

Independent Home Inspection LLC

Building Inspection Report



20 River View, Hudson Valley, NY 12345
Inspection prepared for: John Jones
Date of Inspection: 5/24/2018 Time: 1 PM
Age of Home: 1835 Size: 2549
Weather: 50s

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General Information

Scope of Inspection

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(See home inspection contract)

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with New York State Regulations and Code of Ethics, a copy of which is available online at www.dos.ny.gov. The scope of the inspection is limited to the items listed within the report pages.

OUTSIDE THE SCOPE OF INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

Client Participation

Client was present and participated in the inspection

Repair Recommendations

Recommendation All repairs and upgrades should be made by qualified and or licensed contractors as needed. Recommend acquiring multiple estimates as prices vary. Recommend consulting local building department for any necessary permits.

Occupancy

Observations

The structure is furnished, and in accordance with state standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Renovation and or Additions

Observations: Recommend consulting local building department for any applicable permits or certificate of occupancy that may apply to properties current state.

Older Building

Observations: The building is older and is typically not designed to today's standards and predates many building codes. Framing spans, guardrail heights, and amount of electrical outlets are typically less than current standards.

Wood Destroying Insects

Wood Destroying Insect Inspection

A wood destroying insect inspection has been performed see form NPMA-33 supplied at time of inspection. A wood destroying insect inspection is not a warranty or guarantee and should be performed frequently. Form is valid for 90 days from inspection.

Environmental

Indoor Air Quality

Observations: Recommend use of a humidity meter for monitoring and maintaining humidity in the building to maintain about a 40% humidity level. The use of a dehumidifier is recommended when elevated levels of moisture are present to prevent organic and or mold like growth typically during the summer months and basement areas. The use of a humidifier is recommended during winter and heating season to prevent wood shrinkage, static electricity, and dry nasal passages in living space areas.

Water Quality

Observations: A water sample has been collected for lead testing and will provide the results soon as they are available.

Radon Testing

Observations: A radon in air test has been performed and will supply the results as soon as they are available.

Lead

Observations: The building is of an age older than 1978. Lead paint was used up to 1978, recommend testing paint for lead particularly if renovation has been or will be performed.

Asbestos

Location: Basement

Observations: There is some asbestos like pipe insulation remnants noted, recommend removal by asbestos abatement contractor to ensure indoor air quality.



Mice

Location: Crawlspace

Observations: There is evidence of mice in the building which is evident from droppings and staining, recommend consulting pest control company.

Topography and Grading

Building Site Topography Observations

Topography Type: Moderate Slope

Topography Towards The Building

Location: Left side of the building

Observations: The general topography directs water towards the structure, not necessarily surface water only but subterranean water as well. This area tends to be prone to moisture intrusion and should be monitored.



Grading Slope Near The Building

Location: Left side of the building

Observations: The grading is directing water towards the building and basement windows, recommend re grading as needed to direct water away from the structure. Ideally a minimum of one inch per foot pitch away from the structure for at least six feet away from the structure should be maintained.

Drainage

Floor Drains

Location: Basement Access, Right side of the building

Observations: Area lacks a floor drain creating condition conducive to ponding water which should be installed to ensure proper drainage.

Landscaping

Landscaping Near The Building Observations

Observations: The landscaping is overgrown against the building creating conducive condition to deterioration and pests which needs trimming or removal allowing for adequate clearances. The obstruction limits visual access.

Vines

Observations: Vines are growing on the building which is conducive to deterioration and pests that should be removed.

Trees Near The Building

Location: Left side of the building

Observations: There are trees noted close to the structure which have the potential of causing damage to the building, recommend consulting arborist for further evaluation, monitoring, trimming, and or removal.



Tree Stumps

Location: Left side of the building

Observations: There are stumps which are conducive to wood destroying insects that should be removed.

Fence

Fence

Materials: Wood

Observations: Fence is rotting in prone areas which need repair or replacement to maintain integrity of fencing.

Exterior Wall Covering

General Exterior Wall Covering

Wall Covering Type: Wood Clapboard, Brick, Wood boards

Observations: The general wall covering integrity is in functional condition with some weathering.

Wall Covering Finish

Observations: The wood sections of wall covering will need surface prep and a finish applied periodically to maintain integrity.

Bulging Wall Covering

Location: Back of the building

Observations: There is bulging wall covering and mortar joint sealant repairs which needs further evaluation, monitoring, and or repair. Foundation cracking and cistern trench is below.



Brick

Observations: Mortar joints are open in some prone areas and need pointing to maintain integrity.

Fascia, Rake Board, and Overhang

Fascia and Rake Board

Type: Wood

Observations: Fascia and rake board are in usable condition with moderate deterioration and weathering.

Fascia and Rake Board Finish

Observations: The fascia and rake boards will need surface prep and a finish applied periodically to maintain integrity.

Damaged Fascia

Location: Right side of the building, Back of the building

Observations: There are openings and deterioration which needs repair.

Overhang

Observations: Building has minimal or lacks overhangs in some areas which creates a condition conducive to moisture intrusion and should be monitored.

Windows Exterior Observations

General Windows

Window Type:

- Mostly single pane and a few dual pane
- Wood
- Double hung
- Awning
- Hopper

Observations: Single pane windows appear original to the building. Single pane windows have wear from time and use.

Window Screens

Observations: Some of the window screens are not installed and need installation or replacement.

Single Pane Windows

Observations: There are single pane windows noted which are not energy efficient and may form condensation on the interior the glass at certain times of the year.

Window Finish

Observations: Windows will need surface prep and finish applied to maintain integrity.

Storm Windows

Observations: Some single pane windows have storm windows installed.

Window Wells

Location: Left side of the building, Basement windows

Observations: The basement window wells are debris filled and lack proper ground clearance which should be cleaned, improved, and or replaced to ensure adequate drainage.

Moisture intrusion appears to be occurring.



Windows Observations

Cracked Windows

Location: Second floor, Bathroom

Observations: There is a cracked window pane which needs repair.

Broken Sash Cords

Location: Single pane, Double hung windows

Observations: Several windows have broken sash cords which need repair to support windows.

Missing Window Locks

Location: Single pane double hung

Observations: Some windows lack locks which need repair.

Exterior Doors

Main Entry Door

Location: Front of the building

Observations: Entry door is functional.

Door has wear from time and use.

Door weather stripping should be improved for energy efficiency.

Exterior Door

Location: Right side of building

Observations: Exterior door is functional.

Door has wear from time and use.

Door is not fully weather sealed and needs improvement.

Roof

General Roof Covering

Type: Slate

Observations:

General condition of the roof covering appears functional with signs of weathering and aging appropriate to approximate age of roof.

Roofs are designed to be water resistant not water proof and require frequent maintenance on a consistent basis. Look for lifted fasteners, damage or broken shingles, and missing shingles from wind damage.



Estimated Age of Roof Covering

Estimated Age: No information or documentation available.
Older

Method of Evaluation and Access

Method of Evaluation: Viewed from several vantage points.

Multiple Layers of Roof Covering

Observations: Roof shingles have been nonprofessionally installed over wood roof shingles creating conducive conditions to leakage, cracked, and loose shingles.

Slate Shingles

Observations: There are loose, cracked, chipped, and missing shingles on older section of roof which need repair and or replacement by slate roof specialist to ensure water tightness.
There loose shingle fasteners which need repair to ensure integrity.



Evidence of Repairs

Observations: There are some replaced shingles noted, consult owner for history.

Valley

Location: Back of the building

Observations: The general design of the valleys are conducive to moisture intrusion and overwhelming of the gutters during heavy rains and should be monitored and improved as needed. De-icing heat cabling may be needed to ensure proper winter drainage.

Roof 2

Roof Covering

Location: Porch, Front of building

Type: Metal panels

Observations: Roof surface appears functional within useful life.



Roof to Exterior Wall Flashing

Observations: Juncture lacks proper counter flashing which needs further evaluation and repair to ensure water tightness.



Roof 3

Roof Covering

Location: Right side of the building, Porch

Type: Metal roof panels

Observations: Roof is old and appears original to the building which has multiple layers of sealer applied. Roof should not be expected to last a long period of time. Recommend updating to ensure water tightness.



Roof to Exterior Wall Flashing

Observations: Area lacks proper flashing and needs repair to ensure water tightness.
Moisture intrusion appears to have occurred which is evident from peeling interior finish.



Gutters, Downspouts, and Roof Drains

General Gutters

Type: Wood

Gutter and Downspout Maintenance

Observations: It is important to maintain gutters and downspouts on a consistent basis to ensure water flow away from structure as they are often a cause for moisture penetration in the building.

Gutters are prone to ice damming which is conducive to water damage, recommend installing heating cable and or ice and snow removal as needed to ensure proper drainage.

Downspout Discharge

Observations: The downspout are draining water next to the building which is conducive to moisture intrusion, recommend extending downspout away from the structure, typically about six feet minimum, and installing a splash block to limit erosion.

Sub Surface Downspout Piping

Observations: Some downspouts direct water into sub surface piping which is not fully visible limiting piping inspection.

Wood Gutters

Observations: Gutter sizing appears inadequate and overwhelm during heavy rains which should be upgraded to ensure adequate drainage away from the building.

Loose Downspout

Observations: Downspout is disconnected and needs repair.



Chimney 1

General Chimney

Materials: Brick

Location: Right side of the building

Observations: Chimney is older with weathering.

Weather Cap

Observations: Weather cap is present.

Mortar Joints



Brick Chimney

Observations: The mortar joints are washed out and deteriorated above the roof line which needs to be repaired by mason to ensure integrity and water tightness. There are some spalled bricks which need repair to ensure integrity and water tightness.

Metal Flue Piping

Observations: Metal flue piping appears to be added to the chimney serving heating system which is enclosed and appears to tap into existing chimney, recommend further evaluation by chimney specialist to ensure proper installation. Consult owner for history.

Flue Liner

Observations: Chimney is older and flue may be unlined which was common for a house of its vintage and should have access created to ensure a flue liner exists or may need a liner installed.

Fireplace

Observations: Wood burning fireplace is present. Recommend further evaluation before use by fireplace specialist to ensure safe usage.



Firebox

Observations: Firebox is deteriorated and needs further evaluation and repair by fireplace specialist before use.



Damper

Observations: Damper is present.

Hearth Extension

Observations: The hearth extension is cracked which needs repair.



Further Evaluation

Observations: Unable to fully see interior of the flue which should be cleaned and further evaluated to ensure integrity of flue interior.

Chimney 2

General Chimney

Type: Brick

Observations: The visible portions of the chimney appears functional with some weathering.



Weather Cap

Observations: Weather cap is present

Flue Usage

Observations: Serving fireplace.

Flue Liner

Observations: Chimney is older and flue may be unlined which was common for a house of its vintage and should have access created to ensure a flue liner exists or may need a liner installed.

Fireplace

Observations: Wood burning fireplace is present.

Recommend further evaluation before use by fireplace specialist to ensure safe usage.



Firebox

Observations: Firebox is deteriorated and needs further evaluation and repair.

Damper

Observations: Damper is sealed with insulation.

Mantel and Surround

Observations: Surround on fireplace appears to lack proper clearance to firebox for combustibile materials for current standards and should be further evaluated and improved to ensure safe usage.

Further Evaluation

Observations: Unable to fully see interior of flue which should be cleaned and further evaluated to ensure integrity flue interior.

Walkway

Walkway

Location: Front of the building

Surface Type: Stone pavers

Observations: The surface is in usable condition with weathering.

Some pavers have settled and need repair to prevent trip hazards.

Porch

Porch

Location: Front of the building

Observations: The porch is older with some weathering.

Finish

Observations: Porch will need surface prep and finish applied to maintain integrity.

Floor Framing

Observations: Nonprofessional additional support and or repairs have been made which should be reviewed and improved by qualified carpenter to ensure adequate support.



Columns

Observations: Columns trim and enclosures have rot and deterioration in prone areas which needs repair and or replacement.



Guardrail

Observations: Guardrail is present.

The guardrail is lower then the recommended current standard of thirty six inches minimum, recommended upgrading for safety.

Porch 2

Porch

Location: Right side of the building, Enclosed, Converted into living space

Access

Observations: Debris and stored items need removal from underneath which is conducive to pests. Floor framing is covered by under sheathing limiting access.

Columns

Observations: Back right corner brick column is locate on deteriorated cistern which needs repair to ensure proper support.

Skirting

Observations: Skirting has wood to ground contact which is conducive to rot and wood destroying insects that should have ground clearance created. Skirting is rotted in prone areas which needs repair.



Deck

Deck

Location: Right side of the building

Type: Wood

Observations: Deck appears nonprofessional, consult building department for permit.



Finish

Observations: The deck will need a finish applied in the near future to maintain integrity.

Floor Framing

Observations:

Floor framing lacks proper posts and footings which needs complete review and repair by carpenter.

Flashing

Observations: The floor framing to structure juncture lacks flashing which can be conducive to moisture penetration and wood destroying insects. Recommend installing proper flashing to prevent moisture penetration.



Stairs

Observations: Stairs are narrower than current standards and should be improved.

Handrail

Observations: Handrail is present.

Guardrail

Observations: Guardrail is present.

Guardrail is not secure and needs repair.
Posts are over notched and need repair.

Patio

General Patio

Location: Right side of the building

Type: Slate

Settlement

Observations: Sections of the surface has some minor settlement creating potential trip hazards which needs subbase repairs to ensure safe usage.



Attic Access

Access Restrictions

Access Restrictions: Insulation within the attic obscures the rafters and joists and other components preventing visual access.

The ceiling is vaulted in some areas with no visible access limiting inspection of insulation and ventilation.

Attic Access Observation

Location: Ceiling access panel, Second floor ceiling

Observations: Access opening cover is present.

Attic Insulation

Attic Area Insulation

Insulation Type: Fiberglas batt insulation
About 6 to 8 Inches

Observations: Insulation is present in visible areas.

Roof Framing And Sheathing

General Roof Framing

Framing Type: Rafters

Observations: The integrity of the visible portions of the roof framing are in functional condition.

Roof rafters appear undersized and or over spaced for the span by current standards which is typical for older building and should be monitored.



Roof Sheathing

Roof Sheathing Type: Skip board sheathing, Wood shingles

Exterior Wall Structure

Exterior Wall Structure

Structure Access: Wall structure is not fully visible and covered by wall coverings limiting inspection., Partial visual access attic
Structure Type: Wood Frame, Brick

Exterior Wall Insulation

Materials: Not visible finished space • Brick thermal mass
Observations: Building of its vintage typically lacks or has limited wall insulation. Recommend creating access for evaluation.

Floor Structure

Floor Structure Type(s)

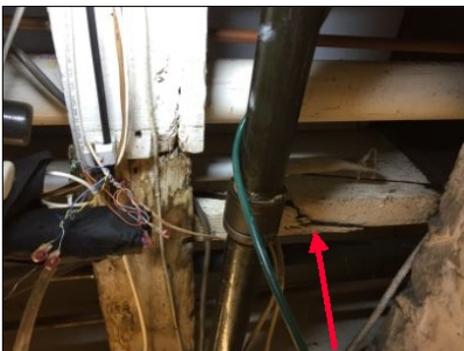
Materials: Wood joist

Floor Slopping at Interior Walls

Location: Interior wall front to back
Observations: Floor has slopping towards interior wall which should be further evaluated, additional support added, and or repaired by structural engineer and qualified contractor to ensure adequate support.

Cracked Floor Joist

Location: Basement
Observations: There are cracked floor joist below slopping walls and floor which needs further evaluation, repair, and or additional support by carpenter and structural engineer to ensure integrity.





Cut floor Joist

Location: Crawlspace

Observations: Floor joist has been cut and temporary support has been installed which needs review and repair by structural engineer and carpenter to ensure proper support of the floor framing.



Undersized and or Over Spaced Floor Framing

Observations: Joists spacing appears wider and or undersized for the span for current standards which is typical for a building of its vintage and may result in slopping and or deflection of the floors that should be monitored and or improved as needed.

Floor Supporting Columns and Posts

Columns and Posts Observations

Materials: Stone walls

Floor Structure Insulation

Floor Insulation

Materials: Fiberglas insulation, Foam panels

Foundation Walls

Foundation Wall Type(s)

Materials: Stacked stone, this type of foundation is prone to moisture intrusion as it typically lacks exterior sealer and or footing drains.

Foundation Access Limitations

Observations: Mechanical systems limit access
Stored items limits access

Foundation Walls

Observations: The visible portions of the foundation stem walls appear functional but are older with moderate deterioration which should be monitored.

Foundation Mortar Joints

Observations: Stacked stone mortar joints are deteriorated and open in some areas of the basement which need repair to maintain integrity.

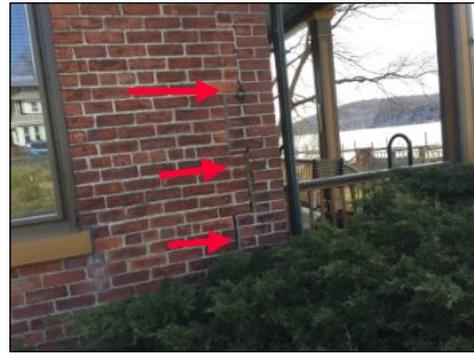
Horizontal Cracking

Location: Front left corner of the building

Vertical Cracking

Location: Front left corner of the building

Observations: Vertical cracking, stair stepped cracking, and displacement are present which needs evaluation, repair, additional support, and or monitoring by structural engineer and foundation specialist to ensure integrity.



Foundation Floor

Foundation Floor Type(s)

Materials: Poured Concrete, Dirt

Concrete Floor

Observations: The floor is covered with a thin rough concrete slab with common cracking.

Dirt floor

Location: Crawlspace

Observations: Recommend installing vapor barrier or crawl space liner over soil of crawlspace to prevent soil moisture intrusion.



Foundation Moisture Intrusion

Interior Exterior Elevations

Observations:

Areas of the foundation are below grade and have the potential for moisture penetration. Any time areas of the foundation are below grade it has the potential for ponding water. The walls are typically dependent on exterior applied sealer which is not fully visible and may deteriorate, crack and or may not be properly applied. Footing drains are also typically installed to prevent ponding water which can be damaged, clogged, and or not properly installed. For these reasons moisture intrusion is possible, recommend monitoring for moisture penetration through the foundation wall and floor on a consistent basis.

Moisture Intrusion Foundation Walls

Location: Left side of the building, Right side of the building

Observations: There is efflorescence and moisture staining on foundation exposed walls from periodic moisture intrusion, evaporation, and or wicking which needs further evaluation and repair by foundation sealer specialist to prevent moisture intrusion.



Foundation Access Door(s)

Exterior Basement Access Door(s)

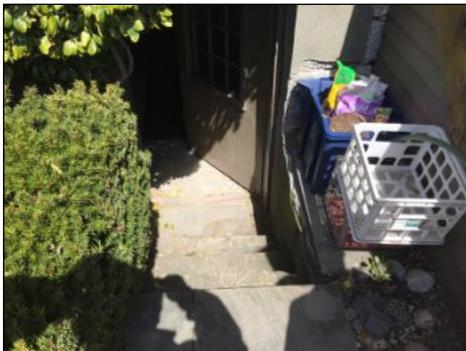
Location: Right side of the building

Observations: Wood exterior access is not weather sealed, allowing moisture intrusion, and has rot and deterioration which needs replacement.

Wood header above door is rotted and needs repair.

Area lacks floor drain which should be added to prevent ponding water. Moisture intrusion appears to occur.

Stairway lacks a handrail?guardrail which needs installation.



Electrical Service

General Electrical Service

Service Type: Three conductors, Overhead

Service Size: 120/240 volt available, 200 Amps

Electrical Meter Pan

Location: Left side of the building

Observations: Meter pan is functional condition.



Service Wire

Service Wire Type: Stranded aluminum

Branch Wiring

Materials: Copper
Stranded aluminum

Service Wire Clearance

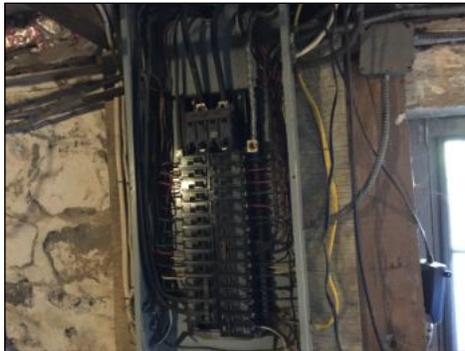
Observations: Overhead service wires touch and rub against tree branches which should be trimmed to prevent damage to the wires.

Electrical Panel(s)

Main Panel

Location: Basement

Observations: Main panel appears functional which includes breakers for over current protection.



Interior Electrical

General Interior Outlets

Observations: The accessible three prong electrical outlets tested functional.

Ungrounded Outlets

Observations: There are remaining obsolete and ungrounded two prong outlets which should be upgraded to include more modern and safer ones that provide a pathway for the electrical current to travel harmlessly to a ground. Recommend consulting electrician for updating two prong outlets.

Loose Outlets

Location: Basement

Observations: Outlet is loose and hanging by wire which needs repair by electrician.

Nonprofessional Lighting

Location: Basement

Observations: Lighting is non professional and should be upgraded to ensure safe usage.

Open Junction Boxes

Location: Basement

Observations: There is a open electrical box which needs review and cover replaced by electrician.

Pushbutton Switches

Observations: There some remaining outdated pushbutton switches present which should be upgraded to ensure safe usage.

Improper Wiring

Location: Attic

Observations: There are electrical connections improperly made out of a junction box which needs review and repair by electrician.



Exterior Plumbing

Exterior Hose Spigots

Location:

- Left side of the building

Observations: The exterior hose spigot activated with use of valve which should be winterized during cold weather.

Cistern

Location: Back of the building

Observations: Abandon collapsing open cistern is present right side back of the building which is a safety hazard which needs major repair, filled, or removed by structural engineer and qualified contractor to ensure safety and integrity.

Cistern trenching is present back of the building under and or adjacent to the back foundation wall which appears to be resulting in settlement and or cracking of the foundation and walls which needs complete review and repair by structural engineer and qualified contractor.



Main and Branch Line Plumbing

Main Water Supply Piping

Type: Copper

Observations: Visible portions of the main water supply piping appears functional.
Proper insulation recommended on exposed piping to prevent freezing and condensation.

Water Meter

Observations: Water meter is present in basement.



Water Main Shut Off Valve

Location of water main shut off valve: Near water meter

Observations: Valve is present.

Water Pressure

Observations: Pressure was acceptable at time of inspection.

Water Supply Branch Lines

Type: Copper

Observations: Visible branch lines appear functional.
Supply lines are not fully visible.

Drainage Waste and Vent Plumbing

General Drain and Waste Lines

Materials:

- Plastic
- Chrome
- Brass

Observations: The visible interior waste lines appear functional.
Waste lines not fully visible.

Plumbing Venting

Observations: Roof terminated plumbing drainage vents are present.

Waste Line Clean Out

Location: Basement

Back of the building

Observations: Clean out port is present.



Dissimilar Plastics

Observations: Dissimilar plastics have been used indicating nonprofessional plumbing which use different glues and may be prone to leakage that should be monitored and or improved to ensure water tightness.

Waste Disposal System

Location

System Location: System appears to be in the back of the building. System is buried which does not allow visual access of the components limiting inspection, type, and locations of systems. System would need access created for further evaluation.

Treatment Tank

Observations: Recommend pumping tank for maintenance every 3 to 5 years or as per size of tank verse number of people living in structure. This will allow for a visual inspection of tank interior by pumping company. The system would need access and pumping if system is to be further evaluated.



Last Maintenance Pump Out

Observations: Consult owner for system history, maintenance, and supporting documentation.
Recommend contacting qualified septic pumping company and have the system pumped and further evaluated to ensure maintenance, integrity, and proper operation.

Adsorbtion System

Observations: There are trees in the area of the system which the roots can be attracted to the system and may compromise the system, recommend further evaluation of the system to ensure roots have not affected the system.

Waste Disposal Test

Observations: The system was tested by running activated plumbing supply fixtures simulating normal usage at time of inspection. A soluble dye was introduced as a visual aid to inspect for evidence of problem operation. Introduced drainage did not back up into the building and there was no visible evidence of breakout in the proposed location of exterior drainage area at the time of inspection. This test is not conclusive and has limitations.

System Repairs or Modifications

Observations: System has a history of repairs, consult owner and contractor whom performed the work for history of repairs and or upgrades.

Fuel Supply

Propane Tank

Location: Left side of the building

Observations: Propane tank appears functional and typically owned by propane supply company, consult owner for history. Tank is in use and has propane stored.



Oil Fill and Vent

Location: Left side of the building

Oil Tank

Location: Basement

Observations: Oil tank appears functional but was not leak tested, recommend monitoring integrity of tank.



Oil Tank Gauge

Observations: Tank gauge is present. Tank is in use and has oil stored.

Oil Tank Access

Observations: Stored items limit access.

Water Heater 1

Water Heater

Location: Basement

Type: Indirect water storage tank

Observations: Water heater is creating hot water but is older and should not be expected to last a long period of time. Plans for replacement should be made to ensure proper operation.



Water Heater Access

Observations: Unit is blocked by cabinet limiting access.

Estimated Age

Observations: Appears original to boiler

Temperature Pressure Relief Valve

Observations: The water heater is equipped with a mandated pressure temperature relief valve.
Valve lacks proper discharge piping which needs installation to ensure safety.

Heating System

Emergency Electrical Disconnect

Observations: Switch is present

Switch lacks proper labeled switch plate cover which needs repair to prevent accidental deactivation of the heating system.



Heating System

Unit Location: Basement

Type and fuel source: Boiler, which typically has about a 30 year life span when installed and maintained properly.

, Oil fired

Observations: Heating system was tested by activating with the use of the thermostat which activated at time of inspection.

System is older but functioning. These type of unit can function for long periods of time with replacement parts but you may benefit from replacing unit due to increased reliability and efficiency. System should not be expected to last a long period of time and plans for replacement should be made.



Estimated Age of The Unit

Observations: Consult owner for age and history, Appears about 1992

System Maintenance

Last system Maintenance: Service ticket present, 2015

Observations: Maintain yearly inspections and unit cleaning by heating specialist, some components of the system such as controls typically do not last as long as the system and may need repairs in the future to keep the system functional. Monitor your system particularly after periods of non use.

System appears due for its annual maintenance.

Distribution

Distribution Type: Pipes and radiators

Temperature Pressure Relief Valve

Observations: The unit is equipped with a mandated temperature pressure relief valve.

Valve lacks proper discharge piping which needs installation to ensure safety.

Flue Piping

Observations: Visible sections of the flue piping integrity appears functional.

Combustion Air

Observations: Combustion air is available.

Areas Lacking Heat Source

Location: Kitchen, Master bedroom, First floor bathroom

Observations: **Areas lack central heating source which should be added to ensure even heating.**



Radiators

Location: First floor

Observations: **A connection is corroded which needs repair by heating specialist to ensure water tightness.**

Distribution Piping

Observations: Distribution line connection in the basement has deterioration at a pipe joint which needs repair by heating specialist to ensure water tightness.
There are exposed heating pipes in living space, recommend insulating and or enclosing exposed heating pipes in living space to ensure safety.

Interior Floors, Walls, and Ceilings

General Floor Covering

Observations: The floors have typical cosmetic damage from time and use.

General Interior Walls

Observations: The walls have typical wear from time and use.
Some common cracking present.

General Ceiling Covering

Observations: The ceilings have typical wear from time and use.
Some common cracking present.

Floor Penetrations

Observations: There is a floor penetration to floor above to allow heat flow up from the fireplace which is a potential safety hazard and should be repaired to ensure safety. Consult building department for current requirements.

Smoke Detectors, Carbon Monoxide Detectors

Areas lacking smoke detectors

Location:

- Bedrooms
- Hallway first floor
- Hallway second floor

Observations: Recommend adding smoke detectors for safety.

Areas lacking carbon monoxide detectors

Location: Hallway first floor, Hallway second floor

Observations: Recommend adding carbon monoxide detector for safety.

Bathroom 1

Location

Location: Master Bathroom, Second floor

Type: Full bath

Lights

Observations: Light(s) are functional.

Electrical Outlets

Observations: The bathroom outlets are functional and have ground fault circuit interruption (GFCI) protection.

A remaining ungrounded two prong outlet is present on light fixture which should be replaced with ground fault protected wall outlet by electrician.

Sink

Observations: The sink is functional.

Sink water supply lines

Observations: The supply lines below the sink appear functional and have shut off valves present.

Sink drain lines

Observations: Drain line is functional
Drain line has S trap which is older and should be upgraded to P trap to ensure trapping of sewer gases.

Toilet

Observations: Toilet is functional.

Tub

Observations: Tub is functional.

Enclosure

Observations: Window near tub is not identified as safety glass which is typically mandated for current standards, recommend updating to safety glass to ensure safe usage.

Exhaust fan

Observations: None recommend adding fan, openable window is present.

Stall Shower

Observations: Stall shower is functional.

Bathroom 2

Location

Location: Hallway bathroom, Second floor
Type: Three quarter bath

Lights

Observations: Light(s) are functional.

Electrical Outlets

Observations: The bathroom outlets are functional and have ground fault circuit interruption (GFCI) protection.

Sink

Observations: The sink is functional.

Sink water supply lines

Observations: The supply lines below the sink appear functional and have shut off valves present.

Sink drain lines

Observations: Drain line is functional
Drain line has S trap which is older and should be upgraded to P trap to ensure trapping of sewer gases.

Toilet

Observations: Toilet is functional.

Stall Shower

Observations: Stall shower is functional.

Bathroom 3

Location

Location: First floor

Type: Half Bath

Lights

Observations: Light(s) are functional.

Electrical Outlets

Observations: A ground fault protected outlet does not test properly and needs repair by electrician.

Sink

Observations: The sink is functional.

Sink water supply lines

Observations: The supply lines below the sink appear functional and have shut off valves present.

Sink drain lines

Observations: Drain line is functional

There is deterioration on the drain line which may be a future leak if deterioration continues, recommend upgrading trap.

Toilet

Observations: Toilet is functional.

Exhaust fan

Observations: None, recommend adding exhaust fan.

Stairway 1

Stairway

Location: Stairs to second floor

Observations: Stairway has wear from time and use.

Stairway is leaning from structural movement.

Handrail

Observations: Handrail is present.

Guardrail

Observations: Guardrail is present.

Guardrail is lower then current standards of 36" which should be improved to ensure safe usage.

Guardrail is loose and needs securing.

Some baluster are loose and need securing.



Kitchen

Light(s)

Observations: Light is functional

Electrical Outlets

Observations: Most kitchen counter outlets are functional and have ground fault circuit interruption (GFCI) protection within six feet of plumbing components.

There are not many outlets present, consult electrician for adding additional outlets.

One of the outlets left side should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Cabinets

Observations: The kitchen cabinets have typical cosmetic wear.

Counter Top

Observations: Counter tops have typical cosmetic wear.

Sink

Observations: Sink is functional.

Faucet

Observations: Faucet leaks around the stem when in use and needs repair.

Sink Supply Lines

Observations: The supply lines below the sink appear functional and have shut off valves present.

Sink Drain Lines

Observations: Drain line is functional.

Electric Wall Oven

Observations: Oven is older with wear.

Door does not fully close and is modified which needs repair.

Recommend updating to ensure proper operation.

Gas Range

Observations: Gas range activates but is older.

Exhaust Fan

Observations: The exhaust fan activates but is old.

Laundry

General Laundry

Location: Second floor

Observations: We do not evaluate washer and dryer.

Dryer Vent

Observations: Recommend periodic cleaning of ducting and dryer vent hood.

Electrical Outlet(s)

Observations: Wall outlet is ground fault protected.

220 Outlet

Observations: 220 outlet for dryer is present.

Garage

Detached Garage

Observations: Boat storage building with office space above



Garage Floor

Observations: Wood framed, appears not designed to support vehicles.
Recommend vapor barrier over crawlspace soil.

Crawlspace area lacks access which should be created for further evaluation.



Garage Access

Observations: Stored items limits access.
Cluttered condition limits access.
Recommend further evaluation when access is created.

Electrical Outlets

Observations: **The garage outlets should be upgraded to have ground fault circuit interruption (GFCI) protection.**

Garage Door

Garage Door Observations: **Double doors have loose joinery, rot, and deterioration which need repair to ensure integrity.
Double doors are not weather and pest sealed which needs improvement to ensure tightness.**

Exterior Door

Observations: **Doors, thresholds, and trim are moisture damage and lack weather resistance which need repair or replacement.
Door panels are cracked and need repair.**

Garage Structure

Observations: Wall covering, ceiling covering, and flooring limits visual access.
Brick foundation stem walls have deteriorated mortar joints and loose brick which need repair.



General Exterior Wall Covering

Wall Covering Type: Wood boards, Wood shingles

Observations The general wall covering is in functional condition with moderate deterioration and weathering.

Areas of the grading at the left side are equal to and over the wall covering which is conducive to rot and wood destroying insects. Recommend grading area to establish a clearance to wall covering, current standards is 6" minimum ground clearance to wall covering.



Gutters

Observations: Gutters are present which need periodic cleaning.

Downspouts need to be extended away from the building.

Gutters have collected some debris and need cleaning.

Windows

Observations: Windows have some weathering.

Single pane windows have wear from time and use.

Roof

Type: Asphalt shingles. This type of roof covering is typically estimated to have a design life of 20 to 25 years when installed to manufactures recommended specifications.

Observations: The roof surface has loss of aggregate and brittleness noted which indicates the surface is wearing. This means that the roof should be inspected more frequently and monitored for leaks as the roof will need replacing in the near future.



Sub Panel

Observations: Sub panel appears functional.
Over current protection devices are breakers.



Interior Space Observations

Observations: Stairs to second floor are functional.

Heating and Air Conditioning System

Unit Location: Office space

Type and fuel source: Electric baseboard, Wall unit air conditioner

Observations: Heating activated with the use of the thermostat.

Unable to test AC due to temperature.

Wall unit air conditioner wall penetration appears to be allowing moisture intrusion which needs repair.



Report Summary

Environmental		
Page 2	Asbestos	There is some asbestos like pipe insulation remnants noted, recommend removal by asbestos abatement contractor to ensure indoor air quality.
Page 2	Mice	There is evidence of mice in the building which is evident from droppings and staining, recommend consulting pest control company.
Topography and Grading		
Page 3	Grading Slope Near The Building	The grading is directing water towards the building and basement windows, recommend re grading as needed to direct water away from the structure. Ideally a minimum of one inch per foot pitch away from the structure for at least six feet away from the structure should be maintained.
Drainage		
Page 3	Floor Drains	Area lacks a floor drain creating condition conducive to ponding water which should be installed to ensure proper drainage.
Landscaping		
Page 3	Vines	Vines are growing on the building which is conducive to deterioration and pests that should be removed.
Fence		
Page 3	Fence	Fence is rotting in prone areas which need repair or replacement to maintain integrity of fencing.
Exterior Wall Covering		
Page 4	Bulging Wall Covering	There is bulging wall covering and mortar joint sealant repairs which needs further evaluation, monitoring, and or repair. Foundation cracking and cistern trench is below.
Page 4	Brick	Mortar joints are open in some prone areas and need pointing to maintain integrity.
Fascia, Rake Board, and Overhang		
Page 4	Damaged Fascia	There are openings and deterioration which needs repair.
Windows Exterior Observations		
Page 5	Window Wells	The basement window wells are debris filled and lack proper ground clearance which should be cleaned, improved, and or replaced to ensure adequate drainage. Moisture intrusion appears to be occurring.
Windows Observations		
Page 5	Cracked Windows	There is a cracked window pane which needs repair.
Page 5	Broken Sash Cords	Several windows have broken sash cords which need repair to support windows.
Page 5	Missing Window Locks	Some windows lack locks which need repair.
Roof		
Page 6	Slate Shingles	There are loose, cracked, chipped, and missing shingles on older section of roof which need repair and or replacement by slate roof specialist to ensure water tightness. There loose shingle fasteners which need repair to ensure integrity.
Roof 2		
Page 7	Roof to Exterior Wall Flashing	Juncture lacks proper counter flashing which needs further evaluation and repair to ensure water tightness.
Roof 3		

Page 8	Roof to Exterior Wall Flashing	Area lacks proper flashing and needs repair to ensure water tightness. Moisture intrusion appears to have occurred which is evident from peeling interior finish.
Gutters, Downspouts, and Roof Drains		
Page 8	Downspout Discharge	The downspout are draining water next to the building which is conducive to moisture intrusion, recommend extending downspout away from the structure, typically about six feet minimum, and installing a splash block to limit erosion.
Page 8	Loose Downspout	Downspout is disconnected and needs repair.
Chimney 1		
Page 9	Brick Chimney	The mortar joints are washed out and deteriorated above the roof line which needs to be repaired by mason to ensure integrity and water tightness. There are some spalled bricks which need repair to ensure integrity and water tightness.
Page 9	Metal Flue Piping	Metal flue piping appears to be added to the chimney serving heating system which is enclosed and appears to tap into existing chimney, recommend further evaluation by chimney specialist to ensure proper installation. Consult owner for history.
Page 9	Flue Liner	Chimney is older and flue may be unlined which was common for a house of its vintage and should have access created to ensure a flue liner exists or may need a liner installed.
Page 9	Fireplace	Recommend further evaluation before use by fireplace specialist to ensure safe usage.
Page 9	Firebox	Firebox is deteriorated and needs further evaluation and repair by fireplace specialist before use.
Page 10	Hearth Extension	The hearth extension is cracked which needs repair.
Page 10	Further Evaluation	Unable to fully see interior of the flue which should be cleaned and further evaluated to ensure integrity of flue interior.
Chimney 2		
Page 11	Flue Liner	Chimney is older and flue may be unlined which was common for a house of its vintage and should have access created to ensure a flue liner exists or may need a liner installed.
Page 11	Fireplace	Recommend further evaluation before use by fireplace specialist to ensure safe usage.
Page 11	Firebox	Firebox is deteriorated and needs further evaluation and repair.
Page 11	Damper	Damper is sealed with insulation.
Page 11	Mantel and Surround	Surround on fireplace appears to lack proper clearance to firebox for combustible materials for current standards and should be further evaluated and improved to ensure safe usage.
Page 11	Further Evaluation	Unable to fully see interior of flue which should be cleaned and further evaluated to ensure integrity flue interior.
Walkway		
Page 11	Walkway	Some pavers have settled and need repair to prevent trip hazards.
Porch		
Page 11	Floor Framing	Nonprofessional additional support and or repairs have been made which should be reviewed and improved by qualified carpenter to ensure adequate support.
Page 12	Columns	Columns trim and enclosures have rot and deterioration in prone areas which needs repair and or replacement.
Porch 2		
Page 12	Columns	Back right corner brick column is locate on deteriorated cistern which needs repair to ensure proper support.
Page 12	Skirting	Skirting has wood to ground contact which is conducive to rot and wood destroying insects that should have ground clearance created. Skirting is rotted in prone areas which needs repair.
Deck		

Page 13	Floor Framing	Floor framing lacks proper posts and footings which needs complete review and repair by carpenter.
Page 13	Flashing	The floor framing to structure juncture lacks flashing which can be conducive to moisture penetration and wood destroying insects. Recommend installing proper flashing to prevent moisture penetration.
Page 14	Guardrail	Guardrail is not secure and needs repair. Posts are over notched and need repair.
Patio		
Page 14	Settlement	Sections of the surface has some minor settlement creating potential trip hazards which needs subbase repairs to ensure safe usage.
Floor Structure		
Page 15	Floor Slopping at Interior Walls	Floor has slopping towards interior wall which should be further evaluated, additional support added, and or repaired by structural engineer and qualified contractor to ensure adequate support.
Page 15	Cracked Floor Joist	There are cracked floor joist below slopping walls and floor which needs further evaluation, repair, and or additional support by carpenter and structural engineer to ensure integrity.
Page 16	Cut floor Joist	Floor joist has been cut and temporary support has been installed which needs review and repair by structural engineer and carpenter to ensure proper support of the floor framing.
Foundation Walls		
Page 17	Foundation Mortar Joints	Stacked stone mortar joints are deteriorated and open in some areas of the basement which need repair to maintain integrity.
Page 17	Vertical Cracking	Vertical cracking, stair stepped cracking, and displacement are present which needs evaluation, repair, additional support, and or monitoring by structural engineer and foundation specialist to ensure integrity.
Foundation Floor		
Page 17	Dirt floor	Recommend installing vapor barrier or crawl space liner over soil of crawlspace to prevent soil moisture intrusion.
Foundation Moisture Intrusion		
Page 18	Moisture Intrusion Foundation Walls	There is efflorescence and moisture staining on foundation exposed walls from periodic moisture intrusion, evaporation, and or wicking which needs further evaluation and repair by foundation sealer specialist to prevent moisture intrusion.
Foundation Access Door(s)		
Page 18	Exterior Basement Access Door(s)	Wood exterior access is not weather sealed, allowing moisture intrusion, and has rot and deterioration which needs replacement. Wood header above door is rotted and needs repair. Area lacks floor drain which should be added to prevent ponding water. Moisture intrusion appears to occur. Stairway lacks a handrail?guardrail which needs installation.
Electrical Service		
Page 19	Service Wire Clearance	Overhead service wires touch and rub against tree branches which should be trimmed to prevent damage to the wires.
Interior Electrical		
Page 19	Ungrounded Outlets	There are remaining obsolete and ungrounded two prong outlets which should be upgraded to include more modern and safer ones that provide a pathway for the electrical current to travel harmlessly to a ground. Recommend consulting electrician for updating two prong outlets.
Page 19	Loose Outlets	Outlet is loose and hanging by wire which needs repair by electrician.
Page 20	Open Junction Boxes	There is a open electrical box which needs review and cover replaced by electrician.
Page 20	Improper Wiring	There are electrical connections improperly made out of a junction box which needs review and repair by electrician.
Exterior Plumbing		

Page 20	Cistern	Abandon collapsing open cistern is present right side back of the building which is a safety hazard which needs major repair, filled, or removed by structural engineer and qualified contractor to ensure safety and integrity. Cistern trenching is present back of the building under and or adjacent to the back foundation wall which appears to be resulting in settlement and or cracking of the foundation and walls which needs complete review and repair by structural engineer and qualified contractor.
Waste Disposal System		
Page 22	Last Maintenance Pump Out	Recommend contacting qualified septic pumping company and have the system pumped and further evaluated to ensure maintenance, integrity, and proper operation.
Water Heater 1		
Page 23	Water Heater	Water heater is creating hot water but is older and should not be expected to last a long period of time. Plans for replacement should be made to ensure proper operation.
Page 24	Temperature Pressure Relief Valve	Valve lacks proper discharge piping which needs installation to ensure safety.
Heating System		
Page 24	Emergency Electrical Disconnect	Switch lacks proper labeled switch plate cover which needs repair to prevent accidental deactivation of the heating system.
Page 24	Heating System	System is older but functioning. These type of unit can function for long periods of time with replacement parts but you may benefit from replacing unit due to increased reliability and efficiency. System should not be expected to last a long period of time and plans for replacement should be made.
Page 25	System Maintenance	System appears due for its annual maintenance.
Page 25	Temperature Pressure Relief Valve	Valve lacks proper discharge piping which needs installation to ensure safety.
Page 25	Areas Lacking Heat Source	Areas lack central heating source which should be added to ensure even heating.
Page 25	Radiators	A connection is corroded which needs repair by heating specialist to ensure water tightness.
Page 26	Distribution Piping	Distribution line connection in the basement has deterioration at a pipe joint which needs repair by heating specialist to ensure water tightness. There are exposed heating pipes in living space, recommend insulating and or enclosing exposed heating pipes in living space to ensure safety.
Smoke Detectors, Carbon Monoxide Detectors		
Page 26	Areas lacking carbon monoxide detectors	Recommend adding carbon monoxide detector for safety.
Bathroom 1		
Page 26	Electrical Outlets	A remaining ungrounded two prong outlet is present on light fixture which should be replaced with ground fault protected wall outlet by electrician.
Bathroom 3		
Page 28	Electrical Outlets	A ground fault protected outlet does not test properly and needs repair by electrician.
Stairway 1		
Page 28	Stairway	Stairway is leaning from structural movement.
Page 28	Guardrail	Guardrail is loose and needs securing. Some baluster are loose and need securing.
Kitchen		
Page 29	Electrical Outlets	One of the outlets left side should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.
Page 29	Faucet	Faucet leaks around the stem when in use and needs repair.

Page 29	Electric Wall Oven	Oven is older with wear. Door does not fully close and is modified which needs repair. Recommend updating to ensure proper operation.
Garage		
Page 30	Garage Floor	Crawlspace area lacks access which should be created for further evaluation.
Page 30	Electrical Outlets	The garage outlets should be upgraded to have ground fault circuit interruption (GFCI) protection.
Page 30	Garage Door	Double doors have loose joinery, rot, and deterioration which need repair to ensure integrity. Double doors are not weather and pest sealed which needs improvement to ensure tightness.
Page 30	Exterior Door	Doors, thresholds, and trim are moisture damage and lack weather resistance which need repair or replacement. Door panels are cracked and need repair.
Page 31	Garage Structure	Brick foundation stem walls have deteriorated mortar joints and loose brick which need repair.
Page 31	General Exterior Wall Covering	Areas of the grading at the left side are equal to and over the wall covering which is conducive to rot and wood destroying insects. Recommend grading area to establish a clearance to wall covering, current standards is 6" minimum ground clearance to wall covering.
Page 31	Gutters	Downspouts need to be extended away from the building. Gutters have collected some debris and need cleaning.
Page 31	Roof	The roof surface has loss of aggregate and brittleness noted which indicates the surface is wearing. This means that the roof should be inspected more frequently and monitored for leaks as the roof will need replacing in the near future.
Page 32	Heating and Air Conditioning System	Wall unit air conditioner wall penetration appears to be allowing moisture intrusion which needs repair.