

# Summary

## Exterior

### PAVED AREAS

#### Steps

Wood Steps

**Condition:** Missing handrails - Stairs with two or more risers should have at least one continuous handrail at a height of 34" to 38". Ends should be returned or to newel posts. Handrails adjacent to wall(s) should have a space of 1 1/2" between wall and handrail.

Location: front

**Unsafe**

**Est Cost:** \$200.00 to \$300.00

### PORCH/DECK

#### Deck

First Level

**Condition:** Loose rails - The inspector noted loose rails. This can be a very dangerous condition and should be repaired as soon as possible.

**Condition:** Missing hangers - Joist and/or headers need metal support hangers at their ends to help prevent displacement of the framing. Hangers of the proper size should be installed and all nail holes provided in hangers should be fastened with specific joist hanger nails.

**Condition:** 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.

**Unsafe**

## Roof

### COVERING

#### Material

Half Lap

Asphalt Shingle

**Condition:** 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: half lap roofing

**Unsafe**

**Est Cost:** \$3,000.00 to \$3,400.00

## Electrical

### SERVICE

#### Ground

None

**Condition:** No ground at water - No grounding conductor was noted at the incoming water supply. The grounding electrode system should include underground metal water piping and a supplemental electrode to provide an effective grounding system.

**Condition:** No supplemental ground - Electrical system does not appear to have a supplemental grounding electrode. Today's standards require an additional ground electrode for safety. Recommend additional ground electrode be installed.

**Unsafe**

**Est Cost:** \$150.00 to \$200.00

## MAIN PANEL

### Type

Breaker

**Condition:** No room for expansion - The electrical panel is crowded, leaving no room for further expansion. Electrician should check and possibly upgrade panel.

**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.

**Condition:** No panel cover - Cover to the service panel is off and should be replaced as soon as possible. This is a potentially hazardous situation.

**Unsafe**

**Est Cost:** \$600.00 to \$800.00

## BRANCH WIRING

### Type

Romex

Metallic (BX)

**Condition:** Open junction box - Open junction box(s) was observed. All junction boxes should be covered.

Location: cellar, first floor

**Condition:** Needs fastening - Wiring is dangling and should be properly fastened.

Location: cellar

**Unsafe**

**Est Cost:** \$150.00 to \$250.00

## INTERIOR COMP

### Receptacles

**Condition:** Reversed polarity - The inspector found reversed polarity in one or more outlets. Reversed polarity can damage sensitive equipment such as computers and can be dangerous if appliances with poor insulation are connected to them. Recommend repair.

Location: several

**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: cellar

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

Location: several

**Unsafe**

**Est Cost:** \$200.00 to \$300.00

### GFCI/AFCI

**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.

**Unsafe**

**Est Cost:** \$150.00 to \$200.00

### Detector

**Condition:** Missing smoke detector - At least one smoke detector should be provided in each sleeping room, outside sleeping areas, on each floor level, and checked as suggested by manufacturer.

**Condition:** No CO detector - As of 12/14/06 every dwelling unit constructed or offered for sale requires a carbon monoxide alarm to be supplied by sellers. It shall be installed in the immediate vicinity of bedroom(s) and on each floor level containing bedroom(s).

**Unsafe**

## Interior

### RAILS/STAIRS

#### Rails

Handrails

**Condition:** Missing handrails - Stairs with two or more risers should have at least one continuous handrail at a height of 34" to 38". Ends should be returned or to newel posts. Handrails adjacent to wall(s) should have a space of 1 1/2" between wall and handrail.

Location: cellar, second floor

**Unsafe**

**Est Cost:** \$350.00 to \$450.00

#### Stairs

Wood

**Condition:** Stairs not standard - Minimum stairway width should be 36" with 27" between handrails. Minimum tread depth should be 9" with 3/4" nosing for stairs with closed risers. Maximum riser height should be 8 1/4". Tread depths and riser heights should not vary more than 3/8".

Location: cellar

**Unsafe**

**Est Cost:** \$400.00 to \$600.00

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