks.
Rating: Maintenance Required

Ventilation: Fan, Window
Rating: Acceptable

Toilet: Water tank type
Rating: Acceptable

Floor: Block tile
Rating: Acceptable

BATH 2:

Tub/Shower: Tub
Rating: Acceptable

Fixtures: Vanity
Rating: Acceptable

Ventilation: Fan, Window
Rating: Acceptable

Toilet: Water tank type
Rating: Acceptable

Floor: Sheet vinyl
Rating: Acceptable

Interior

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 other than cosmetic. For example, loose floor covering can be a tripping hazard.
Type:	Carpet, Sheet vinyl
Condition:	Loose flooring --- Areas of the flooring are loose. This can create a tripping hazard. Have the flooring repaired or replaced. Location: first floor
Rating:	Maintenance Required
WALLS:	The type, material and integrity of the interior walls are reported on a representative basis only.
Type:	Drywall, Plaster
Condition:	Cracks(minor) --- Some cracks were noted that are minor in nature. Small settlement cracks are a common occurrence and can be repaired, providing that the settlement has stopped. Location: second floor
Rating:	Maintenance Required
CEILINGS:	The type, material and integrity of the ceilings are reported on a representative basis only.
Type:	Drywall, Plaster, Tile, Suspended
Condition:	Loose plaster --- Plaster is loose or falling and may need repair. Location: second floor hall
Comments:	The loose plaster on second floor was probably caused by prior leaks.
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: attic Door rubs --- Door rubs at bottom. Undercutting door is needed to help prevent undo flooring wear. Location: several on first floor
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, attic
Rating:	Unsafe
Stairs:	Wood
Condition:	Loose tread --- Stair treads are loose. This condition is hazardous and should be repaired as soon as possible. Location: attic
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:

Rafters

Condition:

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

Rating:

Acceptable

Sheathing:

Plywood, Wood Boards

Condition:

Water stains --- Water stains were noted. Stains are evidence of prior water penetrations.
Location: front & rear attics

Rating:

Monitor

Insulation:

Cellulose

Condition:

Minimal insulation --- Minimal insulation was noted. Additional insulation should be installed to lower heat loss.
Location: both attics

Rating:

Marginal

Summary

Exterior

LANDSCAPING

Vegetation

Trees

Condition: Overhanging branches

Maintenance Required

SIDING/TRIM

Siding

Vinyl

Brick

Condition: Mortar damage

Location: several places

Condition: Hole

Location: vinyl right side porch

Comments: Bathroom vent has fell off and is laying on side porch deck.

Maintenance Required

PORCH/DECK

Porch

Open

Condition: Paint failing

Condition: Decking lifting

Location: decks at right side

Maintenance Required

WINDOWS

Type

Wood

Vinyl

Condition: Paint failing

Condition: Dry rot

Location: cellar

Maintenance Required

Glazing

Single Glass

Insulated Glass

Condition: Cracked pane

Location: cellar

Maintenance Required

Roof

COVERING

Material

Single Membrane

Slate

Asphalt Shingle

Condition: Multiple layers

Location: rear

Condition: Missing/cracked shingle

Maintenance Required

OVERHANG

Fascia

Wood

Condition: Paint failing

Maintenance Required

Soffits

Wood

Condition: Missing sections

Location: rear

Maintenance Required

VENTILATION

Type

None

Condition: Minimal ventilation

Marginal

FLUES/VENTS

Chimney

Brick

Condition: Mortar damage

Location: right side

Maintenance Required

Structure

FLOORS

Joist

Solid Wood

Condition: Need hangers

Location: at stairwell

Condition: Wood in soil

Location: crawl space

Maintenance Required

Foundation

Masonry

Location: cellar

Earth

Location: crawl space

Condition: No vapor barrier

Location: crawl space

Maintenance Required

INSULATION

Floor

Fiberglass

Location: crawl space

Condition: Falling insulation

Location: crawl space

Condition: Vapor barrier reversed

Location: crawl space

Condition: Minimal insulation

Condition: No box insulation

Location: cellar

Maintenance Required

Electrical

SUB PANEL

Type

Breaker

Condition: Inadequate working clearances

Maintenance Required

BRANCH WIRING

Type

Romex

Knob and tube

Location: rear attic

Conduit

Condition: Exposed wiring

Location: first floor

Condition: Open junction box

Location: cellar

Condition: Needs fastening

Location: cellar

Maintenance Required

INTERIOR COMP

Receptacles

Condition: No cover plate

Location: several places

Maintenance Required

GFI

Condition: No GFCI

Unsafe

Detector

Condition: No CO detector

Unsafe

Plumbing

HOT WATER

Type

Natural Gas

Condition: Flue missing screws

Location: both heaters

Condition: Relief pipe short

Location: both heaters

Unsafe

Kitchen

FIXTURES

Sink

Single bowl sink

Condition: Active leak

Location: second floor sprayer

Maintenance Required

Other

Bar Sink

Condition: Water to fixture off

Location: first floor room 2 cold water

Maintenance Required

Bath

BATH 1/2

Fixtures

Wall hung

Condition: Active leak

Location: room 1 trap

Maintenance Required

BATH 1

Tub/Shower

Tub

Condition: Diverter not working

Location: first floor rear bathroom

Maintenance Required

Fixtures

Vanity

Condition: Loose faucet

Maintenance Required

Interior

FLOORS

Type

Carpet

Sheet vinyl

Condition: Loose flooring

Location: first floor

Maintenance Required

WALLS

Type

Drywall

Plaster

Condition: Cracks(minor)

Location: second floor

Maintenance Required

CEILINGS

Type

Drywall

Plaster

Tile

Suspended

Condition: Loose plaster

Location: second floor hall

Comments: The loose plaster on second floor was probably caused by prior leaks.

Maintenance Required

DOORS

Type

Wood

Condition: Door stuck

Location: attic

Condition: Door rubs

Location: several on first floor
Maintenance Required

RAILS/STAIRS

Rails

Hand rails

Condition: Missing handrails

Location: cellar, attic

Unsafe

Stairs

Wood

Condition: Loose tread
Location: attic
Maintenance Required

ATTIC

Insulation

Cellulose

Condition: Minimal insulation

Location: both attics

Marginal