# pink home inspection INC

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**Fresh Meadows NY 11366-1607**
**Inspector: Isa Kohly**

# Property Inspection Report

**Client(s):** **unknown**
**Property address:** **nowhere**
**Inspection date:** **Thursday, May 08, 2014**

This report published on Sunday, May 15, 2016 2:49:24 AM CDT

### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

| | | |
|---|---|---|
| | **Safety** | Poses a safety hazard |
| | **Repair/Replace** | Recommend repairing or replacing |
| | **Repair/Maintain** | Recommend repair and/or maintenance |
| | **Maintain** | Recommend ongoing maintenance |
| | **Evaluate** | Recommend evaluation by a specialist |
| | **Monitor** | Recommend monitoring in the future |
| | **Comment** | For your information |

# General Information

**Report number:** x
**Time started:** 2pm
**Time finished:** 5pm
**Present during inspection:** Client
**Client present for discussion at end of inspection:** Yes
**Weather conditions during inspection:** Sunny
**Temperature during inspection 60:** cool
**Inspection fee:** 0
**Type of building:** Single family
**Buildings inspected:** One house, One detached garage
**Number of residential units inspected:** 1
**Age of main building:** 70
**Source for main building age:** Client
**Front of building faces:** West
**Main entrance faces:** West
**Occupied:** Yes

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**1)** Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:
http://www.reporthost.com/?EPA
http://www.reporthost.com/?CPSC
http://www.reporthost.com/?CDC

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**2)** Microbial growths were found at one or more locations in the basement. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist. For more information, visit:
http://www.reporthost.com/?MOLDCDC
http://www.reporthost.com/?MOLDEPA

**Photo 2-1**

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**3)** The client should be aware that prior to 1976, factory-built homes in America were built only according to voluntary standards. Because this building was built prior to 1976, it may be significantly substandard in safety, efficiency, quality, durability, etc. Factory-built homes since 1976 have been required to comply with federal construction and safety standards (the HUD Code). This code is administered by the U.S. Department of Housing and Urban Development (HUD), and standardizes design, construction, energy efficiency, fire resistance, transportability, strength, and durability. It also mandates performance standards for the electrical, plumbing, air conditioning, thermal, and heating systems.

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## Grounds

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.
**Site profile:** Minor slope
**Condition of driveway:** Appeared serviceable
**Driveway material:** Asphalt
**Condition of sidewalks and/or patios:** Appeared serviceable
**Sidewalk material:** Poured in place concrete, Paving stones
**Condition of stairs, handrails and guardrails:** Required repairs, replacement and/or evaluation (see comments below)
**Exterior stair material:** Concrete

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**4)** The risers for stairs at one or more locations varied in height and pose a fall or trip hazard. Risers within the same flight of stairs should vary by no more than 3/8 inch. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.

**Photo 4-1**

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**5)** The landing by one or more exterior doors was too small and may not provide adequate room for people to maneuver when entering or exiting. This is a safety hazard. Landings should be at least 36 inches deep. Recommend that a qualified contractor repair per standard building practices.

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**6)** Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.

**Photo 6-1**

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**7)** Guardrails at one or more flights of stairs were deteriorated. This is a safety hazard. Recommend that a qualified person repair as necessary.

**Photo 7-1**

**Photo 7-2**

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**8)** Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

**Photo 8-1**

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**9)** Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in sidewalks, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

**Photo 9-1**

**Photo 9-2**

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**10)** Sistered joists of the porches are not resting on the support .

**Photo 10-1**

**Photo 10-2**

## Exterior and Foundation

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.
**Wall inspection method:** Viewed from ground
**Condition of wall exterior covering:** Appeared serviceable
**Apparent wall structure:** Wood frame
**Wall covering:** Wood fiber, Cement fiber

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**11)** Based on the appearance of the siding and the age of this structure, the exterior siding material may contain asbestos. The EPA recommends leaving such siding in place and undisturbed, and maintaining a paint coat for encapsulation. Modern cement-based siding with no asbestos content, often with a similar appearance, is available for repairs when needed. The client should be aware that this siding may contain asbestos when considering repairing or replacing it. At that time or before if the client has concerns, consult with a qualified abatement specialist and/or testing lab. For more information, visit:
http://www.reporthost.com/?AITH
http://www.reporthost.com/?EPAASB

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**12)** Untreated wood siding and/or trim was in contact with concrete or masonry at the exterior. Moisture collected between the two materials or wicking up into the wood is a conducive condition for wood-destroying organisms. Wood siding or trim should be installed with a minimum clearance of 1-2 inches between it and concrete or masonry below it at building exteriors. Monitor these areas for rot or infestation in the future and repair if needed. Recommend that a qualified person repair per standard building practices. For example, by trimming siding or trim as needed.

**Photo 12-1**

**Photo 12-2**

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**13)** Fence(s) were attached to or in contact with the building exterior. Such attachments can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary so there is at least a 2-inch gap between fences and building exteriors.

**Photo 13-1**

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**14)** One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.

**Photo 14-1**

**Photo 14-2**

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**15)** Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

**Photo 15-1**

**Photo 15-2**

**Photo 15-3**

**Photo 15-4**

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**16)** Firewood was stored so that it was in contact with or close to the building exterior. This is a conducive condition for wood-destroying organisms. Recommend storing firewood outdoors in an open area, and as far away from buildings as practical to keep insects away from buildings. For more information visit:
http://www.reporthost.com/?FWWDI


**Photo 16-1**


**Photo 16-2**

## Basement

**Limitations:** Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.
**Condition of exterior entry doors:** Appeared serviceable
**Exterior door material:** Wood
**Condition of floor substructure above:** Required repairs, replacement and/or evaluation (see comments below)
**Pier or support post material:** Steel
**Beam material:** Solid wood
**Floor structure above:** Solid wood joists
**Condition of insulation underneath floor above:** Not applicable, none installed

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**17)** Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.


**Photo 17-1**

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**18)** Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.

**Photo 18-1**

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**19)** One or more adjustable steel columns were found. Some adjustable steel columns are rated for permanent use, but some are not. Based on the inspector's observations, columns in this building may not be rated for permanent use and may pose a safety risk for collapse. Recommend that a qualified contractor familiar with regulations surrounding use of such columns evaluate and repair if necessary, and per standard building practices.

**Photo 19-1**

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**20)** One or more exhaust ducts (e.g. bathroom fan, clothes dryer) in the have come apart, were loose or have fallen down. This can

result in increased moisture levels inside the structure and is a conducive condition for wood-destroying organisms. Recommend that a qualified person make permanent repairs as necessary.

**Photo 20-1**

**Photo 20-2**

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**21)** One or more exterior doors had minor damage and/or deterioration. Although serviceable, the client may wish to repair or replace such doors for appearances' sake.

**Photo 21-1**

**Photo 21-2**

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**22)** Settlement crack on the basement wall.
Recommend that a qualified contractor evaluate and repair per standard building practices;

**Photo 22-1**

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**23)** Moisture content of the basement wall was higher than normal .
This is the condition for microbial growths.
Evaluation by a qualified contractor is recommended.

**Photo 23-1**

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# Roof

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.
**Roof inspection method:** Viewed from ground with binoculars
**Condition of roof surface material:** Appeared serviceable
**Roof surface material:** Asphalt or fiberglass composition shingles
**Roof type:** Gable
**Apparent number of layers of roof surface material:** Multiple

**Condition of exposed flashings:** Required repair, replacement and/or evaluation (see comments below)
**Condition of gutters, downspouts and extensions:** Required repair, replacement and/or evaluation (see comments below)

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**24)** Flashings at the base of one or more chimneys were substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary.

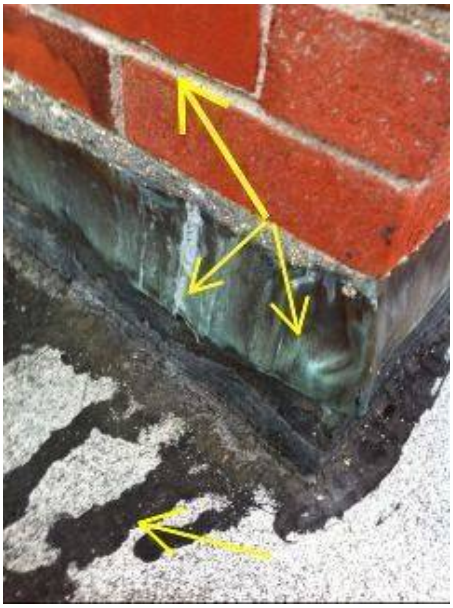

**Photo 24-1**

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**25)** Water damage and/or evidence of past leaks was found at one or more skylights. Consult with the property owner to determine if leaks have occurred, or if repairs have been made. Recommend that a qualified contractor evaluate and repair as necessary.

**Photo 25-1**

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**26)** One or more gutters had a substandard slope so that significant amounts of water accumulate in them rather than draining through the downspouts. This can cause gutters to overflow, especially when debris such as leaves or needles has accumulated in them. Rainwater can come in contact with the building exterior or accumulate around the foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary. For example, by correcting the slope in gutters or installing additional downspouts and extensions.

**Photo 26-1**

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**27)** Extensions such as splash blocks or drain pipes for one or more downspouts were missing, substandard and/or damaged. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

**Photo 27-1**

**Photo 27-2**

**Photo 27-3**

**Photo 27-4**

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**28)** One or more roof flashings were substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

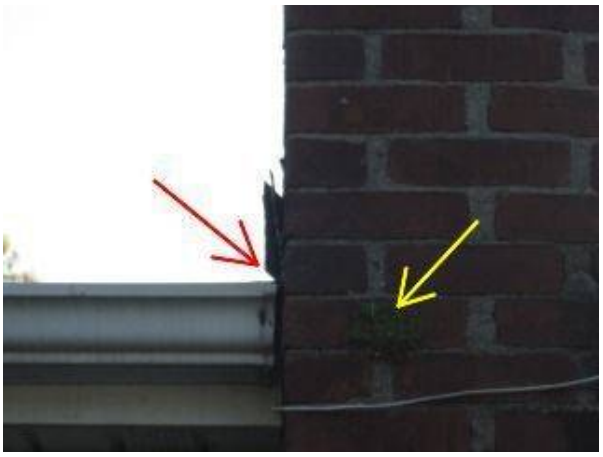

**Photo 28-1**

**Photo 28-2**

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**29)** One or more downspouts were loose, missing and/or corroded. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

**Photo 29-1**

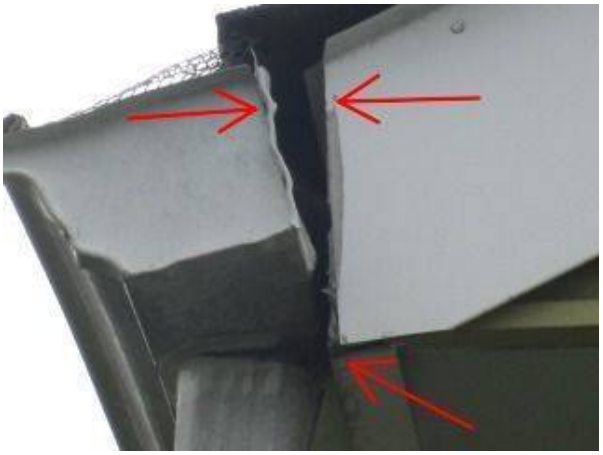

**Photo 29-2**

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**30)** Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:
http://www.reporthost.com/?MOSS

**Photo 30-1**

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**31)** This asphalt or fiberglass composition roof surface appeared to have two or more layers of shingles. Additional layers of composition shingles typically last only 80% of their rated life, and the shingle manufacturer's warranty may be voided. The client should be aware that all layers of roofing will need to be removed when this roof surface needs replacing.

**Photo 31-1**

## Attic and Roof Structure

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.
**Attic inspection method:** Traversed
**Condition of roof structure:** Appeared serviceable
**Roof structure type:** Rafters
**Ceiling structure:** Ceiling joists
**Vermiculite insulation present:** Not determined
**Vapor retarder:** None

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**32)** What appeared to be vermiculite insulation was found in the attic. Vermiculite produced prior to 1991 may contain asbestos, less so if mined after 1991. When vermiculite insulation is present in attics, the EPA recommends that it be left undisturbed and that the attic not be used for storage, and that people (especially children) should not enter the attic. If the client is concerned about this material posing a safety hazard, then consult with a qualified asbestos abatement specialist or industrial hygienist. For more information, visit:
http://www.reporthost.com/?VERMINS
http://www.reporthost.com/?AITH

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**33)** One or more rafters in the roof structure were damaged or split. This may significantly weaken the roof structure. Recommend that a qualified contractor repair as necessary.


**Photo 33-1**


**Photo 33-2**

## Garage or Carport

**Limitations:** The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.
**Type:** Detached
**Condition of garage vehicle door(s):** fine
**Type of garage vehicle door:** Sectional
**Number of vehicle doors:** 1
**Condition of automatic opener(s):** fine
**Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing):** Yes

**34)** Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.

## Electric

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.
**Electric service condition:** Appeared serviceable
**Primary service type:** Overhead
**Number of service conductors:** 3
**Service voltage (volts):** 120-240
**Estimated service amperage:** 100
**Primary service overload protection type:** Circuit breakers
**Service entrance conductor material:** Stranded copper
**Main disconnect rating (amps):** 100
**System ground:** Ground rod(s) in soil, Cold water supply pipes
**Condition of main service panel:** Appeared serviceable
**Location of main service panel #A:** Basement

**Smoke alarms installed:** Yes, but not tested
**Carbon monoxide alarms installed:** No, recommend install

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**35)** One or more circuit breakers in panel(s) # were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary. For more information, visit:
http://www.reporthost.com/?DBLTAP

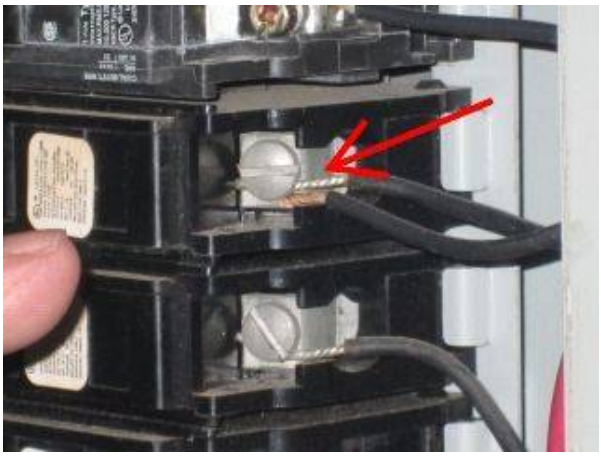
**Photo 35-1**

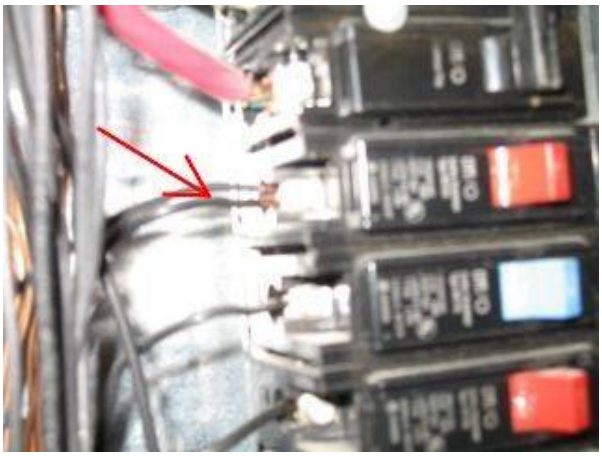
**Photo 35-2**

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**36)** Handle ties were at one or more 2-pole or ganged 1-pole circuit breakers at panel(s) #. Approved, "identified" handle ties should be installed to prevent one side from being turned off while the other is turned on. Nails, screws or wires or other nonconforming material are not permitted for use as handle ties. This is a potential shock hazard, especially for someone working on the system. Recommend that a qualified electrician repair per standard building practices.

**Photo 36-1**

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**37)** Bare wire ends, or wires with a substandard termination, were found at one or more locations. This is a potential shock hazard. Recommend that a qualified electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.

**Photo 37-1**

**Photo 37-2**

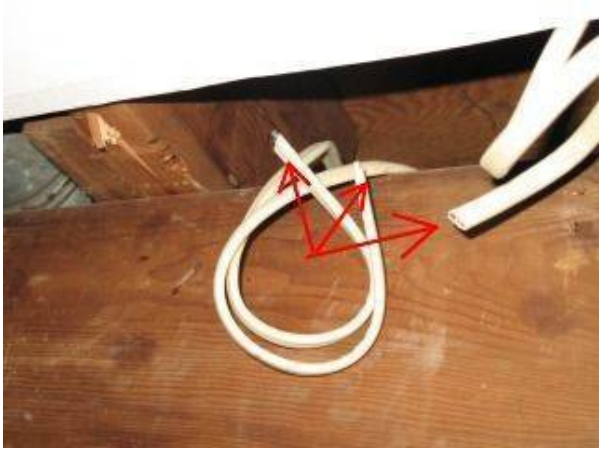

**Photo 37-3**

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**38)** Wire splices were exposed and were not contained in a covered junction box. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing permanently mounted junction boxes with cover plates where needed to contain wiring splices.

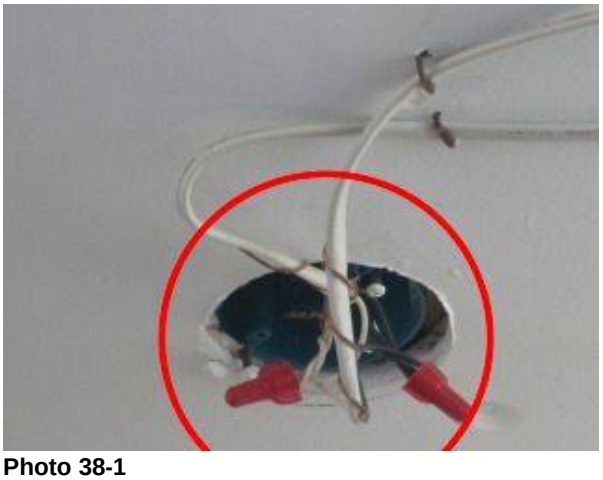

**Photo 38-1**

**39)** One or more receptacles (outlets) cover were broken or damaged. This is a potential shock or fire hazard. Recommend that a qualified electrician replace such receptacles as necessary.

**Photo 39-1**

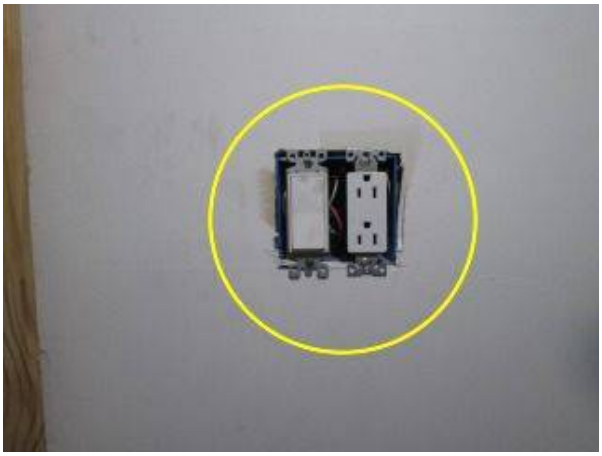

**Photo 39-2**

**40)** Lighting was missing at the detached garage. For safety and convenience, recommend that a qualified electrician install lighting as necessary, and per standard building practices.

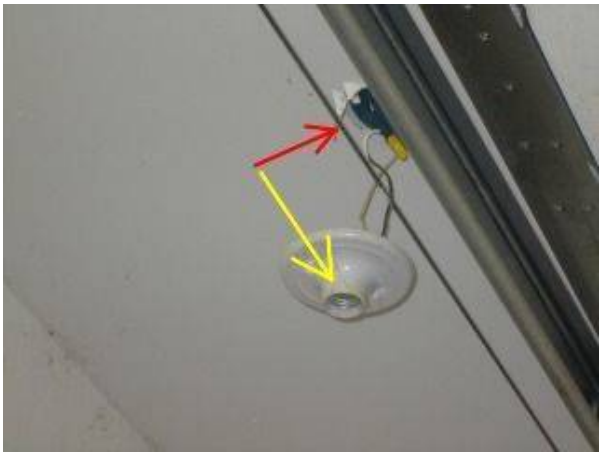

**Photo 40-1**

**41)** One or more bushings were missing from where wires enter holes in panel(s) #. This is a potential safety hazard because the wiring insulation can be cut or abraded on the metal edge of the hole(s). Recommend that a qualified electrician install bushings where missing.

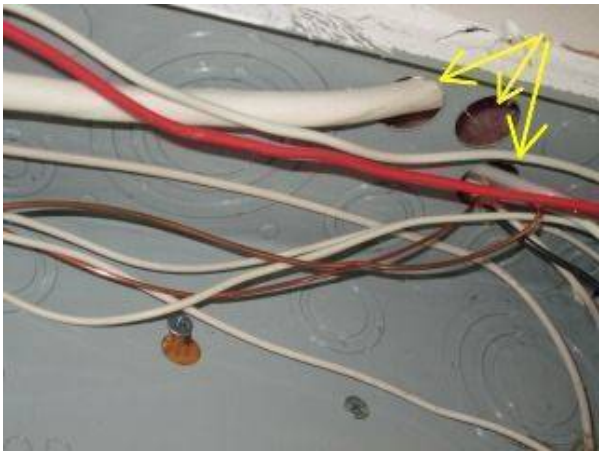

**Photo 41-1**

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**42)** One or more cover plates for junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

**Photo 42-1**

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**43)** The service drop wires were in contact with trees or vegetation. This can result in damage to wiring insulation or broken wires during high winds. Recommend pruning trees or vegetation as necessary. The utility company may prune trees at no charge.

**Photo 43-1**

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**44)** The electric service to this property appeared to be rated at substantially less than 200 amps and may be inadequate. Depending on the client's needs, recommend consulting with a qualified electrician about upgrading to a 200 amp service. Note that the electric service's rating is based on the lowest rating for the meter base, the service conductors, the main service panel and the main disconnect switch. One or more of these components may need replacing to upgrade.

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**45)** Service entrance conduit above meter was rusted .water may enter the meter base . recommend that a qualified electrician evaluate.

**Photo 45-1**

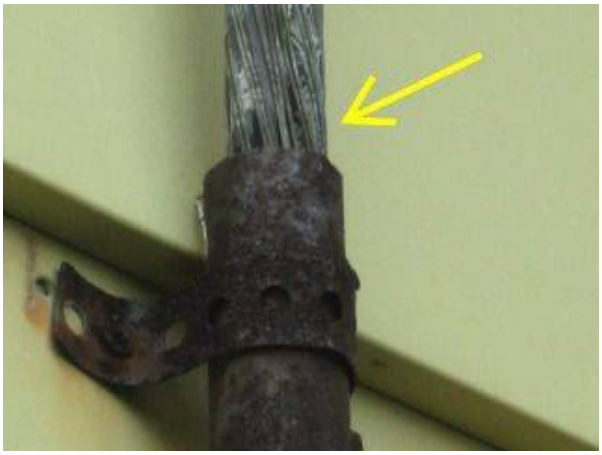

**Photo 45-2**

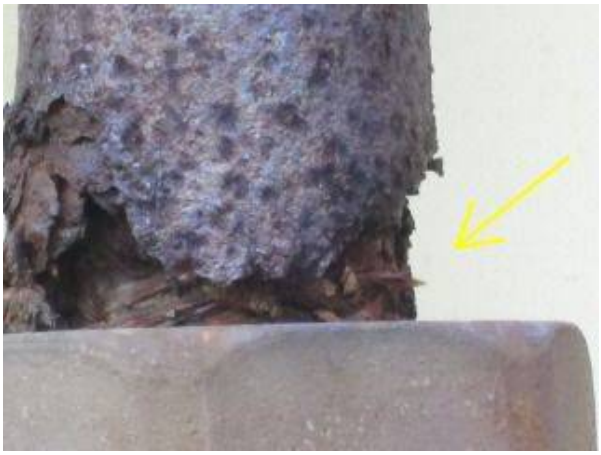

**Photo 45-3**

**Photo 45-4**

## Plumbing / Fuel Systems

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.
**Water service:** Public
**Water pressure (psi):** 50
**Location of main water shut-off:** Basement
**Condition of supply lines:** Appeared serviceable
**Supply pipe material:** Copper
**Condition of drain pipes:** Appeared serviceable
**Drain pipe material:** Galvanized steel, Lead
**Condition of waste lines:** Appeared serviceable
**Waste pipe material:** Cast iron
**Sump pump installed:** Yes
**Type of irrigation system supply source:** Public
**Condition of fuel system:** Appeared serviceable
**Location of main fuel shut-off valve:** At gas meter

**46)** The gas meter was located next to the hose bib and too close to the wall and there was no protection in front of it on driveway this is a safety hazards . Recommend that repairs or modifications be made as necessary to maintain clearances per standard building practices, and by a qualified contractor or the gas utility company if necessary.

**Photo 46-1**

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**47)** Copper water supply pipes were installed. Copper pipes installed prior to the late 1980s may be joined with solder that contains lead, which is a known health hazard especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. The client should be aware of this, especially if children will be using this water supply system. Note that the inspector does not test for toxic materials such as lead. The client should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions include:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours
- Install appropriate filters at points of use
- Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water
- Use bottled or distilled water
- Treat well water to make it less corrosive
- Have a qualified plumber replace supply pipes and/or plumbing components as necessary

For more information visit:
http://www.reporthost.com/?LEADDW
http://www.reporthost.com/?LEAD

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**48)** One or more leaks were found in water supply pipes or fittings. A qualified plumber should evaluate and repair as necessary.

**Photo 48-1**

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**49)** Significant corrosion was found in water supply pipes or fittings. Leaks can occur as a result. Recommend that a qualified plumber evaluate and replace components as necessary.


**Photo 49-1**


**Photo 49-2**


**Photo 49-3**


**Photo 49-4**

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**50)** One or more leaks were found in drain and/or waste pipes or fittings. A qualified plumber should evaluate and repair as necessary.


**Photo 50-1**

**Photo 50-2**

**Photo 50-3**

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**51)** One or more drain pipes or fittings were substandard made of flexible plastic and lead. Recommend that a qualified plumber evaluate and repair as necessary and per standard building practices.

**Photo 51-1**

**Photo 51-2**

**Photo 51-3**

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**52)** Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:
http://www.reporthost.com/?SEPTIC

**Photo 52-1**

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**53)** A sump pump was installed in the basement. These are specialty systems and only a limited evaluation was performed as part of this inspection. The inspector does not determine the adequacy of sump pumps and their associated drainage systems. The presence of a sump pump may indicate that water routinely accumulates below or inside the structure. Recommend asking the property owner how often the sump pump operates and for how long at different times of the year. The client should be aware that the service life of most sump pumps is 5-7 years, and that the pump may need replacing soon depending on its age and how often it operates.

**Photo 53-1**

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**54)** No battery backup system was found for the sump pump. If the power goes out during heavy rains, the sump pump won't be able to eliminate accumulated water. Consider installing a battery backup system for the sump pump.

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**55)** The gas meter was in contact with or too close to the soil below and is likely to rust as a result. Gas meters should be located 10 inches or more above the soil below. Soil should be graded or removed as necessary.

**Photo 55-1**

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## Water Heater

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.
**Condition of water heater:** Near, at or beyond service life
**Type:** Tank
**Energy source:** Natural gas
**Capacity (in gallons):** 40
**Temperature-pressure relief valve installed:** Yes
**Location of water heater:** Basement

**Hot water temperature tested:** No

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**56)** The temperature-pressure relief valve drain line was too short. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber repair per standard building practices. For example, by extending the drain line to within 6 inches of the floor, or routing it to drain outside. For more information, visit:
http://www.reporthost.com/?TPRVALVE


**Photo 56-1**

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**57)** The water heater burner flame was not blue in color. Various conditions can cause incorrect flames (not blue, noisy, floating) including incorrect drafting, dirty burner orifices and improper gas pressure. Recommend that a qualified contractor evaluate and repair as necessary.

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**58)** The water heater tank appeared to be leaking. This is an indication that the water heater has failed and is at the end of its service life. A qualified plumber should replace the water heater.

**Photo 58-1**

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**59)** The water heater was installed in an unheated space on a concrete floor and was not resting on an insulated pad. The bottom of the casing is likely to rust, and energy efficiency may be reduced. Recommend installing an insulated pad under the water heater.

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**60)** Significant corrosion or rust was found on the water heater tank casing. This is an indication that the water heater is near or at the end of its service life. At a minimum, monitor this water heater and budget for a replacement in the near future. Consider replacing the water heater now before any leaks occur. Significant flooding can occur if the water heater does fail.

**Photo 60-1**

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**61)** The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

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## Heating, Ventilation and Air Condition (HVAC)

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).
**General heating system type(s):** Furnace, Wood-burning fireplace or stove
**General heating distribution type(s):** Ducts and registers
**Last service date of primary heat source:** Nov 2012
**Source for last service date of primary heat source:** Label
**Forced air heating system fuel type:** Natural gas
**Estimated age of forced air furnace:** 2 year
**Location of forced air furnace:** Basement
**Cooling system and/or heat pump fuel type:** Electric
**Type:** Split system

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**62)** Combustible materials were found too close to the sides of the furnace cabinet. General guidelines require the following clearances:

- Minimum 6 inches from the top and sides
- Minimum 24 inches from the front when oil-fueled
- Minimum 18 inches from the front when electric

This is a potential fire hazard. Recommend any or all of the following as necessary:

- Research manufacturer's installation instructions to verify minimum allowable clearances
- Move combustible materials or have a qualified person make repairs as necessary


**Photo 62-1**

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**63)** The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

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**64)** Electric power to the cooling system was not on 24 hours prior to the inspection. In such cases, damage may occur to the system if it's operated. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

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## Fireplaces, Stoves, Chimneys and Flues

**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.
**Condition of wood-burning fireplaces, stoves:** Appeared serviceable
**Wood-burning fireplace type:** Masonry
**Condition of chimneys and flues:** Required repair, replacement and/or evaluation (see comments below)
**Wood-burning chimney type:** Masonry

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**65)** The fireplace hearth was undersized. Embers may ignite combustible surfaces nearby. This is a fire hazard. For fireplaces with a firebox less than 6 square feet in size, hearths should be at least 16 inches deep in front and extend at least 8 inches to the sides. For fireboxes more than 6 square feet in size, hearths should be at least 20 inches deep and extend 12 inches to each side. Recommend that a qualified person make repairs or modifications per standard building practices if necessary. For example, by installing a non-flammable hearth pad, or by extending the existing hearth with non-flammable materials.

**Photo 65-1**

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**66)** One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:
http://www.reporthost.com/?CSIA

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**67)** One or more fireplace dampers were inoperable. Recommend that a qualified contractor repair or replace dampers as necessary.

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**68)** The brick chimney was deteriorated. For example, loose or missing mortar, and leaning away from the wall. Loose bricks can pose a safety hazard, and deteriorated masonry can allow water to infiltrate the chimney structure and cause further damage. Recommend that a qualified contractor repair as necessary.

**Photo 68-1**

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**69)** Mortar at the brick chimney was deteriorated (e.g. loose, missing, cracked). As a result, water is likely to infiltrate the chimney structure and cause further damage. Recommend that a qualified contractor repair as necessary. For example, by repointing the mortar.

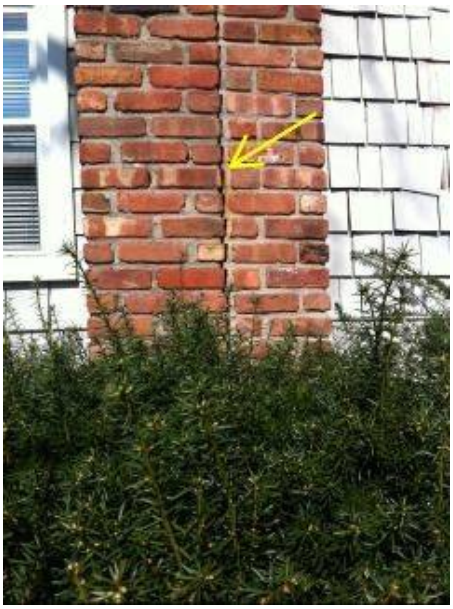

**Photo 69-1**

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# Kitchen

**Limitations:** The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.
**Condition of counters:** fine
**Condition of cabinets:** fine

**Condition of range, cooktop or oven:** fine
**Condition of refrigerator:** fine
**Condition of built-in microwave oven:** fine

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**70)** The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit:
http://www.reporthost.com/?ATB

## Bathrooms, Laundry and Sinks

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.
**Location #A:** Full bath
**Condition of sinks and related plumbing:** Appeared serviceable
**Condition of bathtubs and related plumbing:** Appeared serviceable
**Bathroom and laundry ventilation type:** Windows

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**71)** The shower head at location(s) #A was loose and dripping when the shower was turned off. Recommend that a qualified person repair and seal as necessary.

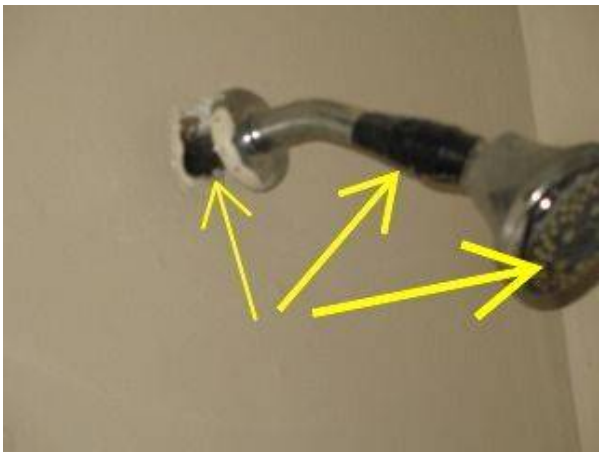

**Photo 71-1**

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**72)** No shut-off valves under the sink in the bathroom .
substandard plumbing.recommend that a qualified person repair as necessary.

**Photo 72-1**

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**73)** Substandard installation of toilet . too close to wall

**Photo 73-1**

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## Interior, Doors and Windows

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.
**Condition of exterior entry doors:** Appeared serviceable
**Exterior door material:** Wood
**Condition of windows and skylights:** Appeared serviceable
**Type(s) of windows:** Vinyl, Metal, Single-pane, Fixed
**Condition of walls and ceilings:** Appeared serviceable
**Wall type or covering:** Drywall
**Ceiling type or covering:** Drywall
**Condition of flooring:** Appeared serviceable
**Flooring type or covering:** Carpet, Wood or wood products, Tile

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**74)** Glass in one or more was cracked, broken and/or missing. Recommend that a qualified contractor replace glass where necessary.

**Photo 74-1**

**Photo 74-2**

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**75)** One or more exterior doors had minor damage and/or deterioration. Although serviceable, the client may wish to repair or replace such doors for appearances' sake.

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**76)** cracked tile on the kitchen floor

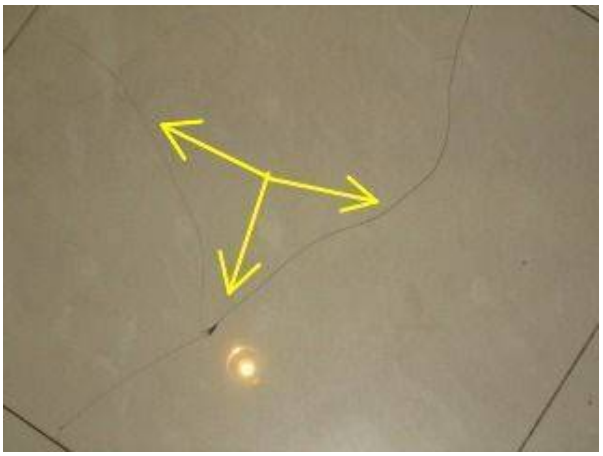

**Photo 76-1**

## Wood Destroying Organism Findings

**Limitations:** This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.
**Visible evidence of active wood-destroying insects:** Yes
**Visible evidence of active wood decay fungi:** Yes
**Visible evidence of past wood decay fungi:** Yes

**Visible evidence of damage by wood-destroying insects:** No
**Visible evidence of damage by wood decay fungi:** Yes
**Visible evidence of conditions conducive to wood-destroying organisms:** Yes
**Evidence of prior treatment of wood-destroying insects:**

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**77)** Because of apparent structural damage at location(s) #A and B, recommend that a qualified contractor evaluate and repair as necessary. All wood significantly damaged by wood-destroying insects or fungal rot should be replaced or removed.

**Photo 77-1**

**Photo 77-2**

**Photo 77-3**

**Photo 77-4**

**Photo 77-5**

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**78)** Evidence of prior treatment of termite was visible

**Photo 78-1**

**Photo 78-2**

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