



# Independent Home Inspection LLC

## Inspection Report

123 Main Street, Anytown, NY 12540

Inspection prepared for: John and Jane Homeowner

Date of Inspection: 1/1/2025 Time: 12:30 PM

Age of Home: 1825 Size: 2840

Weather: 40s sunny



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## Side Elevations of The Building

### Sides of The Building



Right side of the building



Back of the building



Left side of the building

## General Information

### Scope of Inspection

(See home inspection agreement)

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. "Home Inspectors are licensed by the NYS Department of State. Home Inspectors may only report on readily accessible and observed conditions as outlined in this pre-inspection agreement, Article 12 B of the Real Property Law and the regulations promulgated thereunder including, but not limited to, the Code of Ethics and Regulations and Standards of Practice as provided in the Title 19 NYCRR Subparts 197-4 and 197-5 et seq. Home Inspectors are not permitted to provide engineering or architectural services"; and "If immediate threats to health or safety are observed during the course of the inspection, the client hereby consents to allow the home inspector to disclose such immediate threats to health or safety to the property owner and/or occupants of the property." 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](http://www.dos.ny.gov). The scope of the inspection is limited to the items listed within the report pages.

### Report Lettering Color Coding

• Within the report **Orange lettering = Maintenance, Monitor, and/or Potential Problem** and **Red lettering = Repair, Replace, and/or Upgrade**. A summary list is provided of those issues at the end of report.

### Client Participation

*Present at time of inspection:* Client was absent for the inspection, recommend reading the whole report and consulting with me directly with any questions.

Buyers real estate agent was present.

### Repair Recommendations

*Recommendation:* All repairs and upgrades should be made by qualified and/or licensed contractor(s) as needed or required. Recommend consulting local building department for any necessary permits. Recommend acquiring multiple estimates, supporting documentation, and monitoring of contractors.

### Occupancy

*Observations:* The building is furnished.

In accordance with New York 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.

### Access Limitations

*Location:* Basement

*Observations:*

**There is a locked closet in the basement, unable to access recommend having access created for evaluation.**

### Permits, Renovations and/or Additions

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



## General Information (continued)

### Older Building

**Observations:** The building is older and typically not designed to current standards and predates many building standards. Framing load carrying capacity, stairway dimensions, guardrail heights, insulation, and/or amount of electrical outlets are typically less than current standards.

The building has a history of being moved and relocated.

## Driveway

### Driveway

**Surface Type:** Asphalt

**Observations:** The driveway is in functional condition with common cracking.

## Landscaping

### Landscaping Near The Building Observations

**Observations:** Landscaping against the building should be periodically trimmed and maintained allowing for adequate clearances to prevent conditions conducive to deterioration, organic growth, and/or pests.

Landscaping near the building is overgrown in areas which needs trimming and maintenance.

### Trees Near The Building

**Observations:**

There are trees present in the yard which require periodic maintenance to ensure safety, recommend consulting arborist for further evaluation, trimming, and/or monitoring.



### Tree Stumps

**Location:** Right side of the building

Left side of the building

**Observations:**

There are some tree stumps present which are conducive to wood destroying insects that should be removed or ground.



## Walkways

### Walkway 1

*Location:* Front of the building

Left side of the building

Back of the building

*Surface Type:* Stone pavers

*Observations:* The surface is in usable condition with some cracking, settlement, and weathering.



### Walkway Stairway

*Location:* Back of the building

*Observations:*

Natural stone stairway has some settlement and displacement which needs adjustment or repair to ensure safe usage.



## Topography, Grading, and Drainage

### Building Site Topography Observations

*Topography Type:* Moderate Slope

### Grading Slope Near The Building

*Location:* Right side of the building

*Observations:*

Areas of grading next to the foundation lack proper slope away from the building and has settlement in areas creating conducive conditions to moisture intrusion, recommend repairing grading to direct water away from the building. Typically, a minimum of one inch per foot pitch away from the building for at least six feet away from the building should be provided.

Moisture intrusion is occurring in this area.



## Topography, Grading, and Drainage (continued)



### Wet Areas and Drainage

*Location:* Back of the building

*Observations:*

There is a pond and stream crossing the property which has the potential to create erosion and ponding water which should be monitored and maintained. Consult owner and municipality for liability and limitations.

Consult owner and municipality for liability and limitations.



## Roof Surface(s)

### Roof Covering 1 Type

*Location:* Upper roof

*Type:* Asphalt shingles architectural series. This type of roof covering is typically estimated to have a design life of about 30 years when installed to manufactures recommended specifications.

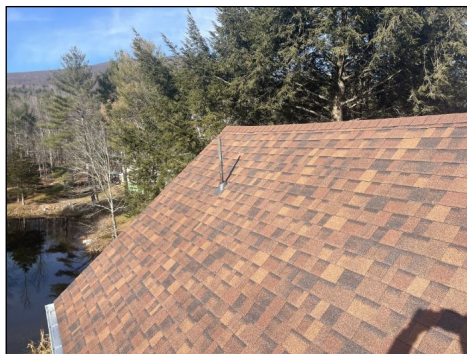
### Roof Covering 1 Estimated Age

*Aproximate age:* Consult owner for history.

Appears about around 5 to 10 years old.

### Roof Covering 1 Condition

*Observations:* The roof surface is in functional condition.



## Roof Surface(s) (continued)

### Roof Covering 2 Type

*Location:* Lower areas of roof

*Type:* Asphalt shingles architectural series. This type of roof covering is typically estimated to have a design life of about 30 years when installed to manufactures recommended specifications.

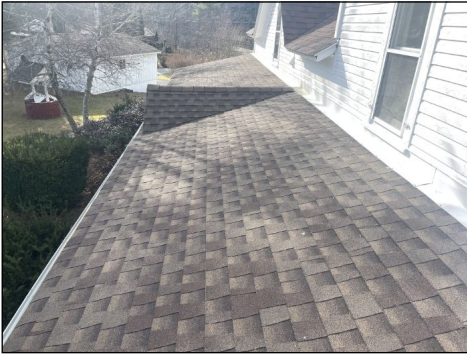
### Roof Covering 2 Estimated Age

*Aproximate age:* Appears about around 15 to 20 years old

### Roof Covering 2 Condition

*Observations:* General condition of the roof covering is functioning but older with signs of weathering and aging appropriate to approximate age of roof.

The roof surface has some loss of aggregate and brittleness noted which indicates the surface is wearing and aging and will need replacing in the near future in accordance with its designed lifespan.



### Roof Covering 3 Type

*Location:* Porch

Entry

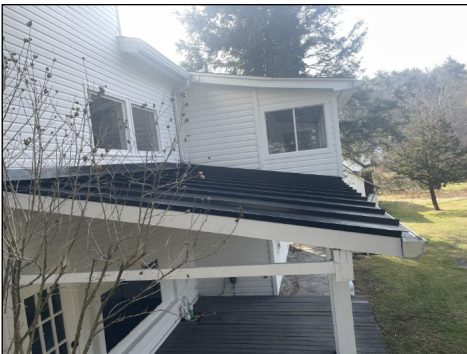
*Type:* Standing seam metal panels

### Roof Covering 3 Estimated Age

*Aproximate age:* Consult owner for history. Appears about around 3 to 5 years old.

### Roof Covering 3 Condition

*Observations:* The roof surface is in functional condition.



### Method of Roof Evaluation and Access

*Method of Evalaution:* Walked roof for evaluation. Viewed from several vantage points.



## Roof Flashings, Penetrations, and Attachments

### Roof to Exterior Wall Flashing

*Observations:*

The roof to wall junctures lack proper counter flashing lapping at siding creating conducive condition to moisture intrusion and deterioration. Recommend consulting flashing specialist for review and repair of flashing to ensure water tightness.



## Gutters, Downspouts, and Roof Drainage

### General Gutters

*Type:* Metal gutters

*Observations:* Gutters are present.

Downspouts are present.

Front porch small half round gutter appears undersize for amount of roof surface drainage and should be improved to ensure water is directed away from the building.



### 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 in prone areas to ensure proper drainage.

### Downspout Discharge

*Observations:*

Some downspouts are draining water next to the building which is conducive to deterioration and moisture intrusion, recommend extending downspouts away from the building, typically about six feet minimum, and installing a splash block to limit erosion.

## Gutters, Downspouts, and Roof Drainage (continued)



### Downspout Draining on Roof

*Location:* Back of the building

*Observations:*

An upper gutter downspout is discharging water on the lower roof creating a conducive condition to moisture intrusion, ice damming, and deterioration, recommend extending downspout to the lower gutter or ground.



## Overhangs, Fascia and Rake Boards

### Fascia and Rake Board

*Type:* Wood

*Observations:* Fascia and rake boards integrity are functional with some weathering.

### Overhang Finish

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

## Exterior Wall Covering

### General Exterior Wall Covering

*Wall Covering Type:* Wood horizontal board ship lap siding

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

### Wall Covering Finish

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



## Windows Exterior Observations

### General Windows Observations

*Window Glazing Type:* Mostly single pane and a few dual pane

*Window Frame Type:* Wood

Vinyl

Double hung

Fixed pane

Awning

*Observations:* The windows in general are older with wear and weathering from time and use.

Single pane windows appear original to the building.



### 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.

Recommend upgrading single pane windows to modern dual pane to ensure proper operation and energy efficiency.

### Window Screens

*Observations:*

Some of the windows lack screens and/or are not installed which should be provided.

### Storm Windows

*Observations:* Most single pane windows have storm windows installed.

## Windows Interior Observations

### Window Sash Cords

*Location:* Double hung windows

Single pane

*Observations:*

Some windows have broken sash cords which need repair to support window.

### Windows Lacking Locks

*Observations:*

Several windows lack locks or have been removed which need installation to ensure weather tightness and security.



## Windows Interior Observations (continued)

### Windows Painted Shut

*Location:* Double hung windows

*Observations:*

Several upper sash windows are painted shut which need repair to function properly.

### Window to Floor Clearance

*Location:* Second floor

*Observations:*

Some second floor windows that are low to the floor we can be a fall hazard, recommend installing window guards or stops in the windows to prevent opening more than 4". Consult building department for current standards.



## Exterior Doors

### Main Entry Door

*Location:* Front of the building

*Observations:* Entry door is functional.

Area lacks door bell.

Door is not fully weather sealed and should be improved for energy efficiency.



### Exterior Door

*Location:* Back of the building

Basement

Porch 2

*Observations:* Exterior door is functional.

Door has wear from time and use.

Door is not fully weather sealed which should be improved to ensure weather tightness.



## Exterior Doors (continued)

### Exterior Door 2

*Location:* Left side of the building

Basement

*Observations:* Exterior door is functional.

Door is not fully weather sealed which should be improved to ensure weather tightness.

## Entry Stairway and Landing 2

### Exterior Steps and Landing 2

*Location:* Left side of the building

Basement access

*Materials:* Wood

Masonry

*Observations:* Roof and landing are functional.

## Porch 1

### Porch 1

*Location:* Front of the building

*Type:* Wood framed

*Observations:* The porch is functional but older with weathering.



### Porch Finish

*Observations:* Porch wood sections will need periodic surface prep and finish applied to maintain integrity.

### Porch Stairway

*Observations:*

Stairway has movement and leans forward which needs repair to ensure safe usage.



## Porch 1 (continued)

### Porch Handrail

*Observations:*

Steps lack a handrail which you may wish to add to ensure safe usage.

### Porch Framing

*Observations:* The integrity of the visible sections of floor framing appear functional.



## Porch 2

### Porch 2

*Location:* Back of the building

*Type:* Wood framed

Plastic floor boards

### Porch Ground Clearance

*Observations:*

Floor framing is on grade which is conducive to deterioration, pests, and wood destroying insects which should be monitored, improved, or upgraded to masonry to ensure integrity.

### Porch Flooring

*Observations:*

Porch floor has settlement and sloping at added subsurface sump pump drain discharge piping which needs repair to ensure integrity and safe usage.



## Retaining Walls

### Retaining Wall 1 Condition

*Observations:* Wall is are present with weathering.



## Retaining Walls (continued)

### Wall Guardrail

*Location:* Left side of the building

*Observations:*

The retaining wall has a drop off above 30 inches or greater in areas and lacks a guardrail creating potential safety hazard that should be improved. Current standards may require a guardrail above thirty inches of drop off.

## Attic Access

### Attic Access Observation

*Location:* Ceiling access panel

*Observations:* Pull down stairway is present.

Recommend insulating access opening for energy efficiency.

### Access Restrictions

*Method of Evaluation:* Direct access

*Access Restrictions:* Insulation within the attic obscures the rafters, joists, and/or other mechanical components limiting visual access.

Floor covering in some areas limits view.

The vaulted ceiling areas lack access limiting inspection of framing, insulation, and ventilation.

### Attic Lighting

*Observations:* Lighting activates.

## Attic Ventilation

### Attic Ventilation

*Ventilation Type:* Overhang vents

Wall vent louver

*Observations:* Ventilation ports are present.

### Attic Ventilation Limited

*Observations:*

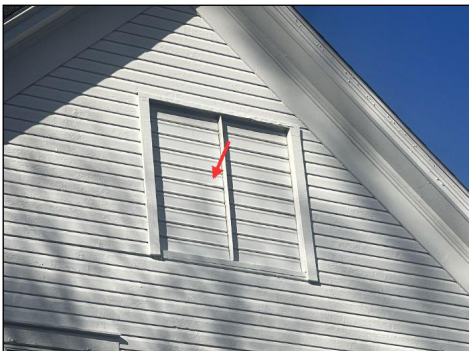
Ventilation is limited and/or lacking which is common for a building of its age. This may create conducive conditions to premature roof deterioration, condensation, and/or ice damming. Recommend consulting attic ventilation and insulation specialist for improvement to ensure adequate coordinating ventilation and insulation for current standards.

### Whole House Fan

*Observations:* Whole house exhaust fan is present which can create a conducive condition to back drafting of flue when in use that requires multiple windows open when in use.

Fan does not activate and switch is removed and covered which needs decommissioning and/or removal.

Fan lacks interior and intake louver requiring attic door to be open when fan is in use which you may wish to improve or decommission.



## Roof Structure

### Roof Framing

*Framing Type:* Wood Rafters

*Observations:* The integrity of the visible portions of the structure are in functional condition.



### Roof Sheathing

*Roof Sheathing Type:* Wood boards

*Observations:* The visible portions of the roof sheathing integrity appear to be in functioning as intended with aging.

## 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

2"x 4"

*Observations:* Visible portions of the wall framing are in functional condition.

Visually sighting along the exterior walls, structure appears to be in functioning as intended.

### Exterior Wall Sheathing

*Sheathing Access:* Not visible finished space

Partial visual access attic

*Sheathing Type:* None, siding only

*Observations:* The building appears to lack sheathing under the siding which is typical for building of its age.

### Interior Walls

*Observations:* Some interior walls appear to have been removed, recommend consulting owner and building department for history.

## Insulation

### Attic Area Insulation

*Insulation Type:* Not fully visible

Loose cellulose

Vermiculite

About 3.5" original and about 3.5" added.

*Observations:* Insulation is present in visible areas.

Insulation appears present with the use of thermal imaging camera.

Insulation is less than current standards, recommend insulation be added and/or replaced with coordinating ventilation for better R value and lower heating and/or cooling costs. Recommended current minimum standard is R-38.



### Exterior Wall Insulation

*Materials:* Not visible, finished space

*Observations:* Insulation appears present with the use of thermal imaging camera in most areas.

Not visible but is 2"x4" framing typically indicating 2.5" to 3.5" typically.



## Floor Structure

### Floor Framing Access Limitations

*Observations:* Not fully visible due to mechanical systems.

Not fully visible due to ceiling.

### Floor Structure Type(s)

*Materials:* Wood joist

Timbers

Hand hewn timbers

### General Floor Framing

*Observations:* Integrity of the visible sections of the floor framing are in functional condition.



## Floor Structure (continued)

### Floor Sloping

*Observations:*

The floors have sloping at prone areas with additional support, modifications, and/or repairs present in the basement which should be monitored. Building has history of being moved and there is added beams and posts in the basement. Interior walls appear to have been removed or modified in the areas.

### Cracked Floor Joist

*Location:* Basement

*Observations:*

There is a cracked floor joist which needs additional support or repair to ensure integrity.



### Joist Hangers

*Location:* Basement

*Observations:*

Added joist lack joist hangers at sill plate butt joints which should be installed to ensure adequate support.

### Evidence of Repairs

*Observations:* The floor framing has had older previous additional support, added joist, and/or repairs.



## Floor Structure Beam(s)

### Floor Structure Beam

*Materials:* Wood

*Observations:* Visible portions of the beam(s) integrity appears functional.

## Floor Supporting Columns, Posts, and Walls

### Supporting Columns and Posts

*Materials:* Steel lolly columns  
Hollow telescopic steel

*Observations:* Visible column and/or post integrity appear functional.

There are outdated wood shims in areas that should be monitored for crushing.

Telescopic hollow steel posts are installed supporting the beam which are outdated for current standards and prone to melting in a fire. Recommend upgrading to permanent type modern lolly columns and/or posts to ensure long term integrity.

## Foundation Walls

### Foundation Wall Type(s)

*Materials:* Masonry Block

### Foundation Area Access Limitations

*Observations:* Areas of exterior are below grade and not visible.

The foundation area has finished space which limits inspection of foundation area.

Mechanical systems limit access

Stored items limits access

### Foundation Walls

*Observations:* The visible portions of the foundation walls integrity appear to be in functional condition with common cracking.

Building has history of being relocated and placed on a masonry block foundation which appears from the around 50s or 60s, consult owner for history.

## Foundation Floor

### Foundation Floor Type(s)

*Materials:* Poured concrete

### Foundation Floor Access Limitations

*Observations:* Mechanical systems limit access.

Stored items limit access.

Floor covering limits view of slab.

### Concrete Floor

*Location:* Basement

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

## Foundation Area Drainage

### Interior Exterior Elevations

*Observations:* Areas of the foundation and floor are below exterior grade and have the potential for moisture penetration. 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 water intrusion 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.

## Foundation Area Drainage (continued)

### Moisture Intrusion Foundation Walls

*Location:* Back 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, improvement, and/or repair by foundation drainage, grading, and sealing specialist to prevent moisture intrusion.



### Sump Pump

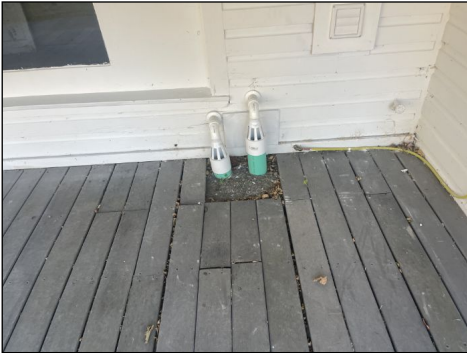
*Observations:* Added sump pump system is present and activated.

Back up battery power is present which should be monitored and maintained by pump specialist to ensure proper operation.

Recommend periodic sump pump testing and monitoring to ensure proper operation.

Basement appears dependent on sump pump at times to prevent ponding water which should be monitored and maintained by pump specialist to ensure proper operation.

Recommend back up power to ensure sump pump operation during power outages to prevent potential ponding water within the building.



### Floor Drain(s)

*Location:* Basement floor

*Observations:* A floor drain is present which requires periodic monitoring and cleaning to ensure drainage.

## Electrical Service

### General Electrical Service

*Service Type:* Three conductors

Overhead

*Service Size:* 120/240 volts available

200 Amps



## Electrical Service (continued)

### Electrical Meter Pan

*Location:* Left side of the building

*Observations:* Meter pan is functional condition.

Decommissioned previous apartment meter pans are present.



### Service Wire

*Service Wire Type:* Stranded aluminum

### Branch Wiring

*Materials:* Copper

### Service Wire Clearance

*Observations:*

Overhead service wires touch and rub against tree branches which should be trimmed or removed by qualified arborist to prevent damage to the wires.

### Service Grounding

*Observations:* Ground wire is present near meter pan.

Grounding wire is present attached onto water main supply piping.

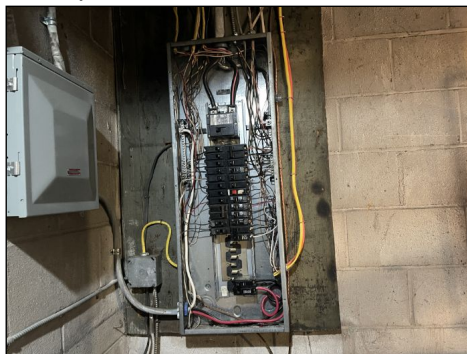
## Electrical Panel(s)

### Main Panel 1

*Location:* Basement

*Observations:* Main panel is in functional condition which includes breakers for over current protection.

Main panel includes breakers for over current protection.

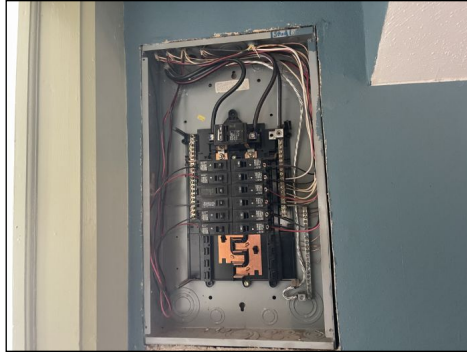


### Sub Panel 1

*Observations:* Sub panel appears functional.

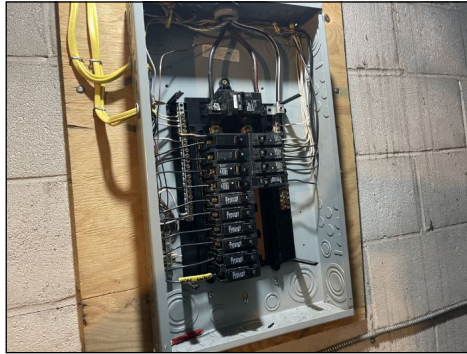
Over current protection devices are breakers.

## Electrical Panel(s) (continued)



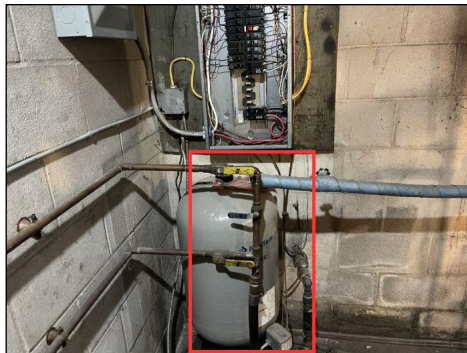
### Sub Panel 2

*Observations:* Panel appears functional.  
Over current protection devices are breakers.



### Panel Access

*Observations:*  
Pressure tank improperly located in front of the electrical panel which should proper clearances created. Typically, 30" x 36" in from the panel access should be maintained.



### Panel Cover Fasteners

*Location:* Main panel 1

*Observations:*  
Cover screws are improper type and pointed which should be replaced with blunt tip type to ensure safety.

## Electrical Exterior

### Outlets Lacking Ground Fault Protection

*Location:* Back of the building

Porch 2

*Observations:*

The outlets lack ground fault protection which should be upgraded or repaired by electrician to ensure safe usage.



### Overhead Electrical

*Location:* Left side of the building

*Observations:*

There is exposed overhead electrical serving outbuildings left side rubbing tree branches which needs review and repair by electrician to ensure safety. Typically, electrical to outbuildings is buried in conduit for current standards.



## Electrical Interior

### Electrical Outlets Interior

*Observations:* The accessible three prong electrical outlet receptacles present tested functional.

### Outlets Lacking Grounding

*Location:* Living room

*Observations:*

Two of the three prong outlets test lacking ground which need further evaluation and repair by electrician to ensure safety.





## Electrical Interior (continued)

### Loose Wiring

*Location:* Basement

*Observations:*

There are loose two junction boxes which need securing by electrician.

## Well Water Supply Plumbing

### Private Well

*Location:* Front of the building.

Left side of the building

*Observations:* The water supply is private and provided by a well which is the sole responsibility of the homeowner. The source of the water could be from a local spring or a more substantial sub surface aquifer which are dependent upon rainfall. For this reason, neither the supply nor the quality of the water can be categorically guaranteed. Recommend monitoring water quality on a consistent basis.

### Well Pit

*Observations:* Well is located in a pit with cover driveway which should be monitored.

The well housing appears to be below grade which was not excavated for access, recommend having access created for further evaluation to ensure integrity and well cap.



### Well Pump

*Type:* Water is being provided by a submersible pump within the well housing

*Observations:* Well pump activated with the use of activated plumbing fixtures and provided typical volume and pressure at time of inspection.

### Hand Dug Well

*Location:* Front of the building

*Observations:* Abandon hand dug stone lined well is present with roof cover.

Grate is present for safety.

Recommend providing fastened well top lid to ensure safety or decommission and filling to ensure safety.



## Water Supply Plumbing

### Main Water Supply Piping

*Type:* Plastic

Copper

*Observations:* Visible portions of the main water supply piping appears functional.

Pipe insulation recommended on exposed piping to prevent condensation.

### Pressure Tank

*Observations:* Pressure tank is present in the basement.

Pressure tank is in functional condition.

Recommend insulating pressure tank to prevent condensation.



### Water Main Shut Off Valve

*Location of water main shut off valve:* Near pressure tank

*Observations:* Valve is present.

### Water Pressure

*Observations:* Pressure was acceptable at time of inspection.



### Water Supply Branch Lines

*Type:* Copper

PEX

*Observations:* Visible areas of the plumbing supply branch piping are in functional condition.

Supply lines are not fully visible.

## Exterior Plumbing

### Exterior Hose Spigots

*Location:* Back of the building

*Observations:*

Spigot is older and not activated and appears weatherized which should be activated to ensure proper operation.



### Exterior Hose Spigot 2

*Location:* Left side of the building

*Observations:*

Spigot is not activated and appears weatherized which should be activated and tested to ensure proper operation.



## Drainage Waste and Vent Plumbing

### Drain, Waste, and Vent Piping

*Materials:* Plastic

Copper

Chrome

*Observations:* The drain, waste, and vent piping functioned as intended during testing of activated plumbing fixtures at time of inspection.

Visible portions of piping are in functional condition.

### Plumbing Venting

*Observations:* Roof terminated plumbing drainage vents are present.





## Drainage Waste and Vent Plumbing (continued)

### Waste Line Clean Out

*Location:* Basement

*Observations:*

Main waste line lacks an accessible waste line clean out port to ensure access for monitoring and/or repairs which should be provided by plumber.

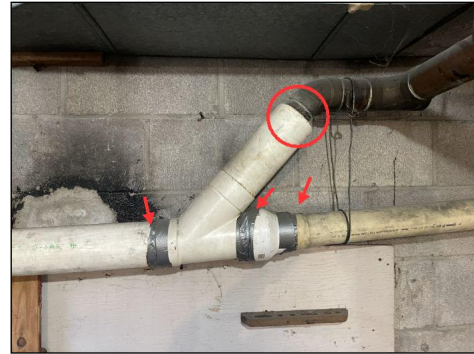
### Improper Drain Piping

*Location:* Basement

Near foundation penetration

*Observations:*

Drain piping has been unprofessionally plumbed, configured, and has open and taped connections which needs review and repair by qualified plumber to ensure water tightness and proper drainage. Connections have been taped and appear to have leaked which is evident from staining.



### Pumping Equipment

*Observations:* Laundry drain piping employs a pump up type unit.

Unable to test equipment is not present.

Unit is small it may not be designed for modern fast pumping equipment.

Pump up unit plumbing vent piping is incomplete which needs system review and repair by a plumber to prevent odors.



## Waste Disposal System(s)

### Waste Disposal System

*Location:* System appears to be at right side of the building.

*Observations:* System and its components are buried limiting visual access, type, and locations of systems. System would need access created for further evaluation.

## Waste Disposal System(s) (continued)



### Waste Disposal Tank

*Location:* System tank appears to be at right side of the building.

*Observations:* Visible riser access cover is present.



### System Maintenance Pumping

*Observations:* Consult owner for system history, maintenance, and/or any documentation.

If known, recommend consulting the most recent septic pumping specialist for system history, maintenance, and integrity.

History of maintenance this year, recommend consulting the most recent septic pumping specialist for system history, maintenance, and integrity.

Recommend pumping waste disposal tank for maintenance every 3 to 5 years or as per size of tank verse number of people living in building. This may allow for further evaluation and visual inspection of tank interior by pumping company.

### Waste Disposal Usage Simulation

*Observations:* The system was tested by opening activated plumbing supply fixtures within the building into drainage system simulating normal usage at time of inspection. Introduced drainage did not show evidence of back up 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.

### Adsorbtion System

*Observations:*

There is large tree stump noted in the area of the system which may have created conducive condition to root intrusion, recommend further evaluation of the system by septic specialist to ensure integrity.

# Water Heater 1

## Water Heater 1 Overview

**Location:** Basement

**Type, Energy Source and Size:** Storage tank

Oil fired

50 Gallons

**Observations:** Water heater is activated and creating hot water.



## Water Heater 1 Age and Maintenance

**Estimated Age:** Appears to be about 2005

**Maintenance:** Unknown

**Observations:**

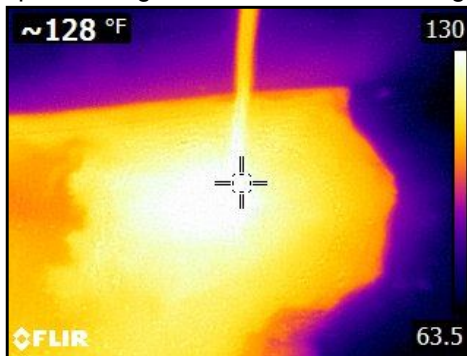
Water heater is older and in accordance with the units designed lifespan should not be expected to last a long period of time and plans for updating should be made.

Recommend annual inspection, maintenance, and/or draining of sediment by plumber.



## Water Heater Temperature

**Observations:** Temperature was in the acceptable range, recommend maintaining 124 to 129 degrees.



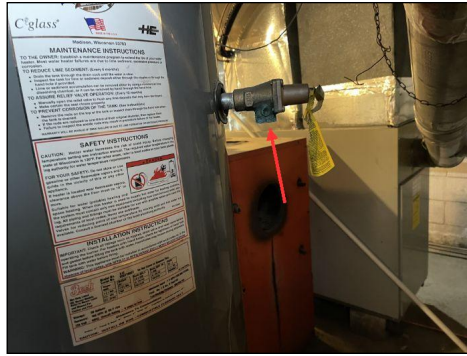
## Water Heater Temperature and Pressure Relief Valve

**Observations:** The water heater is equipped with a mandated temperature pressure relief valve.

Valve lacks proper discharge piping and needs repair by plumber to ensure safety.



### Water Heater 1 (continued)



#### Water Heater Combustion Air

*Observations:* Combustion air is available.

#### Water Heater Flue Piping

*Observations:* Visible sections of the flue piping integrity appears functional.  
Flue piping lacks proper pitch in an area which should be adjusted.

## Heating System 1

#### Heating System Data Tag and Estimated Age

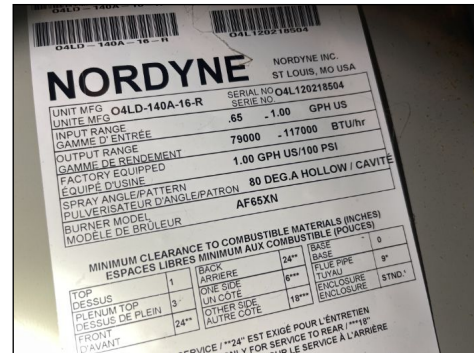
*Location and Area Served:* Basement

*Energy Source and Type:* Forced air furnace

Oil fired

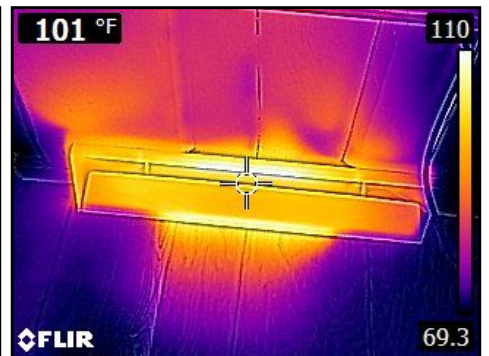
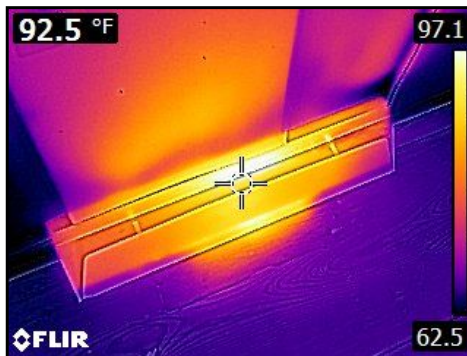
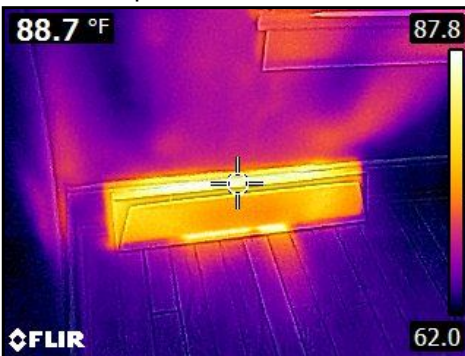
Ducting and Diffusers

*Data Tag and Estimated age:* Appears to be about 2012

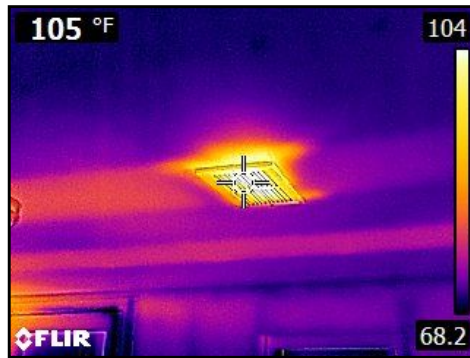


#### Heating System Operation Observations

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



## Heating System 1 (continued)



### Heating System Maintenance Observations

*Maintenance History:* Consult owner for service history

No service ticket present

*Maintenance 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.**



### Thermostat(s)

*Location:* First Floor

*Observations:* Thermostat is present and activated system.



### Zone Distribution Observations

*Quantity of Zones:* One zone heating and cooling

*Observations:*

**The system serves basement and two floors which lacks zoning per floor which you may wish to improve or upgrade by HVAC specialists to ensure even conditioning per floor.**

## Heating System 1 (continued)

### Air Filter

*Filter Location:* At heating system return

*Observations:* Filter is present.

*Recommend changing air filter.*

*Recommend changing air filter every 30 to 90 days during peak usage.*



### Unit Emergency Electrical Disconnect(s)

*Location:* Near unit primary

Hallway closet secondary

*Observations:* Switches are present.



### Combustion Air

*Observations:* Combustion air is available.

### Unit Flue Piping

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

## Heating System 2

### Heating System Data Tag and Estimated Age

*Location and Area Served:* Basement

*Energy Source and Type:* Forced air furnace

### Heating System Operation Observations

*Observations:*

*Outdated abandon disconnected unit is present in the basement which needs removal.*



## Heating System 2 (continued)



## Air Conditioning System 1

### Air Conditioning System Data Tag and Estimated Age

*System Type and Distribution:* Split system added to furnace

*Data Tag and Estimated Age:* Appears to be about 2024

### Air Conditioning System Operation Observations

*Observations:*

Unable to test air conditioning system condenser due to exterior temperature below 65 degrees, activation can cause damage. Recommend further evaluation and servicing weather permitting.

### Air Conditioning System Maintenance

*Observations:*

Recommend having annual maintenance performed to ensure proper efficient operation.

Recommend cleaning of evaporator coil and checking of refrigerant charge.

### Air Conditioning Condenser



## Heating and/or Air Conditioning Distribution

### Distribution Ducting

*Observations:*

Recommend initial and periodic distribution system cleaning by qualified contractor to ensure air quality.

### Air Conditioning Ducting

*Location:* Basement

*Observations:*

Air conditioning system supply ducting lacks insulation, recommend insulating supply ducting in basement to prevent condensation.

## Chimney 1

### Chimney Overview

*Location and Type:* Left side of the building.

Masonry block

*Flue Usage:* Serving heating system

Serving water heater

Serving gas fireplace

2 Flues are present

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



### Flue Weather Cap(s)

*Observations:* Weather caps are present.



### Chimney Crown(s)

*Observations:*

The chimney crown, which is designed to seal the top of chimney walls and shed rainwater, is deteriorated which needs repair and/or replacement to ensure integrity and water tightness.



## Chimney 1 (continued)

### Chimney Roof Flashing

*Observations:*

Roof to chimney counter flashing appears improperly installed and dependent on sealer at top edge which is not let into the mortar joint properly creating conducive condition to moisture intrusion, recommend further evaluation and repair by flashing specialist to ensure water tightness.



### Gas Fireplace

*Observations:* Gas fireplace is present which activated with the use of controls during inspection.



### Further Evaluation

*Observations:*

Unable to fully see interior of the flue which should be cleaned and further evaluated by certified chimney sweep to ensure integrity of flue interior.

## Fuel Supply

### Propane Tank

*Location:* Left side of the building

Above ground

*Observations:* Tank is in use and has propane stored.

Consult owner and/or supply company for tank responsibility, owned or rented.

Consult fuel supplier for maintaining propane fuel supply deliveries.



## Fuel Supply (continued)



### Oil Fill and Vent

*Location:* Left side of the building

*Observations:* Fill and vent pipe ports are present.



### Oil Tank 1

*Location:* Basement

*Observations:* Two tanks are present.

Oil tanks are in functional condition but one is older, recommend monitoring integrity of tank.



### Oil Tank Gauge

*Observations:* Tank gauge is present.

Tank is in use and has oil stored.

Consult fuel supplier for maintaining fuel supply deliveries to ensure adequate storage.

### Tank Age Observations

*Observations:* Tank 1 is older and should be monitored.

Tank 2 has date of manufacture in 2013

## Interior Floors, Walls, and Ceilings

### General Floor Covering

*Observations:* The floors are in functional condition.  
The floors have typical wear from time and use.

### General Interior Walls

*Observations:* Walls are in functional condition.  
The walls have typical wear from time and use.

### General Ceiling Covering

*Observations:* The ceilings are in functional condition.  
The ceilings have typical wear from time and use.

## Smoke Detectors, Carbon Monoxide Detectors

### Smoke Detectors

*Location:* Bedrooms  
Hallway

*Observations:* A smoke detector is present and activated which should be tested periodically with use of test button to ensure proper function.

### Carbon Monoxide Detectors

*Location:* Basement

*Observations:* Carbon monoxide detector is present and activated which should be tested periodically to ensure proper operation.

## Bathroom 1

### Location

*Location:* Second floor  
Bedroom  
*Type:* Full bath

### Lighting

*Observations:* Light(s) activate.

### Electrical Outlets

*Observations:* Bathroom electrical outlet receptacles are present with GFCI (ground-fault circuit interrupter) protection that test functional.

### Sink

*Observations:* The sink is functional.

### Sink water supply lines

*Observations:* The supply lines below the sink appear functional.  
Water supply shut off valves present for fixture.

### Sink drain lines

*Observations:* Drain piping is functional.

## Bathroom 1 (continued)

### Toilet

*Observations:* Toilet is functional.

### Tub

*Observations:* Tub is functional.

### Exhaust fan

*Observations:* Exhaust fan is present and activates.

### Stall Shower

*Observations:* Stall shower is functional.

## Bathroom 2

### Location

*Location:* Second floor

Hallway

*Type:* Full bath

### Lighting

*Observations:* Light(s) activate.

### Electrical Outlets

*Observations:* Bathroom electrical outlet receptacles are present with GFCI (ground-fault circuit interrupter) protection that test functional.

### Sink

*Observations:* The sink is functional.

### Sink water supply lines

*Observations:* The supply lines below the sink appear functional.

Water supply shut off valves present for fixture.

### Sink drain lines

*Observations:* Drain piping is functional.

### Toilet

*Observations:* Toilet is functional.

### Tub/shower

*Observations:* Tub/shower is functional.

### Exhaust fan

*Observations:* Exhaust fan is present and activates.

## Bathroom 3

### Location

*Location:* First Floor

Bedroom

*Type:* Three quarter bath



## Bathroom 3 (continued)

### Lighting

*Observations:* Light(s) activate.

### Electrical Outlets

*Observations:* Bathroom electrical outlet receptacles are present with GFCI (ground-fault circuit interrupter) protection that test functional.

### Sink

*Observations:* The sink is functional.

### Sink water supply lines

*Observations:* The supply lines below the sink appear functional.  
Water supply shut off valves present for fixture.

### Sink drain lines

*Observations:* Drain piping drains but unprofessional.

The sink employs an unconventional flexible drainpipe that could contribute to blockages which should be upgraded by plumber to ensure proper drainage.

Drain line has S trap outdated design, recommend upgrading to P trap to ensure trapping of sewer gases.



### Exhaust fan

*Observations:* Exhaust fan is present and activates.

## Bathroom 4

### Location

*Location:* First Floor

*Type:* Half bath

### Lighting

*Observations:* Light(s) activate.

### Electrical Outlets

*Observations:* Bathroom electrical outlet receptacles are present with GFCI (ground-fault circuit interrupter) protection that test functional.

### Sink

*Observations:* The sink is functional.

### Sink water supply lines

*Observations:* The supply lines below the sink appear functional.  
Water supply shut off valves present for fixture.

## Bathroom 4 (continued)

### Sink drain lines

*Observations:* Drain piping is functional.

### Toilet

*Observations:* Toilet is functional.

### Exhaust fan

*Observations:* Exhaust fan is present and activates.

## Stairway(s) Interior

### Stairway 1

*Location:* Stairway to second floor

*Observations:* Stairway is in functional condition.

Stairway has wear from time and use.

Handrail is present

Guardrail is present.

Guardrail is lower than the current standard of 36" which should be improved to ensure safe usage.

Handrail end lacks return to wall which should be added to ensure safe usage.

### Stairway 2

*Location:* Stairs to basement

Utility stairway

*Observations:* Stairway is functional.

Stairway has wear from time and use.

Stairway head height in an area is lower than current standards.

Handrail is present

Handrail ends lack returns to wall which should be added to ensure safe usage.

## Kitchen 1

### Light(s)

*Observations:* Light(s) activate.

### Electrical Outlets

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

### Cabinets

*Observations:* Cabinets are in functional condition.



## Kitchen 1 (continued)

### Counter Top

*Observations:* Counter top is in functional condition.

### Sink

*Observations:* Sink is functional.

### Sink Supply Lines

*Observations:* The supply lines below the sink appear functional.  
Water supply shut off valves are present.

### Sink Drain Lines

*Observations:* Drain piping is in functional condition.

### Dishwasher

*Observations:* Dishwasher activates.

### Gas Range

*Observations:* Gas range activates.

### Exhaust Fan

*Observations:* The exhaust fan is functional and vents to the exterior.

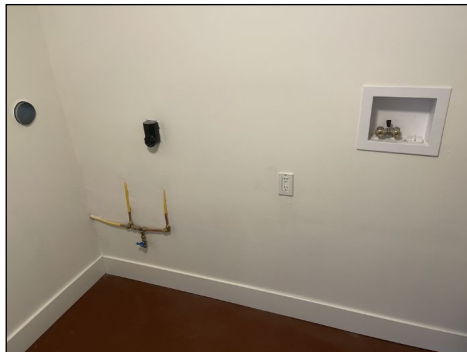


## Laundry

### General Laundry

*Location:* Basement

*Observations:* Laundry equipment is not present.



## Laundry (continued)

### Dryer Vent Hood

*Location:* Back of the building

*Observations:* Vent hood is present.

*Recommend periodic cleaning of dryer vent ducting and vent hood.*



### Electrical Outlet(s)

*Observations:* Wall outlet is functional and ground fault protected.

### 220 Outlet

*Observations:* 220 volt electrical is present for dryer.

*220 electrical outlets for dryer is outdated older style and may need updating or repair to modern style by electrician for modern appliances.*

### Plumbing Supply Lines

*Observations:* Hot and cold water supply with shut off valve are present for a washer.

### Plumbing Drainage Lines

*Observations:* Washing machine drain port is available.

## Indoor Air Quality

### General Indoor Air Quality

*Observations:* Recommend use of a humidity meter for monitoring the humidity in the building to maintain about a 40% to 50% 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.

### Dehumidification

*Observations:* Use of a dehumidifier recommended during summer months to lower moisture levels.

### Dehumidifier

*Location:* Basement

*Observations:* A dehumidifier is present and activated which requires periodic servicing.

Use of a dehumidifier recommended lowering moisture levels as needed to maintain 40% to 45% moisture levels.

*Recommend seasonal maintenance and air filter servicing to ensure proper operation.*



## Indoor Air Quality (continued)



### Radon

#### Radon Testing

*Location and Type:* Finished basement

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

## Water Quality

#### Water Testing

*Location and Type:* Kitchen sink faucet

Home drinking water test

*Observations:* A water sample has been collected for your choice of testing and I will provide results soon as they are available.

#### Water Filtration and Conditioning

*Observations:* Water conditioning/filtration equipment are present.

**Recommend consulting a water filtration and conditioning system specialist for monitoring, maintaining, and/or servicing of existing equipment to ensure water quality.**



#### Water Softener

*Observations:* Softener is installed which requires maintenance and salt added periodically.

#### Chlorine Disinfection Equipment

*Observations:* A chlorine injection system with tank is present and activated.

#### Carbon filter

*Observations:* Carbon filter is present, which requires periodic servicing.

## Lead

### Lead Paint

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

## Asbestos

### Asbestos Flooring

*Location:* Basement

Closet floor

*Observations:*

There are some floor tile remnants within the building which may contain asbestos, recommend consulting asbestos abatement specialist for evaluation and possible removal and/or encapsulation.



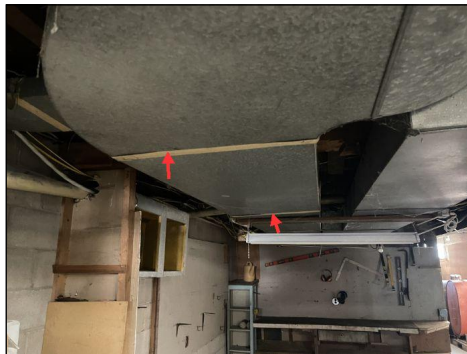
### Asbestos Insulation

*Location:* Basement

Ducting

*Observations:*

Ducting joint tape appears to be a possible asbestos containing material and should be further evaluated.



### Vermiculite Insulation

*Location:* Attic

Right side of the building

*Observations:*

There is vermiculite insulation noted in the attic which may contain asbestos, recommend further evaluation to ensure indoor air quality and possible removal by vermiculite/asbestos abatement contractor.

Recommend acquiring cost for removal particularly if renovation is performed.

There is history of testing by the homeowner, recommend sharing with a vermiculite/asbestos specialist to ensure adherence for current standards. Testing methods have proved inconsistent for this type of insulation.

## Asbestos (continued)



## Wood Destroying Insects

### Wood Destroying Insect Inspection

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

### Wood Boring Bees

*Location:* Out buildings

Shed

*Observations:*

There are holes, staining, and openings in prone areas from wood boring bees which needs treatment and/or deterrent by pest control company. Recommend repairing openings and maintaining finish to deter future activity. If activity returns exterminate as needed, bees may return seasonally at spring time.



### Powder Post Beetles

*Location:* Basement

Timbers

*Observations:*

There are older exit holes in the framing timbers from previous powder post beetle activity which should be monitored for activity. Recommend consulting pest control company for monitoring and deterrent methods.



## Rodents, Pests, and Pets

### Mice

*Location:* Out building shed

*Observations:*

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

### Rodents

*Location:* Shed

*Observations:*

There is evidence of previous rodent activity within the building which is evident from damaged attic insulation, recommend consulting pest control company for monitoring. Gable vent was rodent damage and has been patched.

## Detached Building 1

### Detached Building Type

*Observations:* Large shed



### Floor

*Observations:* Concrete slab is present with moderate cracking.

### Access

*Observations:* Wall and ceiling coverings limit access.

### Exterior Door

*Observations:* Door is functional.

Door has weathering

Door is not fully weather sealed and needs improvement.

### Building Structure

*Observations:* Stacked stone stem wall foundation is functional with weathering.

Visible sections of the roof and exterior wall framing appear functional.



## Detached Building 1 (continued)



### General Exterior Wall Covering

*Wall Covering Type:* Wood board and batten

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

### Gutters

*Observations:*

The building lacks gutters, recommend adding gutters, downspouts, and splash blocks for drainage to ensure flow away from structure. Lack of gutters may cause erosion, splash on structure components causing deterioration, and is conducive to moisture penetration.

### Windows

*Observations:* Single pane windows have wear weathering from time and exposure.

Window screens are deteriorated.

Two windows are cracked and need repair.

### General Roof Covering

*Type:* Asphalt shingles architectural series.

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

The roof has some moss and algae growth in prone areas overhanging landscaping which needs cleaning and/or prevention to ensure proper drainage and integrity.

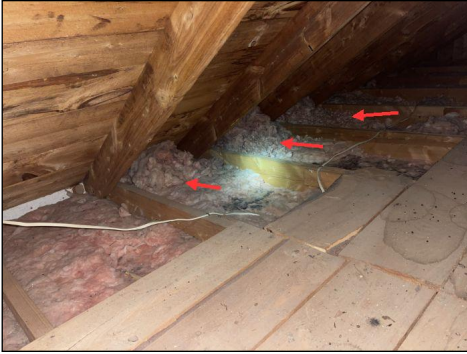


### Interior Space Observations

*Observations:* Attic insulation is present.

Attic insulation is rodent damage and displaced which needs repair or replacement.

## Detached Building 1 (continued)



### Branch Wiring

*Observations:* Building is served by a small branch wire not activated. Added electrical load may require upgrading wiring.

Not activated, recommend review and activation by electrician.

Two prong outdated outlets are present lacking grounding which need upgrading by an electrician to ensure safety.



## Report Summary

### Maintenance, Monitor, and/or Potential Problem

#### General Information

Page 1  
Access Limitations      There is a locked closet in the basement, unable to access recommend having access created for evaluation.

#### Landscaping

Page 2  
Landscaping Near The Building Observations      Landscaping near the building is overgrown in areas which needs trimming and maintenance.

Page 2  
Trees Near The Building      There are trees present in the yard which require periodic maintenance to ensure safety, recommend consulting arborist for further evaluation, trimming, and/or monitoring.

Page 2  
Tree Stumps      There are some tree stumps present which are conducive to wood destroying insects that should be removed or ground.

#### Walkways

Page 3  
Walkway Stairway      Natural stone stairway has some settlement and displacement which needs adjustment or repair to ensure safe usage.

#### Topography, Grading, and Drainage

Page 4  
Wet Areas and Drainage      There is a pond and stream crossing the property which has the potential to create erosion and ponding water which should be monitored and maintained. Consult owner and municipality for liability and limitations. Consult owner and municipality for liability and limitations.

#### Roof Surface(s)

Page 5  
Roof Covering 2 Condition      The roof surface has some loss of aggregate and brittleness noted which indicates the surface is wearing and aging and will need replacing in the near future in accordance with its designed lifespan.

#### Gutters, Downspouts, and Roof Drainage

Page 6  
General Gutters      Front porch small half round gutter appears undersize for amount of roof surface drainage and should be improved to ensure water is directed away from the building.

Page 7  
Downspout Draining on Roof      An upper gutter downspout is discharging water on the lower roof creating a conducive condition to moisture intrusion, ice damming, and deterioration, recommend extending downspout to the lower gutter or ground.

### Windows Exterior Observations

Page 8  
Single Pane Windows

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.

Recommend upgrading single pane windows to modern dual pane to ensure proper operation and energy efficiency.

Page 8  
Window Screens

Some of the windows lack screens and/or are not installed which should be provided.

### Windows Interior Observations

Page 8  
Windows Lacking Locks

Several windows lack locks or have been removed which need installation to ensure weather tightness and security.

Page 9  
Window to Floor Clearance

Some second floor windows that are low to the floor we can be a fall hazard, recommend installing window guards or stops in the windows to prevent opening more than 4". Consult building department for current standards.

### Exterior Doors

Page 9  
Main Entry Door

Door is not fully weather sealed and should be improved for energy efficiency.

Page 9  
Exterior Door

Door is not fully weather sealed which should be improved to ensure weather tightness.

Page 10  
Exterior Door 2

Door is not fully weather sealed which should be improved to ensure weather tightness.

### Porch 1

Page 11  
Porch Handrail

Steps lack a handrail which you may wish to add to ensure safe usage.

### Porch 2

Page 11  
Porch Ground Clearance

Floor framing is on grade which is conducive to deterioration, pests, and wood destroying insects which should be monitored, improved, or upgraded to masonry to ensure integrity.

Page 11  
Porch Flooring

Porch floor has settlement and sloping at added subsurface sump pump drain discharge piping which needs repair to ensure integrity and safe usage.

### Retaining Walls

Page 12  
Wall Guardrail

The retaining wall has a drop off above 30 inches or greater in areas and lacks a guardrail creating potential safety hazard that should be improved. Current standards may require a guardrail above thirty inches of drop off.



### Attic Access

Page 12  
Attic Access Observation

Recommend insulating access opening for energy efficiency.

### Attic Ventilation

Page 12  
Attic Ventilation Limited

Ventilation is limited and/or lacking which is common for a building of its age. This may create conducive conditions to premature roof deterioration, condensation, and/or ice damming. Recommend consulting attic ventilation and insulation specialist for improvement to ensure adequate coordinating ventilation and insulation for current standards.

Page 12  
Whole House Fan

Fan does not activate and switch is removed and covered which needs decommissioning and/or removal.  
Fan lacks interior and intake louver requiring attic door to be open when fan is in use which you may wish to improve or decommission.

### Insulation

Page 14  
Attic Area Insulation

Insulation is less than current standards, recommend insulation be added and/or replaced with coordinating ventilation for better R value and lower heating and/or cooling costs. Recommended current minimum standard is R-38.

### Floor Structure

Page 15  
Floor Sloping

The floors have sloping at prone areas with additional support, modifications, and/or repairs present in the basement which should be monitored. Building has history of being moved and there is added beams and posts in the basement. Interior walls appear to have been removed or modified in the areas.

Page 15  
Joist Hangers

Added joist lack joist hangers at sill plate butt joints which should be installed to ensure adequate support.

### Floor Supporting Columns, Posts, and Walls

Page 16  
Supporting Columns and Posts

Telescopic hollow steel posts are installed supporting the beam which are outdated for current standards and prone to melting in a fire. Recommend upgrading to permanent type modern lolly columns and/or posts to ensure long term integrity.

### Foundation Area Drainage

Page 17  
Sump Pump

Recommend periodic sump pump testing and monitoring to ensure proper operation.  
Basement appears dependent on sump pump at times to prevent ponding water which should be monitored and maintained by pump specialist to ensure proper operation.  
Recommend back up power to ensure sump pump operation during power outages to prevent potential ponding water within the building.

### Electrical Service

Page 18  
Service Wire Clearance

Overhead service wires touch and rub against tree branches which should be trimmed or removed by qualified arborist to prevent damage to the wires.

### Electrical Panel(s)

Page 19  
Panel Access

Pressure tank improperly located in front of the electrical panel which should proper clearances created. Typically, 30" x 36" in from the panel access should be maintained.

### Electrical Interior

Page 21  
Loose Wiring

There are loose two junction boxes which need securing by electrician.

### Well Water Supply Plumbing

Page 21  
Well Pit

The well housing appears to be below grade which was not excavated for access, recommend having access created for further evaluation to ensure integrity and well cap.

Page 21  
Hand Dug Well

Recommend providing fastened well top lid to ensure safety or decommission and filling to ensure safety.

### Water Supply Plumbing

Page 22  
Main Water Supply Piping

Pipe insulation recommended on exposed piping to prevent condensation.

Page 22  
Pressure Tank

Recommend insulating pressure tank to prevent condensation.

### Exterior Plumbing

Page 23  
Exterior Hose Spigots

Spigot is older and not activated and appears weatherized which should be activated to ensure proper operation.

Page 23  
Exterior Hose Spigot 2

Spigot is not activated and appears weatherized which should be activated and tested to ensure proper operation.

### Drainage Waste and Vent Plumbing

Page 24  
Waste Line Clean Out

Main waste line lacks an accessible waste line clean out port to ensure access for monitoring and/or repairs which should be provided by plumber.

### Waste Disposal System(s)

Page 25  
System Maintenance Pumping

History of maintenance this year, recommend consulting the most recent septic pumping specialist for system history, maintenance, and integrity. Recommend pumping waste disposal tank for maintenance every 3 to 5 years or as per size of tank verse number of people living in building. This may allow for further evaluation and visual inspection of tank interior by pumping company.

Page 25  
Adsorbition System

There is large tree stump noted in the area of the system which may have created conducive condition to root intrusion, recommend further evaluation of the system by septic specialist to ensure integrity.

**Water Heater 1**

Page 26  
Water Heater 1 Age and Maintenance

Water heater is older and in accordance with the units designed lifespan should not be expected to last a long period of time and plans for updating should be made.  
Recommend annual inspection, maintenance, and/or draining of sediment by plumber.

Page 26  
Water Heater Temperature and Pressure Relief Valve

Valve lacks proper discharge piping and needs repair by plumber to ensure safety.

Page 27  
Water Heater Flue Piping

Flue piping lacks proper pitch in an area which should be adjusted.

**Heating System 1**

Page 28  
Heating System Maintenance Observations

System appears due for its annual maintenance.

Page 28  
Zone Distribution Observations

The system serves basement and two floors which lacks zoning per floor which you may wish to improve or upgrade by HVAC specialists to ensure even conditioning per floor.

Page 29  
Air Filter

Recommend changing air filter.  
Recommend changing air filter every 30 to 90 days during peak usage.

**Heating System 2**

Page 29  
Heating System Operation Observations

Outdated abandon disconnected unit is present in the basement which needs removal.

**Air Conditioning System 1**

Page 30  
Air Conditioning System Operation Observations

Unable to test air conditioning system condenser due to exterior temperature below 65 degrees, activation can cause damage.  
Recommend further evaluation and servicing weather permitting.

Page 30  
Air Conditioning System Maintenance

Recommend having annual maintenance performed to ensure proper efficient operation.  
Recommend cleaning of evaporator coil and checking of refrigerant charge.

**Heating and/or Air Conditioning Distribution**

Page 30  
Distribution Ducting

Recommend initial and periodic distribution system cleaning by qualified contractor to ensure air quality.

Page 30  
Air Conditioning Ducting

Air conditioning system supply ducting lacks insulation, recommend insulating supply ducting in basement to prevent condensation.

### Chimney 1

Page 32  
Further Evaluation

Unable to fully see interior of the flue which should be cleaned and further evaluated by certified chimney sweep to ensure integrity of flue interior.

### Fuel Supply

Page 32  
Propane Tank

Consult fuel supplier for maintaining propane fuel supply deliveries.

Page 33  
Oil Tank Gauge

Consult fuel supplier for maintaining fuel supply deliveries to ensure adequate storage.

### Bathroom 3

Page 36  
Sink drain lines

The sink employs an unconventional flexible drainpipe that could contribute to blockages which should be upgraded by plumber to ensure proper drainage.  
Drain line has S trap outdated design, recommend upgrading to P trap to ensure trapping of sewer gases.

### Stairway(s) Interior

Page 37  
Stairway 1

Guardrail is lower than the current standard of 36" which should be improved to ensure safe usage.  
Handrail end lacks return to wall which should be added to ensure safe usage.

Page 37  
Stairway 2

Handrail ends lack returns to wall which should be added to ensure safe usage.

### Laundry

Page 39  
Dryer Vent Hood

Recommend periodic cleaning of dryer vent ducting and vent hood.

Page 39  
220 Outlet

220 electrical outlets for dryer is outdated older style and may need updating or repair to modern style by electrician for modern appliances.

### Indoor Air Quality

Page 39  
Dehumidifier

Recommend seasonal maintenance and air filter servicing to ensure proper operation.

### Water Quality

Page 40  
Water Filtration and Conditioning

Recommend consulting a water filtration and conditioning system specialist for monitoring, maintaining, and/or servicing of existing equipment to ensure water quality.



## Wood Destroying Insects

Page 42  
Powder Post Beetles

There are older exit holes in the framing timbers from previous powder post beetle activity which should be monitored for activity. Recommend consulting pest control company for monitoring and deterrent methods.

## Rodents, Pests, and Pets

Page 43  
Mice

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

Page 43  
Rodents

There is evidence of previous rodent activity within the building which is evident from damaged attic insulation, recommend consulting pest control company for monitoring. Gable vent was rodent damage and has been patched.

## Detached Building 1

Page 43  
Exterior Door

Door is not fully weather sealed and needs improvement.

Page 44  
Gutters

The building lacks gutters, recommend adding gutters, downspouts, and splash blocks for drainage to ensure flow away from structure. Lack of gutters may cause erosion, splash on structure components causing deterioration, and is conducive to moisture penetration.

Page 44  
Windows

Window screens are deteriorated.  
Two windows are cracked and need repair.

Page 44  
General Roof Covering

The roof has some moss and algae growth in prone areas overhanging landscaping which needs cleaning and/or prevention to ensure proper drainage and integrity.

## Repair, Replace, and/or Upgrade

### Topography, Grading, and Drainage

Page 3  
Grading Slope Near The Building

Areas of grading next to the foundation lack proper slope away from the building and has settlement in areas creating conducive conditions to moisture intrusion, recommend repairing grading to direct water away from the building. Typically, a minimum of one inch per foot pitch away from the building for at least six feet away from the building should be provided. Moisture intrusion is occurring in this area.

### Roof Flashings, Penetrations, and Attachments

Page 6  
Roof to Exterior Wall Flashing

The roof to wall junctures lack proper counter flashing lapping at siding creating conducive condition to moisture intrusion and deterioration. Recommend consulting flashing specialist for review and repair of flashing to ensure water tightness.

### Gutters, Downspouts, and Roof Drainage

Page 6  
Downspout Discharge

Some downspouts are draining water next to the building which is conducive to deterioration and moisture intrusion, recommend extending downspouts away from the building, typically about six feet minimum, and installing a splash block to limit erosion.

### Windows Interior Observations

Page 8  
Window Sash Cords

Some windows have broken sash cords which need repair to support window.

Page 9  
Windows Painted Shut

Several upper sash windows are painted shut which need repair to function properly.

### Porch 1

Page 10  
Porch Stairway

Stairway has movement and leans forward which needs repair to ensure safe usage.

### Floor Structure

Page 15  
Cracked Floor Joist

There is a cracked floor joist which needs additional support or repair to ensure integrity.

### Foundation Area Drainage

Page 17  
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, improvement, and/or repair by foundation drainage, grading, and sealing specialist to prevent moisture intrusion.

### Electrical Panel(s)

Page 19  
Panel Cover Fasteners

Cover screws are improper type and pointed which should be replaced with blunt tip type to ensure safety.

### Electrical Exterior

Page 20  
Outlets Lacking Ground Fault Protection

The outlets lack ground fault protection which should be upgraded or repaired by electrician to ensure safe usage.

Page 20  
Overhead Electrical

There is exposed overhead electrical serving outbuildings left side rubbing tree branches which needs review and repair by electrician to ensure safety. Typically, electrical to outbuildings is buried in conduit for current standards.

### Electrical Interior

Page 20  
Outlets Lacking Grounding

Two of the three prong outlets test lacking ground which need further evaluation and repair by electrician to ensure safety.

## Drainage Waste and Vent Plumbing

Page 24  
Improper Drain Piping

Drain piping has been unprofessionally plumbed, configured, and has open and tapped connections which needs review and repair by qualified plumber to ensure water tightness and proper drainage. Connections have been taped and appear to have leaked which is evident from staining.

Page 24  
Pumping Equipment

Pump up unit plumbing vent piping is incomplete which needs system review and repair by a plumber to prevent odors.

## Chimney 1

Page 31  
Chimney Crown(s)

The chimney crown, which is designed to seal the top of chimney walls and shed rainwater, is deteriorated which needs repair and/or replacement to ensure integrity and water tightness.

Page 32  
Chimney Roof Flashing

Roof to chimney counter flashing appears improperly installed and dependent on sealer at top edge which is not let into the mortar joint properly creating conducive condition to moisture intrusion, recommend further evaluation and repair by flashing specialist to ensure water tightness.

## Asbestos

Page 41  
Asbestos Flooring

There are some floor tile remnants within the building which may contain asbestos, recommend consulting asbestos abatement specialist for evaluation and possible removal and/or encapsulation.

Page 41  
Asbestos Insulation

Ducting joint tape appears to be a possible asbestos containing material and should be further evaluated.

Page 41  
Vermiculite Insulation

There is vermiculite insulation noted in the attic which may contain asbestos, recommend further evaluation to ensure indoor air quality and possible removal by vermiculite/asbestos abatement contractor. Recommend acquiring cost for removal particularly if renovation is performed. There is history of testing by the homeowner, recommend sharing with a vermiculite/asbestos specialist to ensure adherence for current standards. Testing methods have proved inconsistent for this type of insulation.

## Wood Destroying Insects

Page 42  
Wood Boring Bees

There are holes, staining, and openings in prone areas from wood boring bees which needs treatment and/or deterrent by pest control company. Recommend repairing openings and maintaining finish to deter future activity. If activity returns exterminate as needed, bees may return seasonally at spring time.

## Detached Building 1

Page 44  
Interior Space Observations

Attic insulation is rodent damage and displaced which needs repair or replacement.

Page 45  
Branch Wiring

Not activated, recommend review and activation by electrician.  
Two prong outdated outlets are present lacking grounding which need upgrading by an electrician to ensure safety.