

# Ground Up Home Inspections

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grounduphomeinspect.com

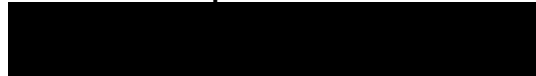
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## Residential Inspection Report

Prepared For:



Property Address:



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# General

|                                 |  |
|---------------------------------|--|
| Property Type:                  | Single Family                                |
| Stories:                        | Two  |
| SF:                             | Lot - 3998 sq ft.                            |
| Approximate Age:                | Built 1928                                   |
| Age Based On:                   | Listing                                      |
| Bedrooms/Baths:                 | 3 Bedroom / 1 1/2 Bath                       |
| Furnished:                      | Yes  |
| Occupied:                       | Yes  |
| Weather:                        | Sunny  |
| Temperature:                    | Cool   |
| Soil Condition:                 | Wet  |
| Utilities On During Inspection: | Electric Service, Gas Service, Water Service |
| People Present:                 | Client, Selling Agent                        |

# Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

|               |  |
|---------------|--|
| Site Grading: | Mostly Level<br>Condition: Marginal                      |
| Vegetation:   | Not Growing Against Structure<br>Condition: Satisfactory |
| Driveway:     | Pavers<br>Condition: Satisfactory                        |
| Walkways:     | Concrete , Pavers<br>Condition: Satisfactory             |
| Steps:        | Concrete, Brick<br>Condition: Satisfactory               |



## Comment 1:

Shrub and tree growth are far enough away from the siding and/or roof of the house. Regular maintenance and pruning should be done on an ongoing basis to prevent contact in the future which could lead to wood rot and unwanted moisture contacting the siding of the house.



Figure 1-1





(Site continued)



**Comment 2:**

The property appears to not be graded properly to allow rain water and melting snow to divert away from the structure when there is a normal amount of precipitation. Recommend monitoring areas around the foundation within 6' for ruts and depressions where areas of water can collect and pool.



Figure 2-1



Figure 2-2



Figure 2-3

(Site continued)



**Comment 3:**

The front walkway is in marginal condition with defects noted. Salt and snow melting products are the biggest contributors to surface deterioration. Regular maintenance is required to keep the walkway from deteriorating and cracking.



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4



(Site continued)

---



**Comment 4:**

Tree stump was visible in driveway on day of inspection. Recommend hiring a licensed arborist to further evaluate.



Figure 4-1



# Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

|                                |  |
|--------------------------------|--|
| Exterior Covering:             | Stucco<br>Condition: Satisfactory      |
| Exterior Trim Material:        | Wood, Vinyl<br>Condition: Satisfactory |
| Windows:                       | Vinyl<br>Condition: Safety             |
| Entry Doors:                   | Wood, Vinyl<br>Condition: Satisfactory |
| Entry Doors #rear Entry Door:  | Wood, Vinyl<br>Condition: Satisfactory |
| Entry Doors # Side Entry Door: | Wood, Vinyl<br>Condition: Satisfactory |



## Comment 5:

The majority of the exterior wood trim of the windows is in poor condition with peeling paint and areas that have started to rot. Recommend hiring a qualified contractor to assess and repair or replace as necessary.



Figure 5-1



Figure 5-2



(Exterior continued)



Figure 5-3

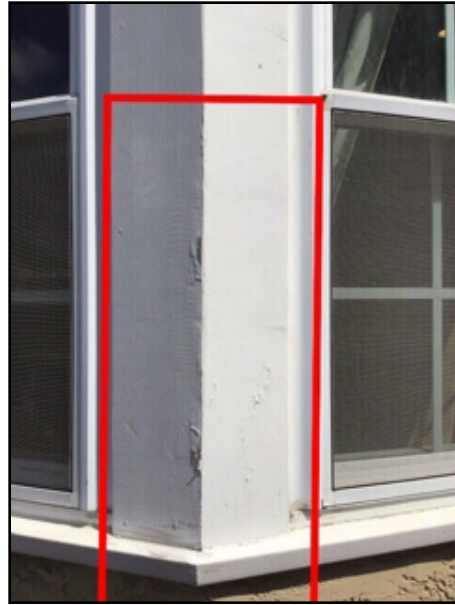


Figure 5-4



Figure 5-5



Figure 5-6



(Exterior continued)

---



Comment 6:

The front entry door is in good condition with no defects noted.



Figure 6-1

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Comment 7:

The rear entry door is in good condition with no defects noted. The screen/storm door was operational and in working condition on the day of inspection.

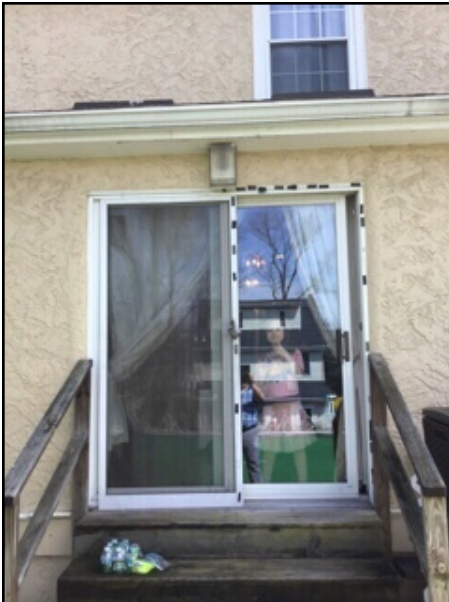


Figure 7-1

(Exterior continued)

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**Comment 8:**

The side entry door is in need of repair as there is wood damage at the bottom and it needs sanding and painting. Recommend hiring a qualified contractor to assess and repair as necessary.



Figure 8-1



Figure 8-2



**Comment 9:**

Over front entrance door noticed on day of inspection a cut out that has not been properly sealed. Recommend hiring a licensed contractor to repair.



(Exterior continued)



Figure 9-1



Comment 10:

The exterior stucco has damage. Unable to inspect behind EIF'S (exterior insulation and finish system) to see if there is any water penetration. Have a licensed EIF'S specialist review for possible repair. If water damage is found have reviewed and repaired by a licensed mold contractor.



Figure 10-1



Figure 10-2



(Exterior continued)



Figure 10-3



**Comment 11:**

The rear steps are in an unsafe condition as they are loose and deteriorating. Recommend hiring a qualified contractor to assess and repair as necessary.



Figure 11-1



Figure 11-2



(Exterior continued)



Figure 11-3



Figure 11-4



# Garage

|                        |                         |
|------------------------|-------------------------|
| Garage Type:           | Detached                |
| Garage Size:           | 1 Car                   |
| Door Opener:           | Chain Drive             |
| Opener Safety Feature: | Light Beam              |
|                        | Condition: Satisfactory |
|                        | Condition: Satisfactory |



## Comment 12:

The garage door shows deterioration on bottom of side jambs.



Figure 12-1



Figure 12-2



(Garage continued)



Figure 12-3



Comment 13:

The garage door openers worked properly on day of inspection. The auto reverse safety feature worked properly on day of inspection.



Figure 13-1



Figure 13-2

(Garage continued)



Comment 14:

The floor structure is split or cracked. Need to hire a licensed contractor to further evaluate.



Figure 14-1



Comment 15:

The fascias and soffits of the garage are wood and in poor condition with defects noted.




Figure 15-1



Figure 15-2



(Garage continued)

 **Comment 16:**  
Need to replace outlet with GFCI receptacle. Recommend hiring a licensed electrical contractor to repair.

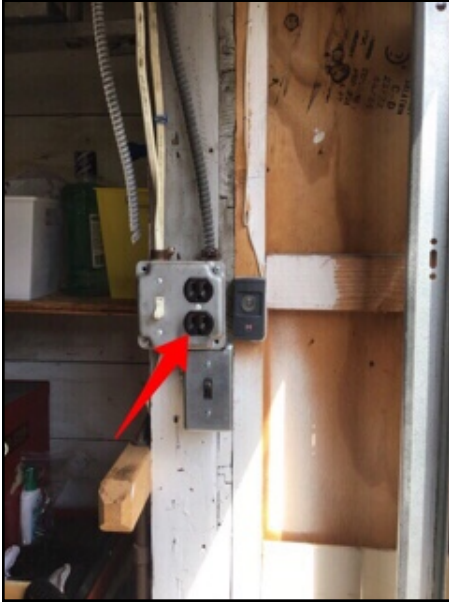


Figure 16-1

## Exterior

|                         |   |
|-------------------------|---|
| Exterior Covering:      | Stucco<br>Condition: Satisfactory                     |
| Fascias & Soffits:      | Wood, Vinyl<br>Condition: Further Evaluation Required |
| Exterior Trim Material: | Wood, Vinyl<br>Condition: Further Evaluation Required |

(Exterior continued)



**Comment 17:**

The 1 car attached garage is in marginal condition with defects noted. The garage door opener closed and reversed properly when the photo eye was engaged.



Figure 17-1

## Roofing

|                       |                          |
|-----------------------|--------------------------|
| Inspection Method:    | Extension pole           |
| Roofing Material:     | 3 Tab Asphalt            |
|                       | Condition: Satisfactory  |
| Approximate Roof Age: | Years                    |
| Ventilation Present:  | Gable Ends, Door/Windows |
|                       | Condition: Satisfactory  |



**Comment 18:**

The garage roof is comprised of 3 tab asphalt shingles with no major defects noted. The roof is between 3-8 years old and is rated for a 25 year life expectancy. Venting was proper with gable vents and doors/windows and no signs of moisture or water penetration were noted at the ceiling.





(Roofing continued)



Figure 18-1

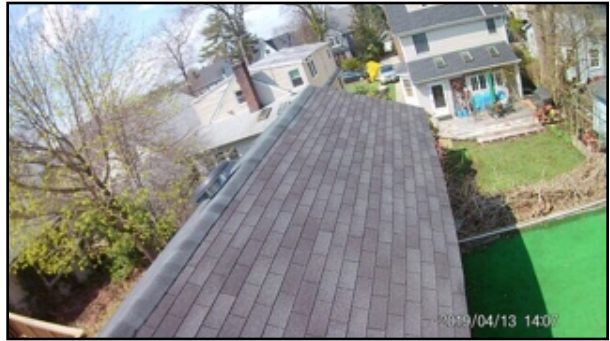


Figure 18-2



Figure 18-3



Figure 18-4

# Structure

Wall Structure:

Wood Framed, Stucco

Condition: Further Evaluation Required

Ceiling Structure:

Wood Framed

Condition: Satisfactory

Roof Structure:

Wood Framed

Condition: Satisfactory

Roof Sheathing:

Plywood

Condition: Satisfactory



(Structure continued)



**Comment 19:**

The side exterior wall was in poor condition with visible crack. Recommend hiring a qualified mason to assess and repair as necessary.



Figure 19-1



Figure 19-2

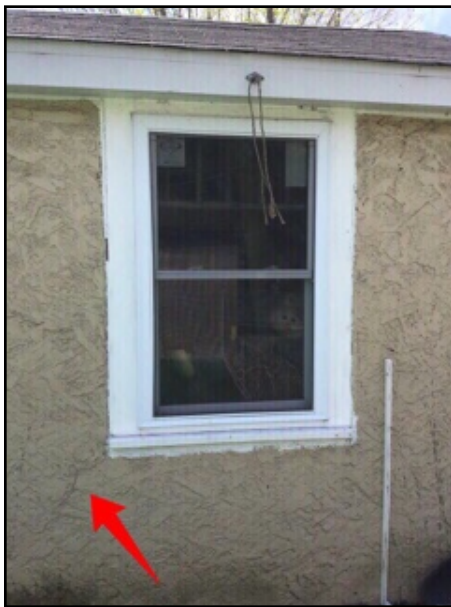


Figure 19-3

# Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

|                       |  |
|-----------------------|--|
| Inspection Method:    | Extension pole                         |
| Roof Design:          | Gable                                  |
| Roof Covering:        | 3 Tab Asphalt                          |
|                       | Condition: Satisfactory                |
| Ventilation Present:  | Soffit, Gable Ends, Ridge Vents        |
|                       | Condition: Satisfactory                |
| Vent Stacks:          | Plastic                                |
|                       | Condition: Satisfactory                |
| Chimney :             | Brick                                  |
|                       | Condition: Further Evaluation Required |
| Soffit and Fascia:    | Wood, Vinyl                            |
|                       | Condition: Repair or Replace           |
| Gutters & Downspouts: | Metal                                  |
|                       | Condition: Further Evaluation Required |



## Comment 20:

The roof is comprised of architectural asphalt shingles with no major defects noted. These shingles are rated for 35 to 45 years of life expectancy and at the present time are in good condition.



Figure 20-1



Figure 20-2





(Roofing continued)



Figure 20-3



Figure 20-4



Figure 20-5



Figure 20-6

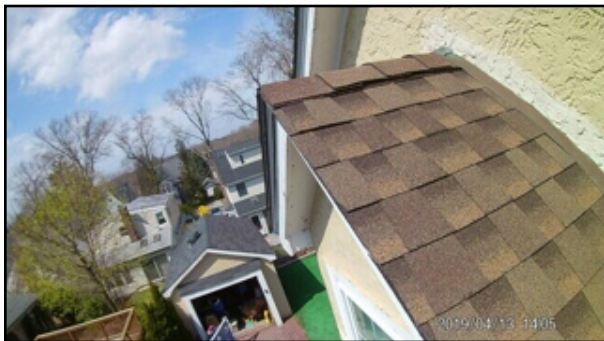


Figure 20-7



Figure 20-8



(Roofing continued)



Figure 20-9



Figure 20-10



Figure 20-11



**Comment 21:**

The chimney is in need of re-pointing at the top rows as there is signs of deterioration in the mortar joints. Also, there is a proper spark arrestor at the top of the chimney flue which is needed for a fireplace. Recommend hiring a qualified mason to repair as necessary, check the rain cap when he is re-pointing and repairing the chimney.





(Roofing continued)

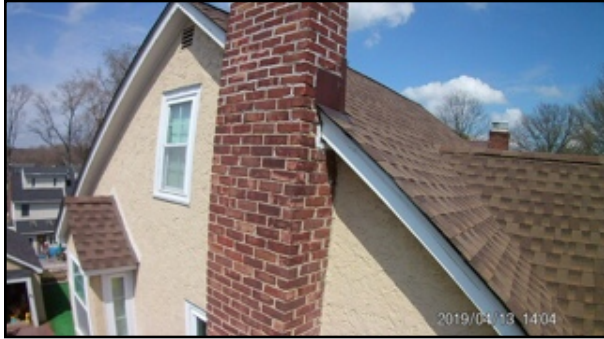


Figure 21-1



Figure 21-2



Figure 21-3



Figure 21-4



Figure 21-5



Figure 21-6

(Roofing continued)



**Comment 22:**

The fascias and soffits are wood and are damaged and rotted in numerous places as well as having cracked and peeling paint. Recommend hiring a qualified contractor to assess and repair or replace all defects as necessary.



Figure 22-1



Figure 22-2

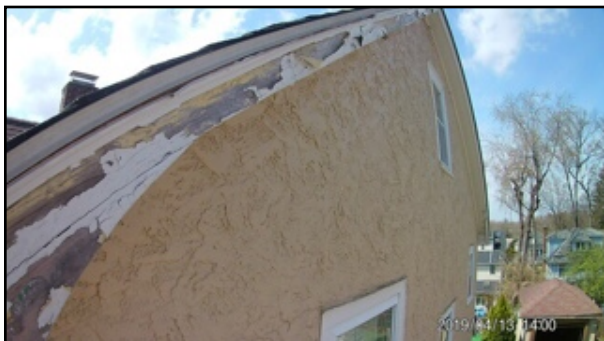


Figure 22-3



Figure 22-4



**Comment 23:**

The gutters on the house are missing in numerous areas. Recommend hiring a qualified contractor to assess and install proper gutters, leaders and extensions as necessary.



(Roofing continued)



Figure 23-1



Figure 23-2



# Foundation

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types: Poured, Block  
Foundation Material: Poured Concrete  
Condition: Satisfactory  
Floor Structure: Concrete Slab  
Condition: Satisfactory



## Comment 24:

On day of inspection could not evaluate foundation on the interior due to basement being finished.

# Attic

Attic Entry: Hallway  
Accessible Area: Full Flooring



## Comment 25:

The attic was fully finished and in good condition with no leaks or signs of moisture or mold.



Figure 25-1

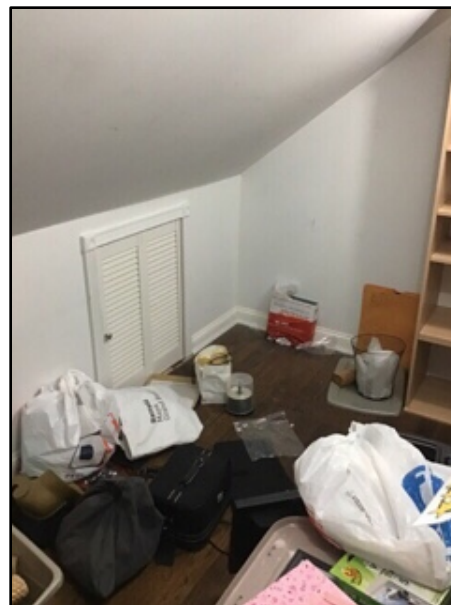


Figure 25-2





(Attic continued)



Figure 25-3

# Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

|                             |                              |
|-----------------------------|------------------------------|
| Type of Service:            | Overhead                     |
| Main Disconnect Location:   | Service Panel                |
| Service Panel Location:     | Basement                     |
| Service Panel Manufacturer: | Murray                       |
|                             | Condition: Satisfactory      |
| Service Line Material:      | Copper                       |
|                             | Condition: Satisfactory      |
| Service Voltage:            | 120/240                      |
| Service Amperage:           | 200 amps                     |
| Service Panel Ground:       | Cold Water Pipe              |
| Branch Circuit Wiring:      | Non-Metallic Shielded Copper |
|                             | Condition: Satisfactory      |
| Overcurrent Protection:     | Breakers                     |
|                             | Condition: Satisfactory      |
| Smoke Detectors:            | 9 volt Battery Type          |
|                             | Condition: Repair or Replace |



---

## Comment 26:

The electrical service is overhead and to a meter on the side of the house. The electric panel was located in the basement and is 200 amp main service. The panel was in good condition with no defects noted and grounding was proper. There were no double taps or missing covers and there was additional room for expansion.



(Electrical continued)



Figure 26-1



Figure 26-2



Figure 26-3

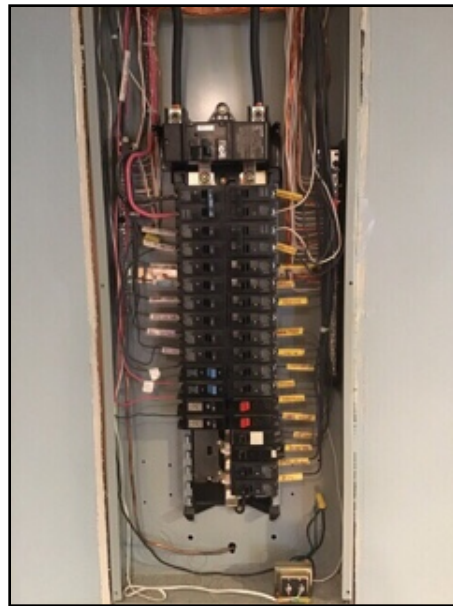


Figure 26-4



(Electrical continued)

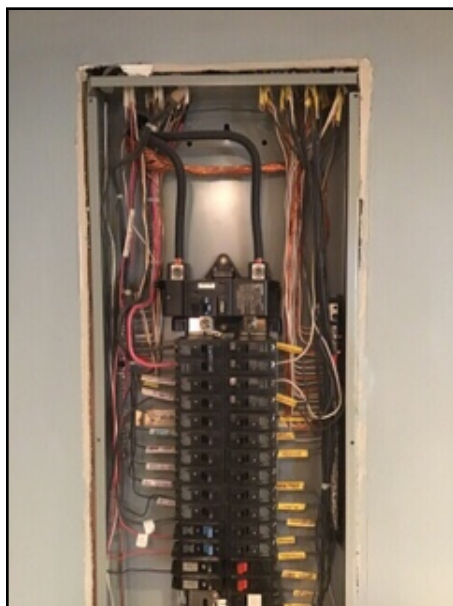


Figure 26-5

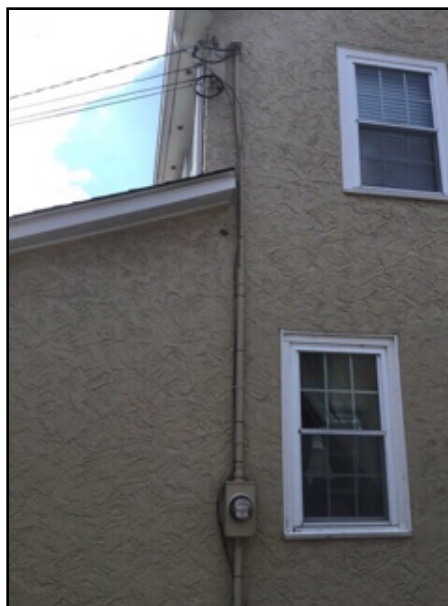


Figure 26-6



Figure 26-7



Figure 26-8





(Electrical continued)



Figure 26-9



Comment 27:

Smoke and carbon monoxide detectors are important safety devices designed to save lives. It is always recommended to install new detectors when moving into a home if they are 9 volt battery operated. Noticed on day of inspection some smoke detectors are hard wired and missing. Recommend hiring a licensed electrical contractor to evaluate.



Figure 27-1



Figure 27-2



(Electrical continued)



Figure 27-3



Figure 27-4



Figure 27-5



Comment 28:

The outlets on the exterior of the house are GFCI outlets and tripped and reset properly.



(Electrical continued)



Figure 28-1

# HVAC

HVAC System Type:

Boiler, CAC



Comment 29:

The heating and air-conditioning systems were in good condition with no defects noted. The systems operated properly on the date of inspection and regular maintenance is recommended to keep the systems running at peak efficiency.

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:

Basement

Type of Equipment:

Boiler

Condition: Satisfactory

Manufacturer:

Burnham

Heating Fuel:

Gas

Condition: Satisfactory



Comment 30:

The heating system is a gas furnace made by Burnham. The unit is in good condition and appears to have been maintained properly over the years. The heating system was tested and worked on day of inspection.



(Heating continued)



Figure 30-1



Figure 30-2



Figure 30-3



Figure 30-4

(Heating continued)



**Comment 31:**

Clean out in boiler room needs to be properly sealed. Recommend hiring a licensed mason to repair.



Figure 31-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

|                    |                         |
|--------------------|-------------------------|
| Energy Source:     | Electric                |
| Type of Equipment: | CAC                     |
|                    | Condition: Satisfactory |
| Air Handler Make:  | Magic Aire              |
|                    | Condition: Satisfactory |
| Compressor Make:   | York                    |
|                    | Condition: Satisfactory |



(Cooling continued)

Condensate Drainage:

To Exterior

Condition: Satisfactory



**Comment 32:**

The air conditioning system was tested and operated properly on the date of inspection. No major defects were noted and it is recommended to have proper servicing done annually to ensure maximum efficiency. The refrigerant lines and electrical disconnects were noted and in good condition.



Figure 32-1



Figure 32-2



Figure 32-3



Figure 32-4



(Cooling continued)



Figure 32-5

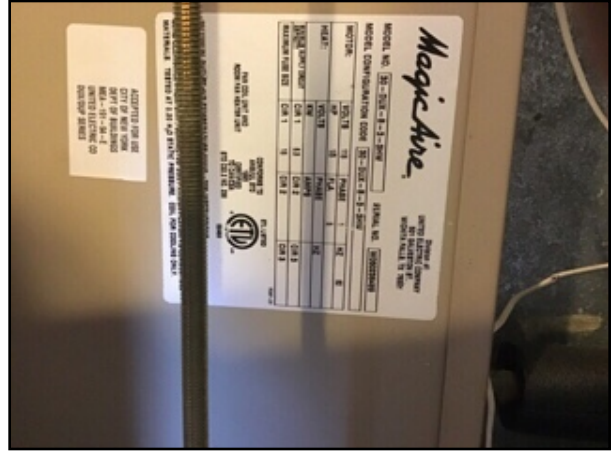


Figure 32-6



Figure 32-7



Figure 32-8

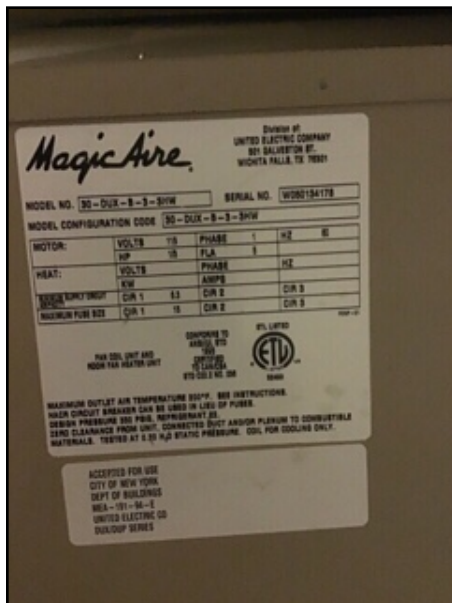


Figure 32-9



Figure 32-10





(Cooling continued)

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

|                                 |                         |
|---------------------------------|-------------------------|
| Water Service:                  | Public                  |
|                                 | Condition: Satisfactory |
| Supply Pipe Material:           | Copper                  |
|                                 | Condition: Satisfactory |
| Location of Main Water Shutoff: | At Meter                |
| Sewer System:                   | Public                  |
| Waste Pipe Material:            | Cast Iron               |
|                                 | Condition: Satisfactory |



## Comment 33:

The plumbing system in the house consists of public water and sewer systems. The water was run through all fixtures for 30 minutes and there were no leaks noted on the supply or drain sides, and no major defects were noted. The main sewer pipe was cast iron and all the visible supply lines are copper pipe. Numerous drain and water lines were not visible due to the basement being finished but no leaks were noticed at or on the basement ceiling.



Figure 33-1

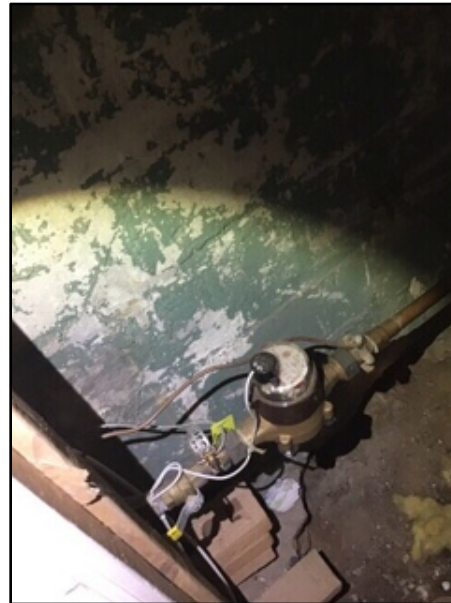


Figure 33-2

(Plumbing continued)



Comment 34:  
Gas meter was located in the basement.



Figure 34-1



Figure 34-2



Comment 35:  
Recommend changing outside water spickets to frost free spickets. This is to prevent them from freezing up in the winter.



Figure 35-1



Figure 35-2

(Plumbing continued)

# Water Heater

|                               |                           |
|-------------------------------|---------------------------|
| Manufacturer:                 | AO Smith                  |
| Fuel:                         | Natural Gas               |
| Capacity:                     | 50 gal                    |
| Approximate Age:              | Manufactured / 2011       |
| Temp & Pressure Relief Valve: | Present With Blow Off Leg |
| Condition:                    | Satisfactory              |
| Fuel Disconnect:              | In Same Room              |



## Comment 36:

The water heater is a 50 gallon gas heated AO Smith tank located in the basement which operated properly on the date of inspection. The tank showed no signs of rust or corrosion and the TPRV valve and extension were noted and proper. Hot water was received at all sinks and tubs in the home.



Figure 36-1



Figure 36-2





(Water Heater continued)



Figure 36-3

---


 **Comment 37:**  
The boiler was located in the basement, there was no sign of a floor drain.  
Recommend hiring a licensed plumber to further evaluate.



Figure 37-1

# Bathrooms

## Bathroom #1

|                   |  |
|-------------------|--|
| Location:         | 1st Floor                                |
| Sink(s):          | Single Vanity<br>Condition: Satisfactory |
| Toilet:           | Standard Tank<br>Condition: Satisfactory |
| Floor:            | Tile<br>Condition: Satisfactory          |
| Ventilation Type: | Ventilator<br>Condition: Satisfactory    |
| GFCI Protection:  | Outlets<br>Condition: Satisfactory       |



### Comment 38:

The main bath was in working condition with no leaks noted at the sink, toilet . The GFCI outlet was tested and operated properly on the date of inspection. There was an exhaust fan for ventilation and no mold or mildew was noted on the walls or ceiling.



Figure 38-1



Figure 38-2

(Bathroom #1 continued)



Figure 38-3



Figure 38-4

## Bathroom #2

|                   |                         |
|-------------------|-------------------------|
| Location:         | 2nd Floor Bathroom      |
| Bath Tub:         | Recessed                |
|                   | Condition: Satisfactory |
| Shower:           | In Tub                  |
|                   | Condition: Satisfactory |
| Sink(s):          | Single Vanity           |
|                   | Condition: Satisfactory |
| Toilet:           | Standard Tank           |
|                   | Condition: Satisfactory |
| Shower Walls:     | Tile                    |
|                   | Condition: Satisfactory |
| Tub Surround:     | Tile                    |
|                   | Condition: Satisfactory |
| Floor:            | Tile                    |
|                   | Condition: Satisfactory |
| Ventilation Type: | Window                  |
|                   | Condition: Satisfactory |
| GFCI Protection:  | Outlets                 |
|                   | Condition: Satisfactory |



Comment 39:

The main bathroom on the upper floor was in satisfactory condition with no leaks at the sink, tub or toilet. The outlet in the bathroom is a GFCI outlet and work properly on day of inspection .



Figure 39-1

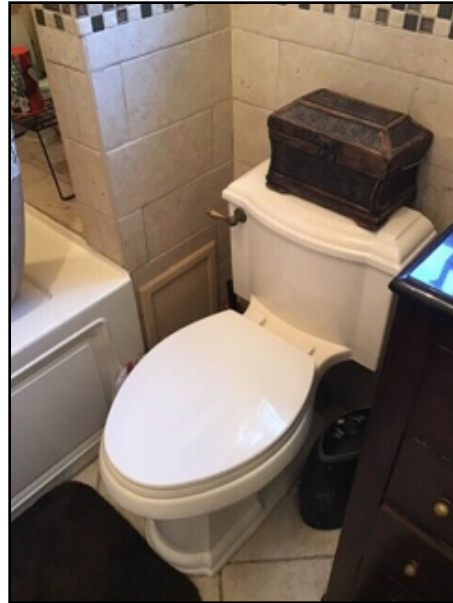


Figure 39-2



Figure 39-3



Figure 39-4





(Bathroom #2 continued)



Figure 39-5



Comment 40:  
2nd floor main bathroom, vanity shows sign of wear.



Figure 40-1

(Bathroom #2 continued)



**Comment 41:**

Bathroom on the second floor needs recaulking in tub area. Recommend hiring a licensed contractor to further evaluate.



Figure 41-1

# Kitchen

Cabinets: Wood  
Condition: Satisfactory

Countertops: Granite  
Condition: Satisfactory

Sink: Single  
Condition: Satisfactory

---



## Comment 42:

The kitchen was in working condition with defects noted. There were no leaks at the dishwasher, and all the appliances were tested and operated properly on the date of inspection. All the cabinets and countertops were operational and secure. The GFCI outlets were tested and operated properly on the date of inspection.



Figure 42-1



Figure 42-2



(Kitchen continued)



Figure 42-3



Figure 42-4

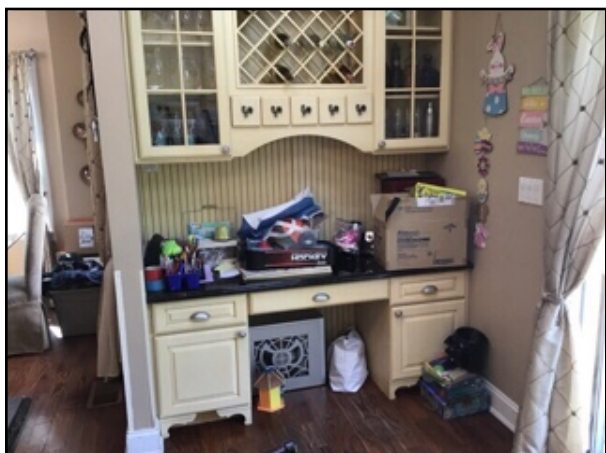


Figure 42-5





(Kitchen continued)

---



Comment 43:

The waste pipe under the sink shows signs of corrosion. Recommend hiring a licensed plumber to further evaluate.



Figure 43-1

---



Comment 44:

The kitchen faucet leaks around mount. Recommend hiring licensed plumber to further evaluate.



Figure 44-1

# Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

|               |   |
|---------------|---|
| Oven:         | Thermador<br>Condition: Satisfactory        |
| Cooktop:      | Thermador<br>Condition: Satisfactory        |
| Range Hood:   | Thermador<br>Condition: Satisfactory        |
| Refrigerator: | Samsung<br>Condition: Satisfactory          |
| Dishwasher:   | Bosch<br>Condition: Satisfactory            |
| Microwave:    | General Electric<br>Condition: Satisfactory |



## Comment 45:

All the appliances were tested and were in working condition. The stove was vented by a retractable exhaust fan.



Figure 45-1



Figure 45-2



(Appliances continued)



Figure 45-3



Figure 45-4



Figure 45-5



Figure 45-6



(Appliances continued)

---



Comment 46:

On day of inspection, retractable stove top exhaust was not working properly. Recommend hiring a appliance repair company for further inspection.



Figure 46-1



# Laundry

|                    |   |
|--------------------|---|
| Built In Cabinets: | No<br>Condition: Satisfactory                         |
| Laundry Sink:      | No<br>Condition: Satisfactory                         |
| Dryer Venting:     | To Exterior<br>Condition: Further Evaluation Required |
| GFCI Protection:   | No<br>Condition: Repair or Replace                    |
| Laundry Hook Ups:  | Yes<br>Condition: Satisfactory                        |
| Washer:            | General Electric<br>Condition: Satisfactory           |
| Dryer:             | General Electric<br>Condition: Satisfactory           |



## Comment 47:

The laundry area was in marginal condition with defects noted. There were no leaks at the washing machine connections .



Figure 47-1



Figure 47-2

(Laundry continued)



Figure 47-3



Figure 47-4



Figure 47-5



Comment 48:

The outlet in the laundry area was not a GFCI outlet and is a safety hazard as it is directly below/next to the water supply lines. Recommend hiring a licensed electrician to replace the existing outlet with a GFCI outlet as necessary.



(Laundry continued)



Figure 48-1


 **Comment 49:**  
Possible signs of mold in laundry room . Recommend hiring a licensed mold inspector to further evaluate.



Figure 49-1



Figure 49-2



(Laundry continued)



Comment 50:

Laundry room has loose floor tiles. Recommend hiring a licensed contractor to repair.



Figure 50-1



Comment 51:

The washing machine drain line is not properly secure. Signs of possible leak. Recommend hiring a licensed plumber for further evaluation.

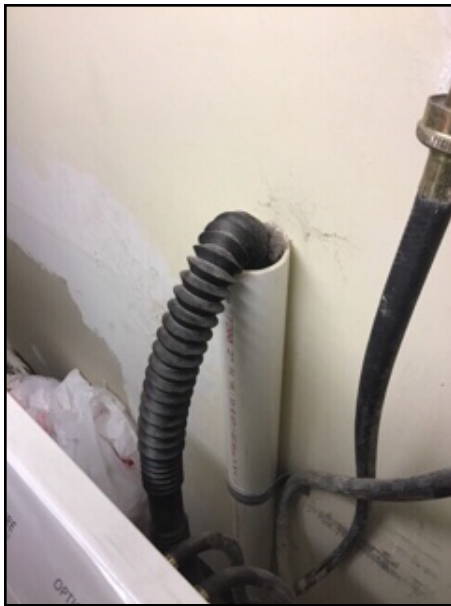


Figure 51-1



Figure 51-2



(Laundry continued)



**Comment 52:**

The dryer exhaust vent is not installed properly and not properly vented out to the exterior. This needs immediate attention. Do not recommend operating dryer until a licensed contractor further evaluates.



Figure 52-1



Figure 52-2



# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

|                          |  |
|--------------------------|--|
| Floors:                  | Carpet, Wood<br>Condition: Satisfactory                |
| Walls:                   | Drywall<br>Condition: Satisfactory                     |
| Ceilings:                | Drywall<br>Condition: Satisfactory                     |
| Window Types:            | Double Hung, Casement<br>Condition: Satisfactory       |
| Window Materials:        | Wood, Vinyl  |
| Entry Door Types:        | Hinged<br>Condition: Satisfactory                      |
| Entry Door Materials:    | Wood, Vinyl  |
| Interior Door Materials: | Wood   |
| Electrical Outlets:      | 3 pronged - Grounded                                   |
| Fireplace:               | Wood Burning<br>Condition: Further Evaluation Required |



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## Comment 53:

The interior was in overall good condition with no major defects noted. All floor surfaces were in good condition and the majority of the electrical outlets were three-pronged and grounded properly. There were no major cracks or holes in the walls or ceilings, and the floors were level with minimal bounce. Windows were tested randomly and operated properly.



(Interior continued)



Figure 53-1



Figure 53-2



Figure 53-3



Figure 53-4



Figure 53-5



Figure 53-6



(Interior continued)



Figure 53-7



Figure 53-8



Figure 53-9



Figure 53-10



(Interior continued)



**Comment 54:**

The fireplace is in marginal condition . It is ALWAYS recommended to have the flue inspected and cleaned prior to use. Recommend hiring a qualified chimney company to assess and repair as necessary. Damper was not tested on day of inspection.



Figure 54-1



Figure 54-2



Figure 54-3



Figure 54-4

(Interior continued)



**Comment 55:**

The basement has signs of moderate moisture and dampness. Structure and framing appear to be proper and to the building methods of the time it was built. Recommend hiring a qualified basement waterproofing contractor to assess and recommend a proper drainage system or repair as necessary.



Figure 55-1



**Comment 56:**

The ceiling in the storage closet in the basement needs repair. Recommend hiring a licensed contractor to repair.

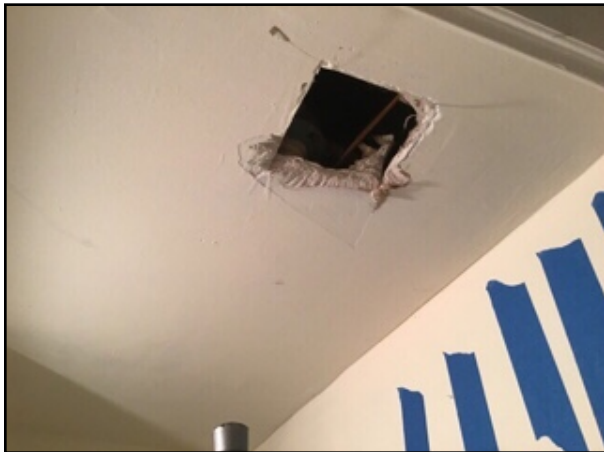


Figure 56-1



Figure 56-2



(Interior continued)



Comment 57:

The ceiling is peeling as a result from water leak above. Recommend hiring a licensed contractor for further evaluation.



Figure 57-1

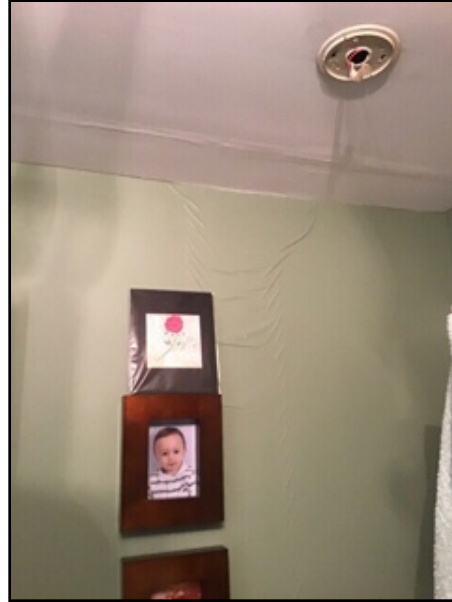


Figure 57-2

# Report Summary

## Site

1) The property appears to not be graded properly to allow rain water and melting snow to divert away from the structure when there is a normal amount of precipitation. Recommend monitoring areas around the foundation within 6' for ruts and depressions where areas of water can collect and pool.



Figure 2-1

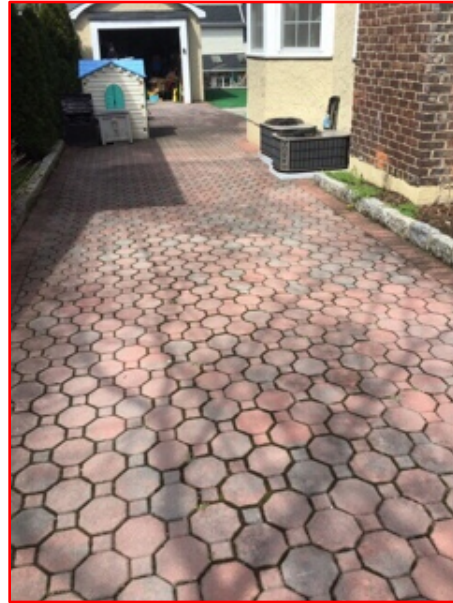


Figure 2-2



Figure 2-3





(Report Summary continued)

2) The front walkway is in marginal condition with defects noted. Salt and snow melting products are the biggest contributors to surface deterioration. Regular maintenance is required to keep the walkway from deteriorating and cracking.



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4

3) Tree stump was visible in driveway on day of inspection. Recommend hiring a licensed arborist to further evaluate.

(Report Summary continued)



Figure 4-1

Exterior

4) The majority of the exterior wood trim of the windows is in poor condition with peeling paint and areas that have started to rot. Recommend hiring a qualified contractor to assess and repair or replace as necessary.



Figure 5-1



Figure 5-2

(Report Summary continued)



Figure 5-3

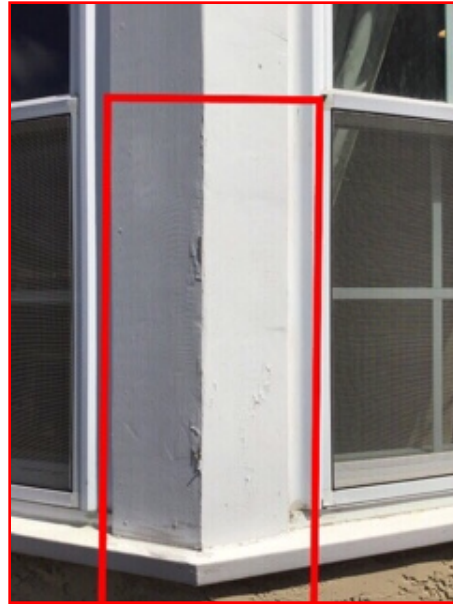


Figure 5-4



Figure 5-5



Figure 5-6

5) The side entry door is in need of repair as there is wood damage at the bottom and it needs sanding and painting. Recommend hiring a qualified contractor to assess and repair as necessary.



(Report Summary continued)



Figure 8-1



Figure 8-2

6) Over front entrance door noticed on day of inspection a cut out that has not been properly sealed. Recommend hiring a licensed contractor to repair.



Figure 9-1

7) The exterior stucco has damage. Unable to inspect behind EIF'S (exterior insulation and finish system) to see if there is any water penetration. Have a licensed EIF'S specialist review for possible repair. If water damage is found have reviewed and repaired by a licensed mold contractor.





(Report Summary continued)



Figure 10-1



Figure 10-2

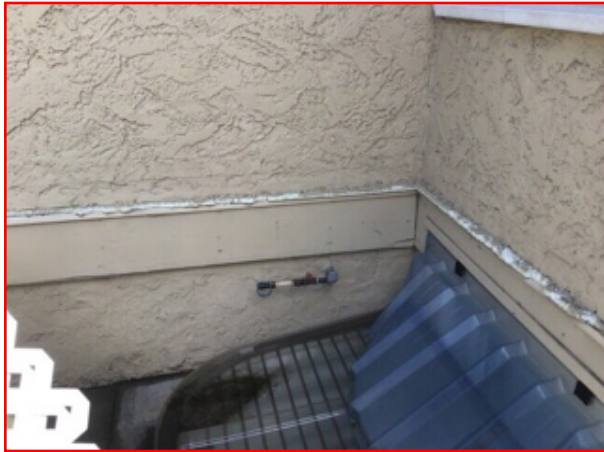


Figure 10-3

8) The rear steps are in an unsafe condition as they are loose and deteriorating. Recommend hiring a qualified contractor to assess and repair as necessary.



(Report Summary continued)



Figure 11-1



Figure 11-2



Figure 11-3



Figure 11-4

(Report Summary continued)

Garage

---

9) The garage door shows deterioration on bottom of side jambs.



Figure 12-1



Figure 12-2



Figure 12-3

10) The floor structure is split or cracked. Need to hire a licensed contractor to further evaluate.



(Report Summary continued)



Figure 14-1

11) The fascias and soffits of the garage are wood and in poor condition with defects noted.



Figure 15-1



Figure 15-2

12) Need to replace outlet with GFCI receptacle. Recommend hiring a licensed electrical contractor to repair.





(Report Summary continued)

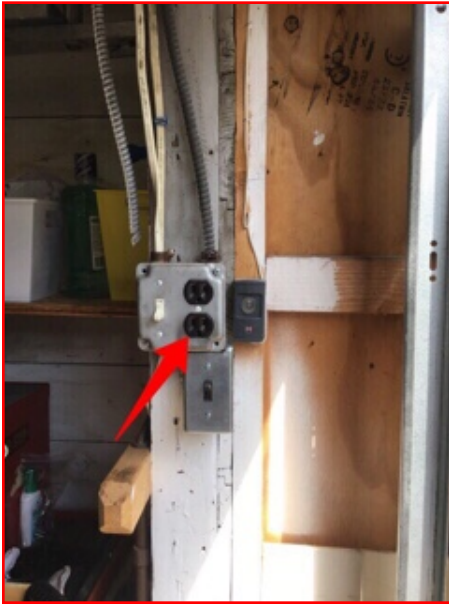


Figure 16-1

Garage: Structure

13) The side exterior wall was in poor condition with visible crack. Recommend hiring a qualified mason to assess and repair as necessary.



Figure 19-1



Figure 19-2



(Report Summary continued)

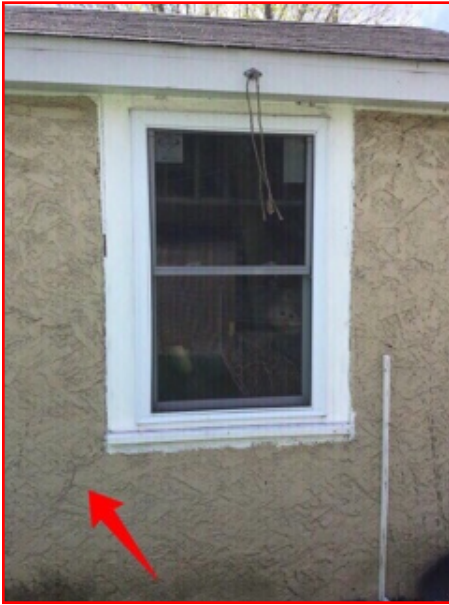


Figure 19-3

### Roofing

14) The chimney is in need of re-pointing at the top rows as there is signs of deterioration in the mortar joints. Also, there is a proper spark arrestor at the top of the chimney flue which is needed for a fireplace. Recommend hiring a qualified mason to repair as necessary, check the rain cap when he is re-pointing and repairing the chimney.

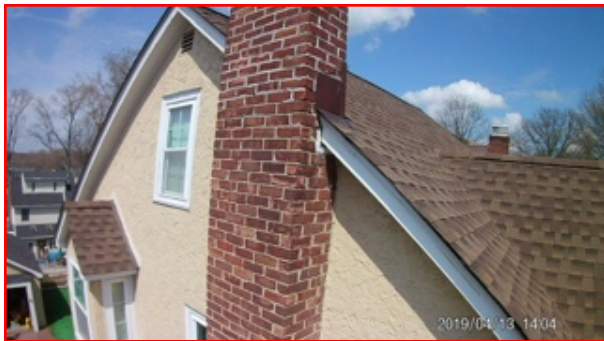


Figure 21-1



Figure 21-2



(Report Summary continued)



Figure 21-3



Figure 21-4



Figure 21-5



Figure 21-6

15) The fascias and soffits are wood and are damaged and rotted in numerous places as well as having cracked and peeling paint. Recommend hiring a qualified contractor to assess and repair or replace all defects as necessary.



(Report Summary continued)



Figure 22-1



Figure 22-2



Figure 22-3



Figure 22-4

16) The gutters on the house are missing in numerous areas. Recommend hiring a qualified contractor to assess and install proper gutters, leaders and extensions as necessary.



Figure 23-1



Figure 23-2





(Report Summary continued)

## Electrical

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17) Smoke and carbon monoxide detectors are important safety devices designed to save lives. It is always recommended to install new detectors when moving into a home if they are 9 volt battery operated. Noticed on day of inspection some smoke detectors are hard wired and missing. Recommend hiring a licensed electrical contractor to evaluate.



Figure 27-1



Figure 27-2

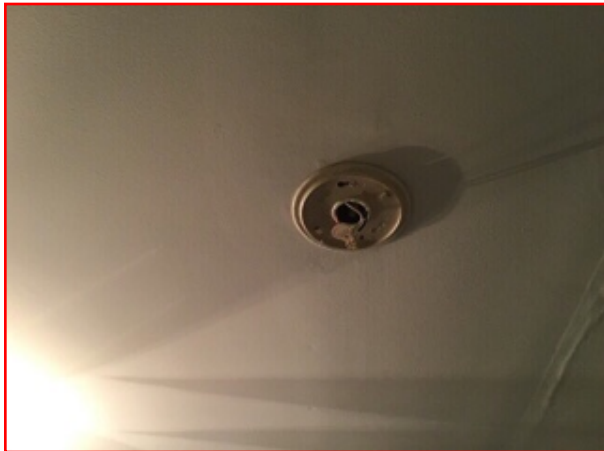


Figure 27-3



Figure 27-4



(Report Summary continued)



Figure 27-5

HVAC: Heating

18) Clean out in boiler room needs to be properly sealed. Recommend hiring a licensed mason to repair.



Figure 31-1



(Report Summary continued)

## Plumbing

---

19) Recommend changing outside water spickets to frost free spickets. This is to prevent them from freezing up in the winter.



Figure 35-1



Figure 35-2

## Bathrooms: Bathroom #2

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20) Bathroom on the second floor needs recaulking in tub area. Recommend hiring a licensed contractor to further evaluate.



Figure 41-1

(Report Summary continued)

### Kitchen

---

21) The waste pipe under the sink shows signs of corrosion. Recommend hiring a licensed plumber to further evaluate.



Figure 43-1

22) The kitchen faucet leaks around mount. Recommend hiring licensed plumber to further evaluate.



Figure 44-1



(Report Summary continued)

Kitchen: Appliances

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23) On day of inspection, retractable stove top exhaust was not working properly. Recommend hiring a appliance repair company for further inspection.



Figure 46-1

Laundry

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24) The outlet in the laundry area was not a GFCI outlet and is a safety hazard as it is directly below/next to the water supply lines. Recommend hiring a licensed electrician to replace the existing outlet with a GFCI outlet as necessary.



Figure 48-1

25) Possible signs of mold in laundry room . Recommend hiring a licensed mold inspector to further evaluate.

(Report Summary continued)



Figure 49-1



Figure 49-2

26) Laundry room has loose floor tiles. Recommend hiring a licensed contractor to repair.



Figure 50-1

27) The washing machine drain line is not properly secure. Signs of possible leak. Recommend hiring a licensed plumber for further evaluation.



(Report Summary continued)

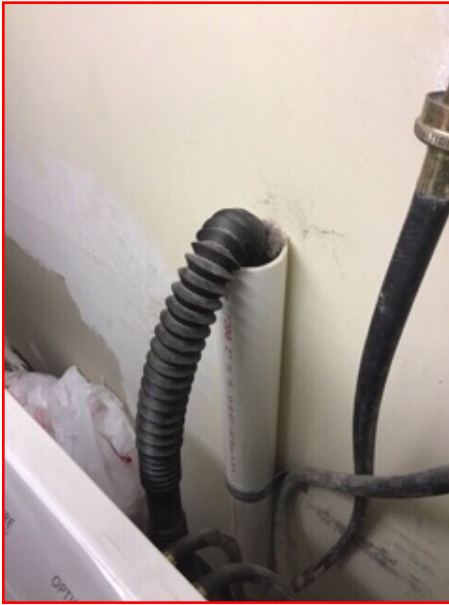


Figure 51-1



Figure 51-2

28) The dryer exhaust vent is not installed properly and not properly vented out to the exterior. This needs immediate attention. Do not recommend operating dryer until a licensed contractor further evaluates.



Figure 52-1



Figure 52-2



(Report Summary continued)

## Interior

29) The fireplace is in marginal condition . It is ALWAYS recommended to have the flue inspected and cleaned prior to use. Recommend hiring a qualified chimney company to assess and repair as necessary. Damper was not tested on day of inspection.



Figure 54-1



Figure 54-2



Figure 54-3



Figure 54-4

30) The basement has signs of moderate moisture and dampness. Structure and framing appear to be proper and to the building methods of the time it was built. Recommend hiring a qualified basement waterproofing contractor to assess and recommend a proper drainage system or repair as necessary.



(Report Summary continued)



Figure 55-1

31) The ceiling in the storage closet in the basement needs repair. Recommend hiring a licensed contractor to repair.



Figure 56-1



Figure 56-2

32) The ceiling is peeling as a result from water leak above. Recommend hiring a licensed contractor for further evaluation.

(Report Summary continued)



Figure 57-1

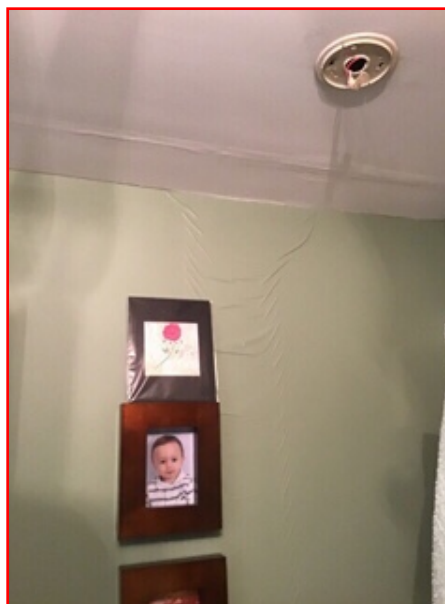


Figure 57-2

