

# PROPERTY INSPECTION REPORT



Here's Johnny Inspection Services LLC

Inspector: John Dorton

Address: 423 S Main

Client: Sample Report

Date of Inspection: 6/29/2023

Year Built: 1920

Size: 3,960 Sq Ft

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## REPORT INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! **Please carefully read your entire Inspection Report.** Feel free to call us after viewing the report and we will be happy to go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed and bonded contractors/trade professionals evaluate and repair any critical concerns or defects mentioned in the report, as well as obtaining copies of all receipts, warranties and permits for the work done. Note that this report is a snapshot in time. We recommend that you and/or your real estate representative carry out a final walk-through inspection immediately before closing, to check the condition of the property, using this report as a guide.

Video In Your Report- The inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you are viewing the PDF in the Adobe Reader PDF program. If you are viewing the report as a webpage, the videos should play on any browser. Click on any video within the report to start playing.

***Notice To Third Parties:** This report is the joint property of Here's Johnny Inspection Services LLC and the client(s) listed above. Unauthorized transfer to any third parties or subsequent buyers is not permitted. This report and supporting inspection were performed according to a written contract agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely on the contents of this report, but instead to retain the services of the qualified home inspector of their choice to provide them with an updated report.*

**Note: Items in this report fall in the following 3 categories:**

### **Minor Concerns (In Blue)**

Minor concerns are considered home maintenance items which may need monitoring and/or repairs to improve their functionality. These deficiencies are usually pretty strait forward and easy to correct. Most of the time these deficiencies can be corrected by a homeowner or skilled handyman.

### **Moderate Concerns (In Orange)**

These are usually moderate issues related to function, installation, and/or safety. These deficiencies generally require further evaluation, repair, and/or replacement by a qualified professional or skilled handyman. **(Most issues will fall under this category.)**

### **Immediate Concerns (In Red)**

These are issues that may require a major expense to correct and/or possess a serious safety concern and are more difficult to remedy. These deficiencies will require further evaluation, repairs, and/or replacement by a qualified professional.

*These designations are solely based on my professional opinion, and you might find something I designate as **Immediate Concerns** or **Moderate Concerns** is actually very **Minor** to you or vice-versa. Thats completely ok. **You are the final judge on where you choose to place the severity level of concern on anything in this report.***

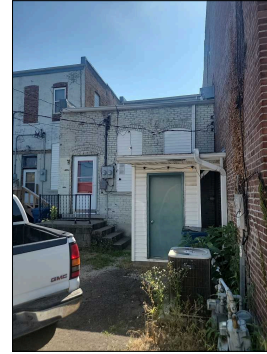
# Inspection Details

## 1. Inspection Details:

- Standards Of Practice: CCPIA: <https://ccpia.org/standards-of-practice/>
- Structure Faces: East
- Attendance: Tenant Present
- Home/Building Type: Commercial
- Occupancy: Occupied-Furnished
- Utilities: Utilities were on at the time of inspection
- Weather: Sunny
- Outdoor Temperature: 89 Degrees



East Side



West Side

## 2. Other Notes:

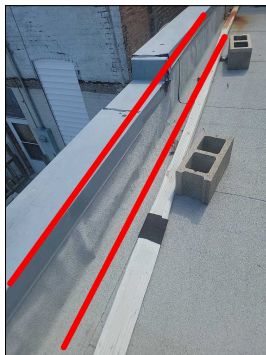
- PHOTOS AND DETAILS OF DEFECTS AND DAMAGES NOTED IN THE SUMMARY ARE FOUND IN THE BODY OF THE REPORT. PLEASE READ THE ENTIRE REPORT. A PHOTO OF A DEFECT DOES NOT MEAN THE ISSUE WAS LIMITED TO THAT AREA ONLY BUT MAY BE A REPRESENTATION OF A CONDITION FOUND IN OTHER AREAS.

# Roofing:

The inspector shall inspect: roof covering/materials, visible flashings, chimneys, skylights, roof penetrations, and roof drainage systems (guttering). The inspector shall: Describe the type of roof covering materials; and report the methods used to observe the roofing. The inspector is not required to: walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. **While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report**

## 1. Roof:

- **Inspected: Further Evaluation And/Or Repairs Recommended.**
- **Roof Type: Flat/Low Slope**
- **Roofing Materials: Rolled Roofing**
- **Viewed From: Inspected From Roof Top - Walked Roof**
- **Roof Pitch/Slope: 1:12**
- **Maintenance Tip: Check sealant on all flashings seasonally and re-seal as needed.**
- **There were soft spots noted in one or more locations on the roof.**
- **There were wrinkles and/or lifting noted in the rolled roofing materials. This condition needs to be corrected to help prevent water intrusion at these locations.**



Wrinkles Noted In Rolled Roofing:



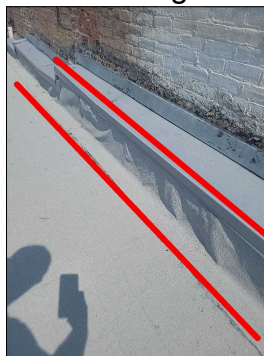
Wrinkles Noted In Rolled Roofing:



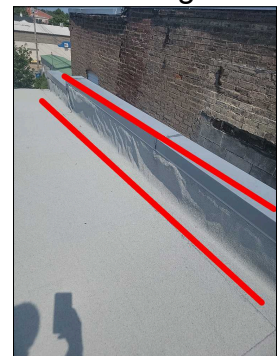
Wrinkles Noted In Rolled Roofing:



Wrinkles Noted In Rolled Roofing:



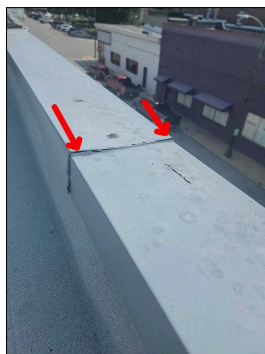
Wrinkles Noted In Rolled Roofing:



Wrinkles Noted In Rolled Roofing:



Soft Decking/Sheathing Noted:



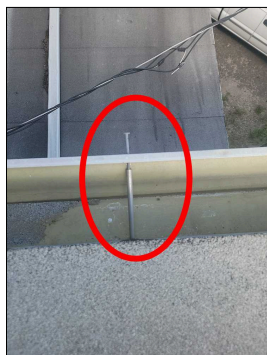
Sealant Wearing Out: Add Sealant:



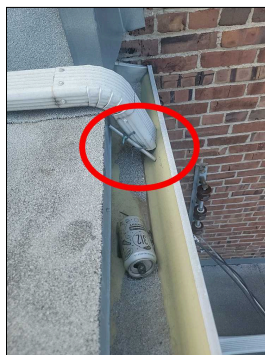
Sealant Wearing Out: Add Sealant:

2. Guttering/Drainage Systems:

- Inspected: Further Evaluation And/Or Repairs Recommended.
- One or more of the gutter fasteners were pulling loose at the time of the inspection.



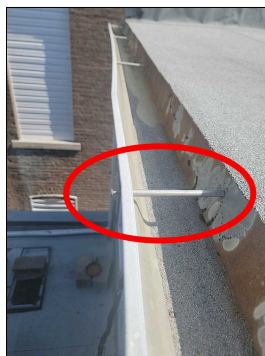
Gutter Fastener Pulled Loose:



Gutter Fastener Pulled Loose:



Downspout Crushed: Will Restrict Water Flow



Gutter Fastener Pulled Loose:

# Exterior:

The inspector shall observe: driveways, walkways, eaves, soffits, fascia, wall cladding (siding), windows, flashing, trim, entry doors, paint (only as it pertains to function), decks, porches, stairs, grading/drainage, vegetation, patios, and retaining walls with respect to their effect on the current condition of the building. The inspector is not required to observe: storm windows, storm doors, screening, shutters, awnings, fences, gates, presence of safety glazing in door and windows, geological conditions, soil conditions, recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities,) detached buildings or structures (unless specifically requested and written in into contract, or presence and condition of buried fuel storage tanks. The inspector is not required to: move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. **While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.**

## 1. Siding & Trim:

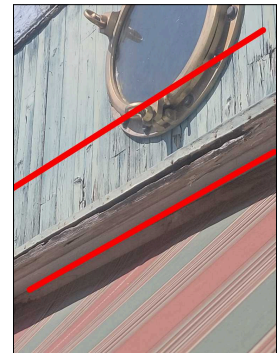
- **Inspected: Further Evaluation And/Or Repairs Recommended.**
- **Siding/Cladding Types: Brick**
- **Maintenance Tip: I recommend continued preventative maintenance on all exterior finishes. This includes regular caulking, painting, and adding of other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs later down the road.**
- **There were one or more areas with failing/deteriorating mortar noted. I recommend re-pointing of some mortar areas at brick/stone siding, to minimize pest and water intrusion.**
- **There was damaged/deteriorated/decayed wood siding noted in one or more locations. This can result in moisture intrusion to the interiors if not repaired.**



Spalling Noted:



Spalling Noted:



Water Damage/Wood Rot Noted:



Peeling Paint Noted:



Failing Mortar: (Re-Pointing Advised):



Cracks Noted In Mortar: Re-Point As Needed:



Cracks Noted In Mortar: Re-Point As Needed:



Failing Mortar: (Re-Pointing Advised):



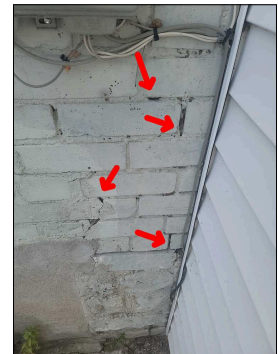
Missing Mortar Noted:



Missing Mortar Noted:



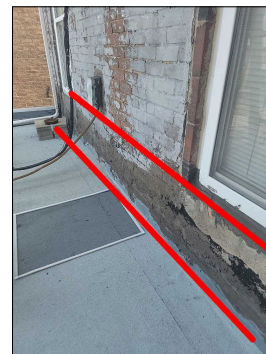
Missing Mortar Noted:



Failing Mortar: (Re-Pointing Advised):



Cracks Noted:



Cracked/Deteriorating Sealant Noted:

2. Windows:

- Inspected: Further Evaluation And/Or Repairs Recommended.
- Maintenance Tip: I recommend caulking and refinishing of window frames as necessary as part of routine maintenance plan.
- There was cracked/failing sealant around one or more windows. I recommend re-sealing to prevent water intrusion.





Add Caulking/Sealant:



Cracked/Deteriorating Sealant Noted:



Cracked/Deteriorating Sealant Noted:

3. Exterior Entry Doors:

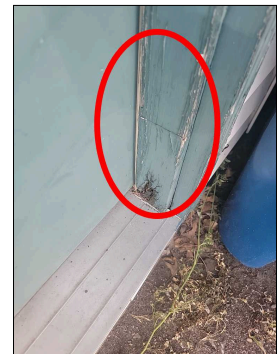
- Inspected: Further Evaluation And/Or Repairs Recommended.
- Door Types: Metal, Wood With Glass
- Maintenance Tip: I recommend continued monitoring and caulking as needed at the base of the door thresholds as well as around the door trim. This helps to prevent water and insect intrusion underneath the thresholds and around the doors.
- The trim around one or more doors had peeling paint and needs to be repainted to prolong the life of the trim materials.
- One or more of the doors, appeared to crooked in the door jamb.
- There were one or more doorknobs that were either damaged/missing.
- There were signs of past/present water damage/wood rot on one or more door jams.
- There was cracked/broken glass on one or more doors.



Peeling Paint Noted On Door Trim: Apartment Entry



Peeling Paint Noted On Door Trim: West Entry



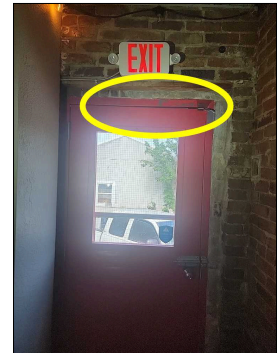
Water Damage/Wood Rot Noted: West Entry



Cracks Noted In Screen Door: West Entry



Cracked/Broken Glass: West Entry



Door Crooked In Door Jamb: West Entry



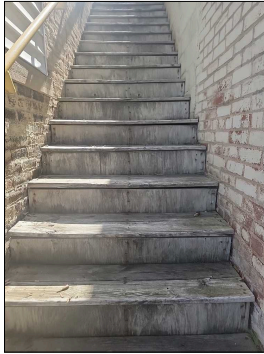
Loose Damaged Track On Bottom Of Door:  
Basement Entry



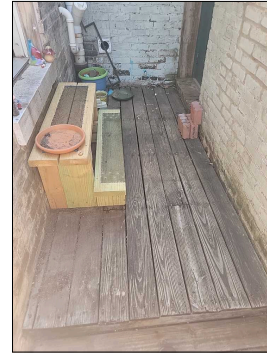
Door Knob Missing: Basement Door

4. Stairs & Ramps:

Inspected: Further Evaluation And/Or Repairs Recommended.  
• There were one or more loose/damaged/weak treads noted.



Loose/Damaged/Weak Treads:



Seal Boards To Extend Lifespan:

5. Handrails/Guardrails:

Inspected: No Defects Observed.

6. Vegetation:

• Inspected: Further Evaluation And/Or Repairs Recommended.  
• Maintenance Tip: I recommend keeping all vegetation (hedges, bushes, vines, trees, etc) trimmed back a minimum of 12-18 inches from the structure. I also recommend keeping trees trimmed back from the roofs. Plants in contact or proximity to home can cause moisture problems, provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs and allow animals to access the roof.



Removal Recommended:



Removal Recommended:

# Interiors:

The inspector shall observe: Ceilings, walls, a representative number of doors and windows, floors, doors, counters and a representative number of cabinets, stairs, handrails, permanently affixed mirrors. The inspector shall: operate a representative number of windows and doors, and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is not required to observe any cosmetic details of the buildings interior which include: paint, wallpaper, and other finish treatments on interior walls, ceilings, floors, draperies, blinds or other window treatments. **While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.**

## 1. Ceilings:

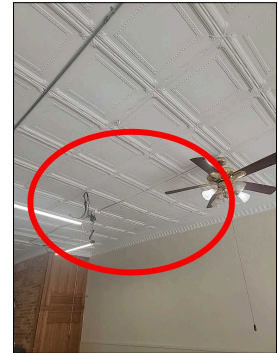
- Inspected: Further Evaluation And/Or Repairs Recommended.
- Ceiling Types: Wood, Acoustic Grid & Tile
- Some of the ceiling finishing material was sagging in one or more locations.
- The drop ceiling tiles were water stained and damaged in various locations. It is recommended to replace all damaged and stained tiles.
- There was previous water damage noted on the wood ceilings in one or more locations.



Drop Ceiling Tiles / Water Damaged: Downstairs Room 1



Drop Ceiling Tiles / Water Damaged: Downstairs Room 1



Sagging Ceiling Finish: Downstairs Room 1



Previous Water Damage Noted: Downstairs Room 1



Drop Ceiling Tiles / Water Damaged: Downstairs Room 2



Damaged Ceiling Tile Noted: Downstairs Room 2



Drop Ceiling Tiles / Water Damaged: Downstairs Room 2



Drop Ceiling Tiles / Water Damaged: Downstairs Bathroom



Drop Ceiling Tiles / Water Damaged: Upstairs Apartment Kitchen



Drop Ceiling Tiles / Water Damaged: Upstairs Apartment Living Room

2. Walls:

- Inspected: Further Evaluation And/Or Repairs Recommended.
- Wall Types: Drywall, Wood Paneling, Brick
- There were one or more areas with failing/deteriorating mortar noted. I recommend re-pointing of some mortar areas at brick/stone siding, to minimize pest and water intrusion.
- There were signs of past/present water damage to the wall finishes in one or more locations. There was no active moisture detected during the inspection however I would recommend monitoring closely during the next few rains.



Water Damage Noted: Downstairs Room 1



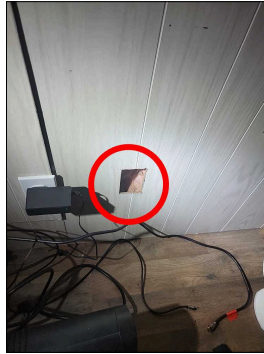
Water Damage Noted: Downstairs Room 1



Water Damage Noted: Downstairs Room 1



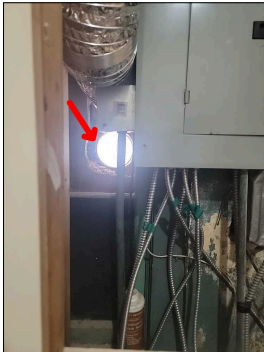
Water Damage Noted:  
Downstairs Room 1



Hole In Wall: Downstairs Room 2



Loose Wall Paneling: Downstairs Room 2



Recommend Closing Off  
Opening To Outside Given Its  
Proximity To Electrical Systems



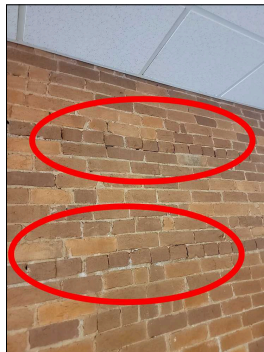
Failing Mortar: (Re-Pointing  
Advised): Upstairs Apartment



Failing Mortar: (Re-Pointing  
Advised): Upstairs Apartment



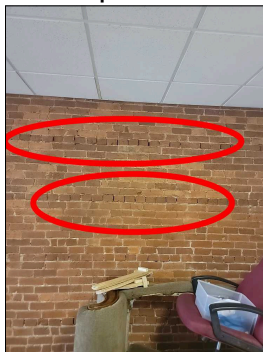
Failing Mortar: (Re-Pointing  
Advised): Upstairs Apartment



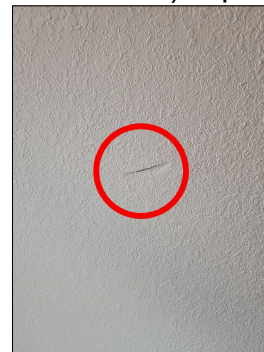
Failing Mortar: (Re-Pointing  
Advised): Upstairs Apartment



Failing Mortar: (Re-Pointing  
Advised): Upstairs Apartment



Failing Mortar: (Re-Pointing  
Advised): Upstairs  
Apartment



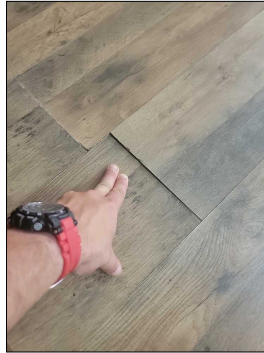
Hole In Drywall: Apartment Bedroom

3. Flooring:

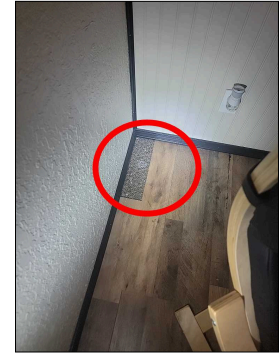
- Inspected: Further Evaluation And/Or Repairs Recommended.
- Flooring Type: Ceramic/Porcelain Tile, Floating Laminate
- There were soft spots noted under the finished flooring in one or more locations.
- There was flooring that was improperly installed in one or more locations.
- There were one or more damaged/cracked tiles noted.
- There were one or more missing/loose transition pieces at the time of the inspection.



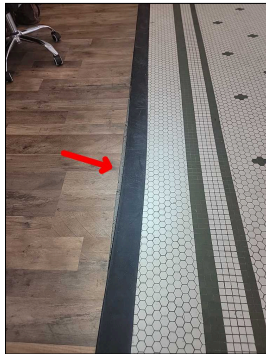
Soft Spot Under Flooring:  
Downstairs Room 1



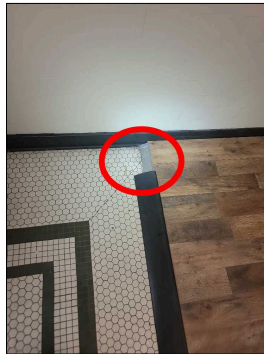
Soft Spot Under Flooring:  
Downstairs Room 1



Floor Covering Missing:  
Downstairs Room 1



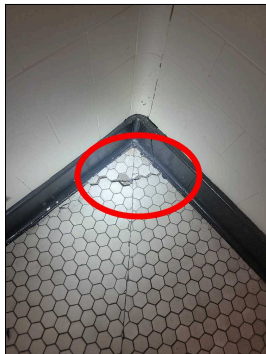
Loose Transition Piece:  
Downstairs Room 1



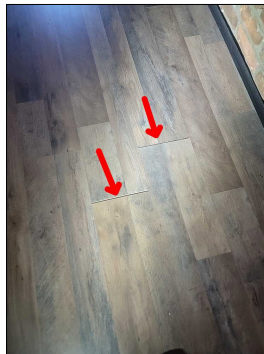
Missing Transition Piece:  
Downstairs Room 1



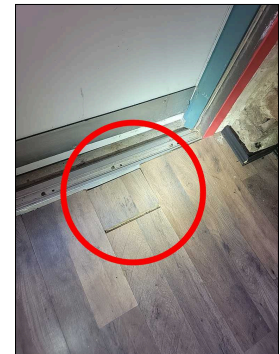
Improper Repairs Noted:  
Downstairs Room 1



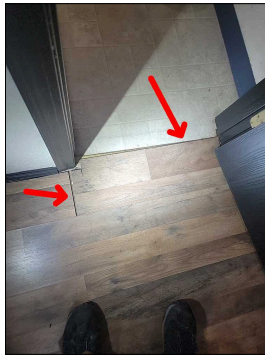
Cracked/Broken Tile: Downstairs  
Room 1



Gaps In Flooring Noted:  
Downstairs Hallway



Improperly Installed Flooring  
Noted: Back Entryway

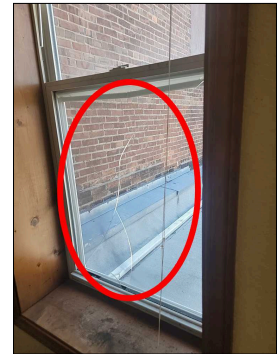
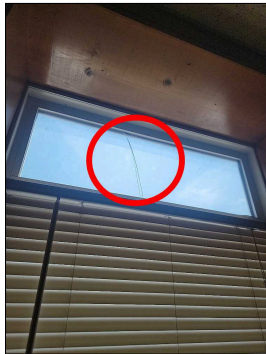


Improperly Installed Flooring Noted: Downstairs Bathroom

Hole In Floor Noted: Apartment Bathroom

4. Windows:

- Inspected: Further Evaluation And/Or Repairs Recommended.
- Window Types: Vinyl Frame Single Hung Insulated
- Maintenance tip: I recommend continuing to monitor and re-caulk/seal around windows as needed seasonally.
- There was window glass that was cracked/broken on one or more windows.



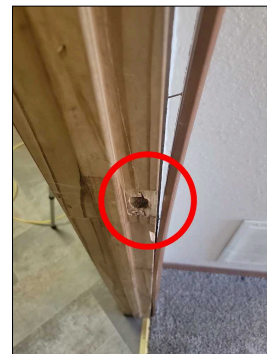
Window Glass Cracked/Broken: Upstairs Apartment Living Room

Window Glass Cracked/Broken: Upstairs Apartment Living Room

Window Glass Cracked/Broken: Apartment Bedroom

5. Doors:

- Inspected: Further Evaluation And/Or Repairs Recommended.
- Door Types: Hollow Core
- There was missing hardware on one or more doors.
- There were striker plates missing in one or more locations.



Missing Hardware Noted: Apartment Bedroom

Missing Striker Plate Noted: Apartment Bedroom

6. Cabinets:

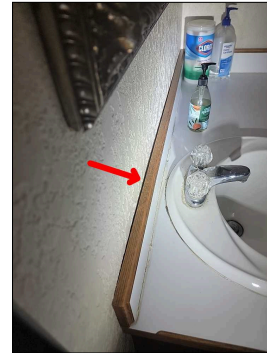
Inspected: No Defects Observed

7. Counter:

- Inspected: Further Evaluation And/Or Repairs Recommended.
- Counter Types: Formica
- I recommend continued monitoring and caulking as needed on all countertops as part of routine maintenance.



Add Caulking/Sealant: Downstairs Bathroom



Add Caulking/Sealant: Downstairs Bathroom

8. Stairs & Ramps:

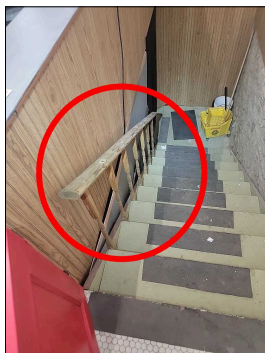
Inspected: Further Evaluation And/Or Repairs Recommended.



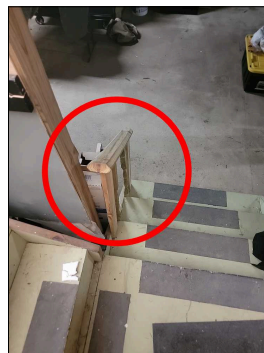
Cracked/Deteriorating Concrete Noted: Basement Steps To Outside

9. Handrails/Guardrails:

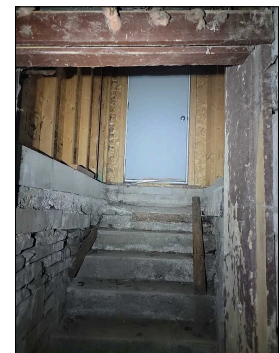
- Inspected: Further Evaluation And/Or Repairs Recommended.
- There was unstable/unsecured/loose railings in one or more locations. The design strength of a handrail/guardrail should resist a 200-pound concentrated load applied at any point in any direction along the handrail or the top of the guard.
- I recommend adding a handrail in one or more locations. Any stairway of 4 or more risers should have a handrail on at least one side according to modern safety requirements.



Handrail Strength Defective: (Should Withstand 200 lbs Concentrated Load):



Handrail Strength Defective: (Should Withstand 200 lbs Concentrated Load):



Stairs With 4 Or More Risers Should Have Handrails: Basement Steps To Outside



# Structural Components:

The Inspector shall observe structural components including: foundations, floors, walls, columns or piers, girders and beams, and ceilings. The inspector shall describe the type of foundation, floor structure, wall structure, columns or piers, and ceiling structure. The inspector shall: probe structural components where deterioration is suspected, enter under floor crawlspaces, basements and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected. The inspector shall report the methods used to observe under floor crawl spaces and attics and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons. **While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.**

## 1. Crawlspace/Basement:

- Inspected: Further Evaluation And/Or Repairs Recommended.
- There were signs of moisture intrusion noted in one or more locations.



Signs Of Moisture Intrusion:

## 2. Roof Structure:

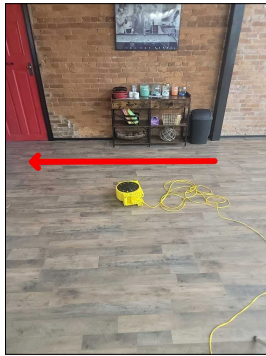
Inspected: No Defects Observed

## 3. Wall Structure:

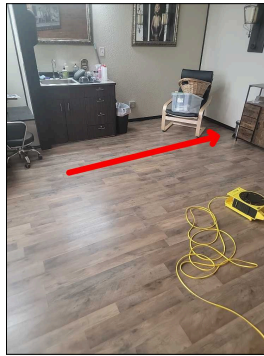
Inspected: No Defects Observed

## 4. Floors (Structural):

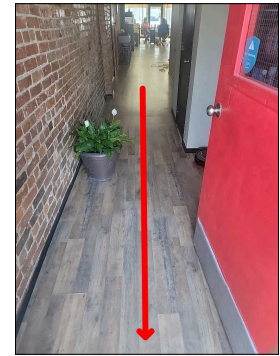
- Inspected: Further Evaluation And/Or Repairs Recommended.
- The floors were noted to be out-of-level in one or more areas of the structure.
- There was evidence of active and/or previous activity wood-destroying insects (termites) detected at the time of this inspection. Full evaluation of the amount of damage caused by the insects cannot be detected within the wall voids or other hidden areas without defacing the property and cannot be addressed in this inspection report. With the detection of active and/or previous activity of a wood destroying insect, it should be assumed that some degree of damage may be present.



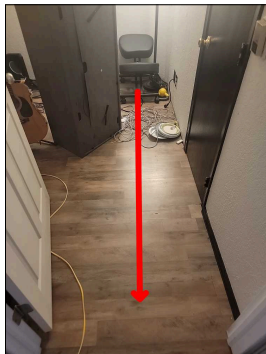
5/8 Inch Slope: Downstairs Room 1



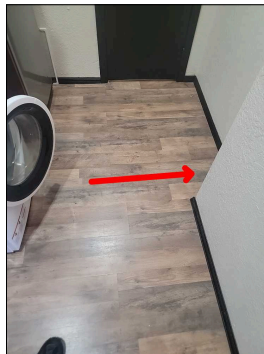
7/8 Inch Slope: Downstairs Room 1



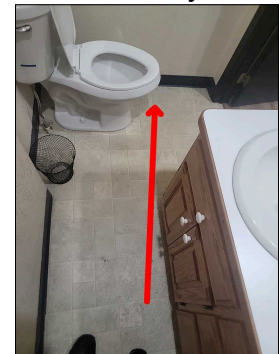
1 & 3/4 Inch Slope: Downstairs Hallway



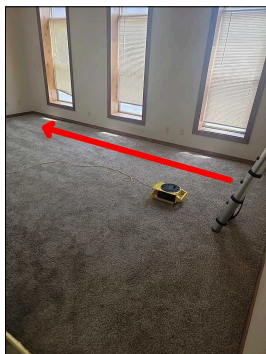
5/8 Inch Slope: Downstairs Room 2



1 Inch Slope: Downstairs Back Hallway



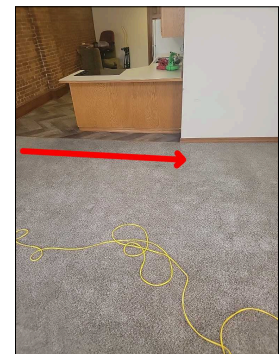
1/2 Inch Slope: Downstairs Bathroom



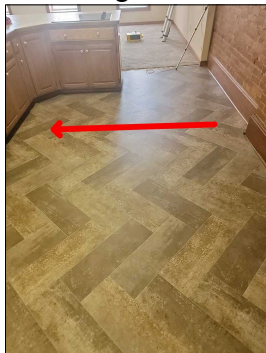
1 & 1/2 Inch Slope: Apartment Living Room



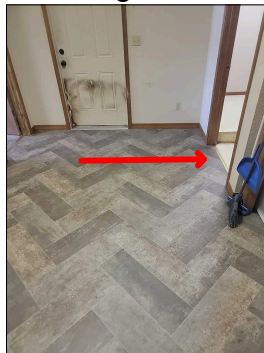
1 & 3/4 Inch Slope: Apartment Living Room



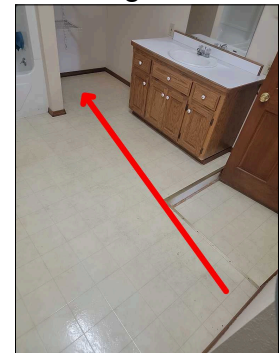
2 & 3/4 Inch Slope: Apartment Living Room



2 & 1/4 Inch Slope: Kitchen



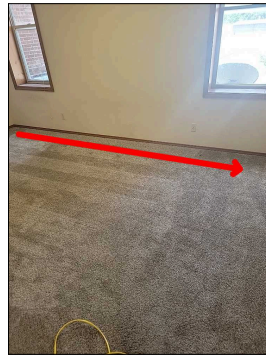
7/8 Inch Slope: Upstairs Apartment Entryway



1 & 3/4 Inch Slope: Upstairs Apartment Bathroom



1 Inch Slope: Apartment Bedroom



1 Inch Slope: Apartment Bedroom



Wood Decay/Deterioration Noted: Basement



Signs Of Termite Damage: NW Corner



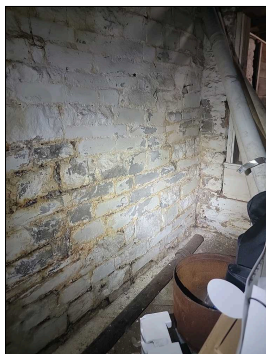
Termite Mud Tubes Noted: NW Corner



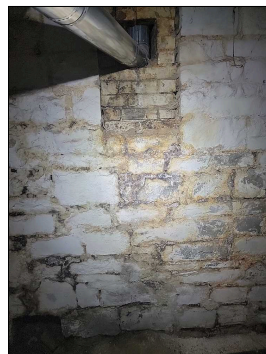
Termite Mud Tubes Noted: NW Corner

5. Foundation:

- Inspected: Further Evaluation And/Or Repairs Recommended.
- Foundation Type: Stone
- There was moisture intrusion and mortar deterioration throughout multiple areas of the foundation. I recommend repairing.



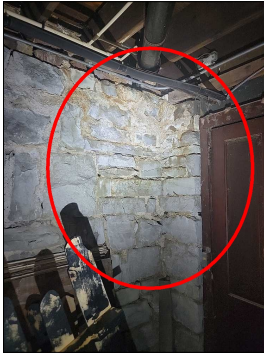
Signs Of Moisture Intrusion Through Foundation:



Signs Of Moisture Intrusion Through Foundation:



Loose/Missing Stones Noted:



Deteriorating/Failing Mortar:



Deteriorating/Failing Mortar:



Moisture Intrusion Through Foundation:



Moisture Intrusion Through Foundation:

#### 6. Piers & Girders:

- Inspected: Further Evaluation And/Or Repairs Recommended.
- Girder Type: Wood Beams
- Pier Type: Wood
- Based on the amount of unlevel floors noted in the building, I recommend a full evaluation of the pier and beam system by a qualified foundation contractor.

# Plumbing System:

The inspector shall observe: All visible water supply and distribution systems on interior of the home including: piping materials, supports, insulation, fixtures, faucets, functional flow, leaks, cross connections, interior drain, waste, vent systems including: traps, drain, waste, vent piping, piping supports, pipe insulation, functional drainage, hot water systems including: water heating equipment, normal operating controls, automatic safety controls; plumbing vents, fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, supports, leaks; and sump pumps. The inspector shall describe: water supply, distribution, drain, waste, and vent piping materials, water heating equipment, and location of main water shut off device. The inspector shall operate all plumbing fixtures, including all interior and exterior faucets, except where the flow end of the faucet is connected to an appliance. The inspector is not required to: state the effectiveness of anti-siphon devices, determine if water supply and waste disposal systems are public or private, operate automatic safety controls, or operate any valve (except water closet flush valves, fixture faucets and hose faucets.) The inspector is not required to observe any water conditioning systems, fire and lawn sprinkler systems, on site water supply quantity and quality, on site waste disposal systems(septic), foundation irrigation systems, spas (except as to functional flow and functional drainage,) swimming pools, solar water heating equipment, or observe the system for proper sizing, design, or use of proper materials. **While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely work during an inspection, but then fail under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.**

## 1. Service Entrance:

- **Inspected: No Defects Observed**



Main Shut Off Valve: Basement

## 2. Main Gas Valve:

- **Inspected: No Defects Observed**

## 3. Plumbing Distribution, Wast & Vent Systems:

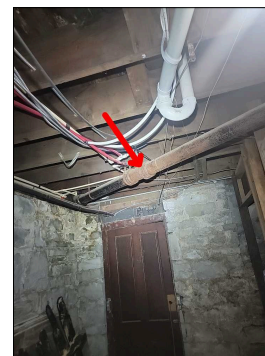
- **Inspected: Further Evaluation And/Or Repairs Recommended.**
- **Cast iron** material was noted to be present in the drains, wastes and/or vents system. Full evaluation of the integrity of this type of material is beyond the scope of this inspection. Due to the known latent defects that are associated with this type of older material, it is recommended to have the integrity of the drain system further evaluated by a qualified plumber. It is recommended to have a hydrostatic test and to have the inaccessible and buried pipes scoped with a camera to make sure there are no issues in the main lateral line.



Cast Iron Lines Noted:



Cast Iron Lines Noted:

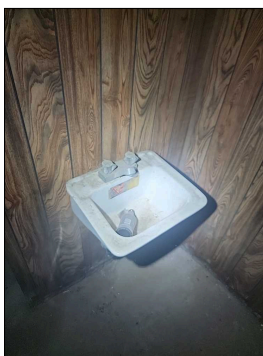


Cast Iron Lines Noted:

4. Sinks:

Inspected: Further Evaluation And/Or Repairs Recommended.

- The sink in the basement was inoperable at the time of the inspection.

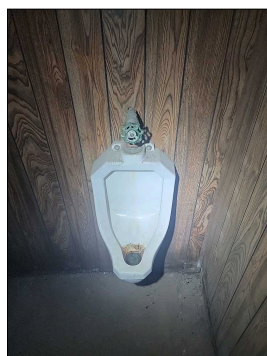


Sink Inoperable: Basement

5. Toilets:

Inspected: Further Evaluation And/Or Repairs Recommended.

- The sink in the basement was inoperable at the time of the inspection.



Urinal Inoperable: Basement



Toilet Inoperable: Basement

6. Bathtubs & Showers:

Inspected: Further Evaluation And/Or Repairs Recommended.

- Maintenance Tip: I recommend continued monitoring of all tub/shower walls. I recommend caulking and re-sealing to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

- There are one or more stoppers that were missing/inoperable.



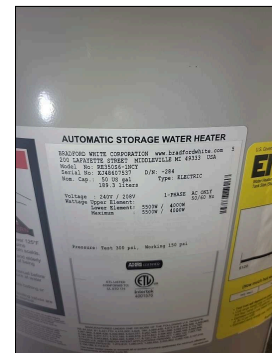
Stopper Missing/Inoperable: Apartment Bathroom

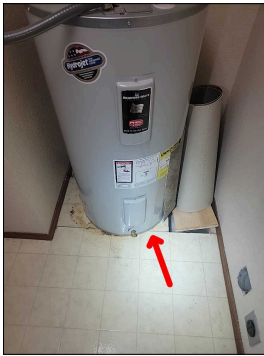
## 7. Water Heater:

- **Inspected: Further Evaluation And/Or Repairs Recommended.**
- **Maintenance Tip:** It's a good idea to drain and service your water heater at least once a year to remove excess sediment and prolong the functional life of your water heater and provide optimal performance. I also recommend setting your hot water temperature at least at 120 degrees to kill microbes but no higher than 130 degrees to prevent potential scalding.
- There was no catch pan and drain under the upstairs water heater. I would recommend adding a catch pan underneath the water heater and plumbing it outdoors for in the event that the water heater leaks or you need to open the valve and empty it. A catch pan can help prevent water from damaging the wood around the area if it ever does leak.
- The electrical connection was loose on top of the upstairs water heater.
- The TPR Valve/Pipe was damaged or missing on one of the water heaters. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It's important to have one of these installed because if that valve ever goes off with someone standing nearby or working on the water heater and that water is not directed to the floor, it could severely burn them. I recommend adding one immediately.
- The water heater was unable to be fully inspected due to the heater casing not being visible due to insulation blanket. There is the possibility that problems or defects with the casing were concealed; concealed defects are not within the scope of the home inspection. Age, manufacturer's information, and any safety concerns are unknown. Modern water heaters typically are double-walled, and insulation blankets typically serve no useful purpose, particularly in an enclosed space. Additionally, some manufacturers void their warranties when important operation and safety information is not visible. I recommend further evaluation once insulation blanket has been removed.

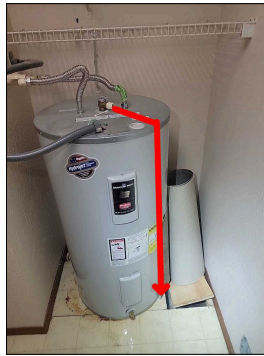


108 Degrees: Downstairs Unit

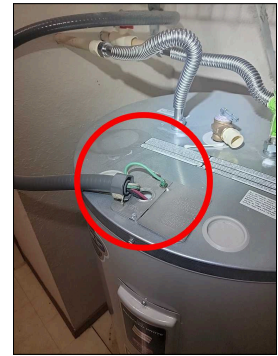
Water Heater Location:  
Apartment Bathroom; Type:  
ElectricUpstairs Unit: Brand: Bradford  
White; Serial: XJ48607537;  
Manufactured: 2021; Capacity:  
50 Gallons



No Catch Pan Installed. I Recommend Adding: Upstairs Unit



TPR Valve/Pipe Damaged Or Missing (Safety Hazard): Upstairs Unit



Loose Electrical Connection: Upstairs Unit



110 Degrees: Upstairs Unit



Water Heater Location: Basement; Type: Electric



Insulation Blanket - Water Heater Casing Not Visible Due To Insulation Blanket: Downstairs Unit

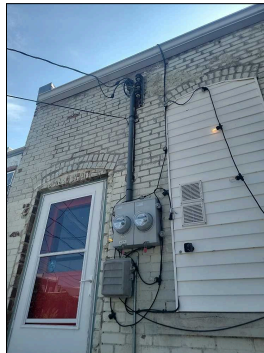


# Electrical System:

The inspector shall observe: service entrance conductors, service equipment, grounding equipment, main over current device (fuses,) main panels, distribution panels, amperage and voltage ratings of the service, branch circuit conductors, and their over current devices and the compatibility of their ampacities and voltages. The inspector shall test the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwellings exterior walls, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport and on exterior of inspected structures, and the operation of ground fault circuit interrupters. The inspector shall describe: service amperage and voltage, service entry conductor materials, service type as being overhead or underground, and the location of the main and distribution panels. The inspector shall report any observed aluminum branch wiring. The inspector shall report on the presence or absence of smoke detectors. The inspector is not required to: insert any tool, probe, or testing device inside the panels; test or operate any over current device except ground fault circuit interrupters. The inspector shall not dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or observe: low voltage systems; security system devices, heat detectors, or carbon monoxide detectors, telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems, or built in vacuum equipment. **While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.**

## 1. Service Entrance:

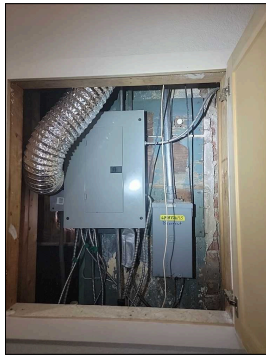
- **Inspected: No Defects Observed**



120/240 Volt Overhead Service Drop: Location: W Side

## 2. Electric Panel/Sub-Panel:

- **Inspected: Further Evaluation And/Or Repairs Recommended.**
- **The legend was incomplete and one or more breakers were unlabeled. I recommend updating this for safety. If you ever needed to shut the electricity off to any given room, its good to know which breaker goes to what, so that you minimize risk of electrocution if you ever have to work on something electrical.**
- **There were double tapped breakers inside the panel. A double tap, is when you have more than one electrical conductor attached under one lug. This is not standard practice and can potentially cause overheating or even electrical fires if the breaker is not rated for that purpose. I recommend confirming with an electrician if these are permissible or if indeed it is a defect that needs to be repaired.**
- **There were missing knockouts with no snap in caps inside the panel box. I recommend installing to help prevent mice from accessing the panel and damaging the wiring**
- **There were neutrals and grounds terminating on the same bus bars. While it is common practice to see it done this way and even some electricians will argue and say it is ok, it is technically incorrect and can potentially cause overheating or even electrical fires. Neutrals and grounds should be kept on separate bus bars.**
- **There was ungrounded romex in the panel box. I recommend updating to grounded wiring.**



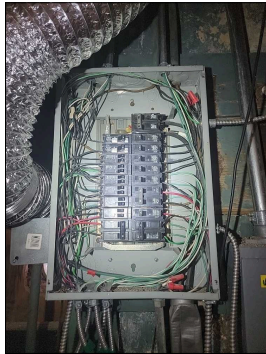
Main Panel Location: Back Hallway Downstairs



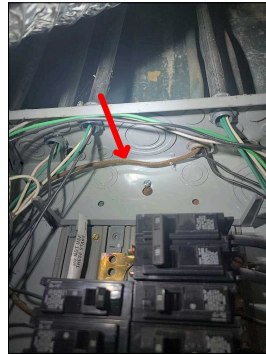
Main Amp Capacity: 100 Amp



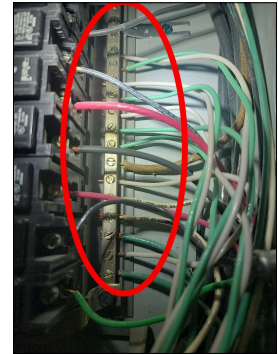
Unlabeled Breakers/Incomplete Or Missing Legend:



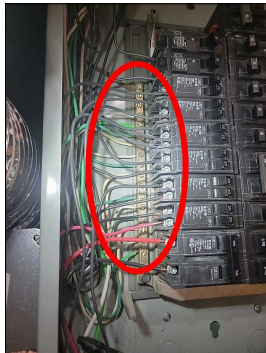
Panel Cover Removed:



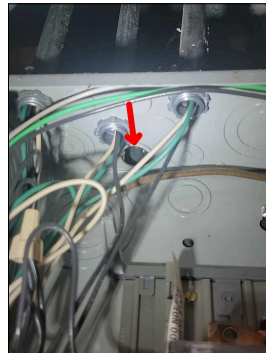
Ungrounded Romex Noted:



Neutrals & Grounds Should Be Kept On Separate Bus Bars:



Neutrals & Grounds Should Be Kept On Separate Bus Bars:



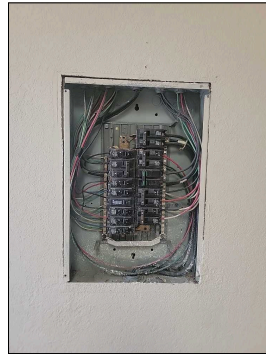
Missing Knockouts/Snap In Caps Noted:



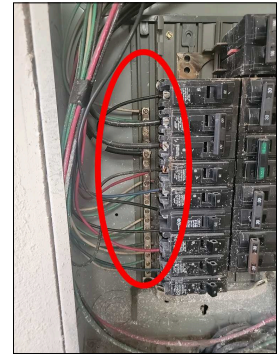
Main Panel Location: Apartment Bedroom



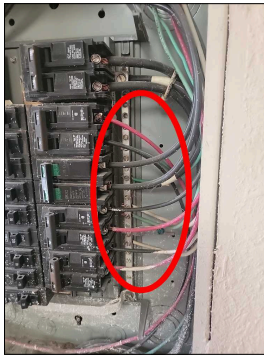
Main Amp Capacity: 100 Amp



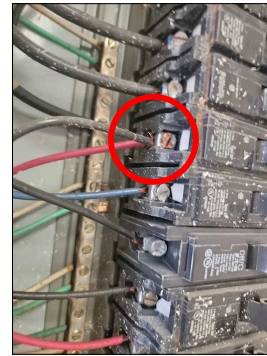
Panel Cover Removed:



Neutrals & Grounds Should Be Kept On Separate Bus Bars:



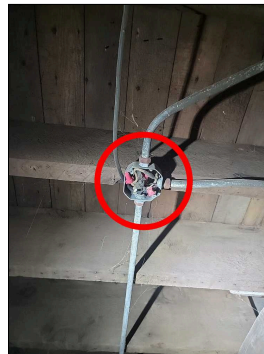
Neutrals & Grounds Should Be Kept On Separate Bus Bars:



Double Tapped Breaker:

### 3. Attic/Crawlspace/Basement Electrical:

- Inspected: Further Evaluation And/Or Repairs Recommended.
- There were one or more missing junction box covers. All open junction boxes) in the attic/crawl space should be properly enclosed.



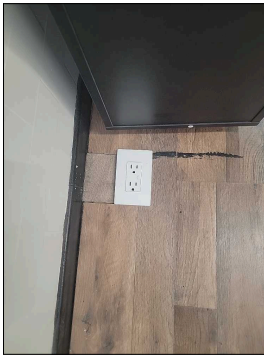
Missing Junction-Box Cover: Basement

### 4. Lights, Ceiling Fans, & Other Fixtures:

Inspected: No Defects Observed

### 5. Regular & GFCI Outlets:

- Inspected: Further Evaluation And/Or Repairs Recommended.
- Maintenance Tip: Test GFCIs monthly to ensure proper operation.
- There were one or more outdated, 2-prong (ungrounded) outlets in the building. I recommend further evaluation by a qualified electrician and repairs as needed to ensure proper grounding.
- There were one or more floor outlets that did not have covers over them, which is a fire safety hazard.
- GFCI protection was not present and/or not functioning correctly at all recommended locations. Based on today's safety standards, I recommend upgrading all outlets within 6 ft of sinks, bathtubs, shower stalls, kitchen counter tops, kitchen islands, bathrooms, laundry rooms, unfinished basements, crawlspaces, garages, detached structures, and all exterior locations be upgraded to GFCI outlets.



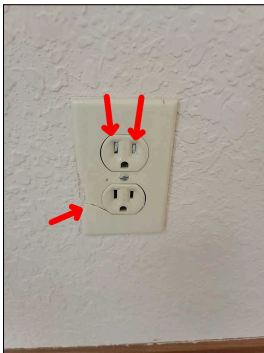
Floor Outlets Need Covers As Fire Safety Precaution: Downstairs Room 1



2-Prong (Ungrounded) Outlet: Downstairs Room 1



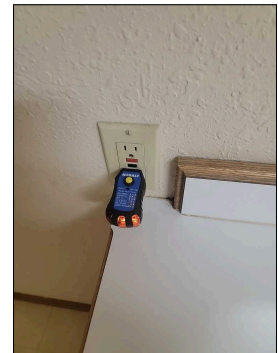
Upgrade To GFCI Outlet: Downstairs Bathroom



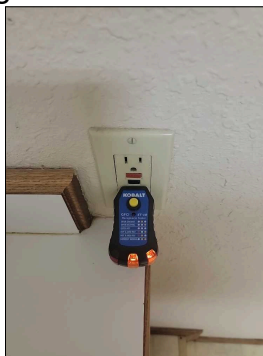
Cracked Cover/Plastic Prongs Broke Off In Outlet: Apartment Living Room



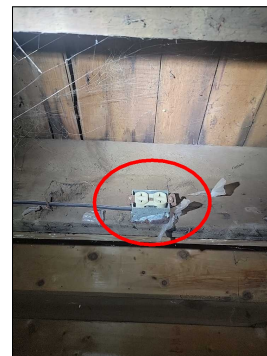
Upgrade To GFCI Outlet: Apartment Bathroom



GFCI Did Not Trip Properly: Apartment Bathroom



GFCI Did Not Trip Properly: Apartment Bathroom



2-Prong (Ungrounded) Outlet/Missing Cover: Basement

6. Smoke Detectors:

- **Not Inspected:** Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check, is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently. I recommend having smoke detectors installed in each room of the building to be in keeping with current safety standards.
- **Maintenance Tip:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is advised.
- **I recommend having smoke detectors installed in each room of the building to be in keeping with current NFPA (National Fire Protection Agency) safety standards.**

# Heating & Central Air Conditioning:

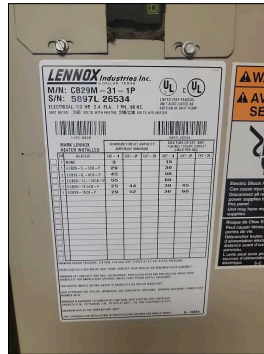
The Inspector shall observe permanently installed heating and cooling systems including, heating equipment, cooling equipment that is central to home, normal operating controls, automatic safety controls, chimneys, flues, vents where readily visible, solid fuel heating devices, heat distribution systems including: fans, pumps, ducts, and piping with supports, insulation, air filters, registers, radiators, fan coil units, convectors, and the presence of an installed heat source in each room. The inspector shall describe: Energy source, Heating equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage, Operate automatic safety controls, Ignite or extinguish solid fuel fires, or Observe: The interior of flues, Fireplace insert flue connections, Humidifiers, Electronic air filters, or the uniformity or adequacy of heat supply to the various rooms. **While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.**

## 1. Heating System:

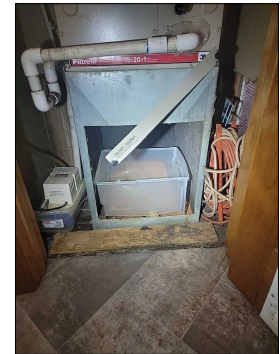
- **Limited Inspection:** I did not operate the heating system due to the fact that the outside temperature was above 65 degrees which is too warm to operate the heater without the possibility of damaging the system. I recommend asking the homeowner about the system and/or having an HVAC tech service and evaluate it.
- **Maintenance Tip:** I recommend an HVAC contractor perform a system Clean-and-Check annually as part of routine maintenance.
- **The heating units have both likely exceeded their designed life expectancy. The typical life expectancy of gas units is approximately 13-15 years. Any units that are older than this should be considered an "aged" unit with potential need for repairs or replacement in the near future.**



Upstairs Heater Location:  
Upstairs Apartment Heater  
Closet: Type: Electric



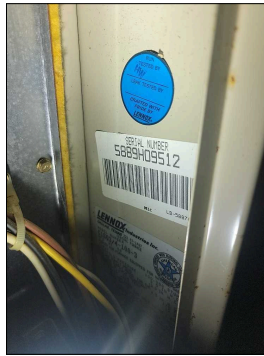
Upstairs Unit: Brand: Lennox;  
Serial: 5897L26534;  
Manufactured: 1997



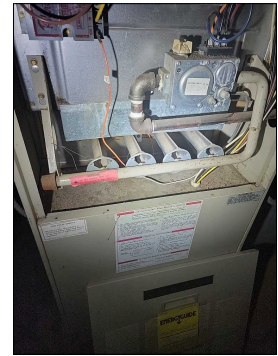
Cabinet Cover Missing: Upstairs  
Unit



Downstairs Heater Location:  
Basement: Type: Electric Forced  
Hot Air



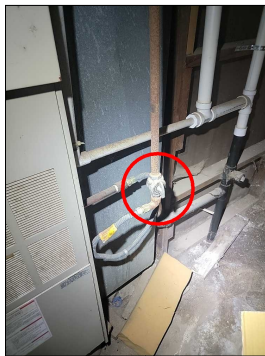
Downstairs Unit: Brand: Lennox;  
Serial: 5889H09512;  
Manufactured: 1989



Dust/Dirt Buildup Noted In  
Service Compartment And Draft  
Tubes: Downstairs Unit

## 2. Heater Gas Valve:

- Inspected: Further Evaluation And/Or Repairs Recommended.
- The gas supply line was missing a drip leg (Dirt pocket). Drip legs are good piping practice as they function to trap dirt or moisture in the gas and keep impurities from entering the appliance and clogging/fouling up the valves and burners. I recommend adding one to prolong the lives of the gas appliances in the home.



Gas Shut Off Valve:



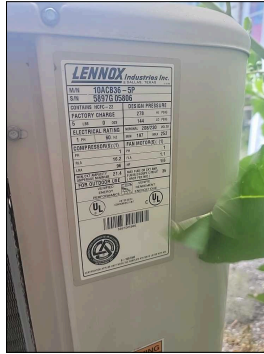
Gas Supply Line Missing Drip Leg:

## 3. Air Conditioner:

- Inspected: Further Evaluation And/Or Repairs Recommended.
- Maintenance Tip: Last service date is over one year ago, or is unable to be determined. I recommend an HVAC contractor perform a system Clean-and-Check annually as part of routine maintenance.
- The condenser fins were noted to have some damage on both of the units.
- The AC units have likely exceeded its designed life expectancy. The typical life expectancy of electric units is approximately 13-15 years, years for gas units. Any units that are older than this should be considered an "aged" unit with potential for repairs or replacement in the near future.



Downstairs A/C Location: W Side: Type: Electric



Downstairs Unit: Brand: Lennox; Serial: 5897G05806; Manufactured: 1997



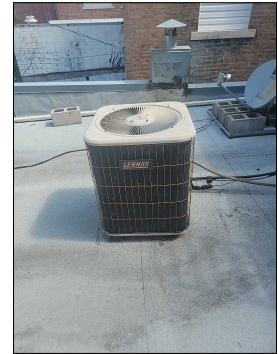
Damaged Condenser Fins Noted: Downstairs Unit



Damaged Condenser Fins Noted: Downstairs Unit



Damaged Condenser Fins Noted: Downstairs Unit



Upstairs A/C Location: Roof: Type: Electric



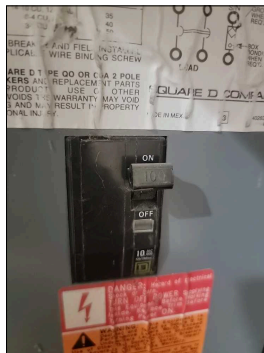
Upstairs Unit: Brand: Lennox; Serial: 5897M07600; Manufactured: 1997



Damaged Condenser Fins Noted: Upstairs Unit



Breaker Location For Upstairs Unit:



Amp Capacity: 100 Amp

**4. Refrigerant Line:**

- Inspected: Further Evaluation And/Or Repairs Recommended.
- There was old/damaged/missing insulation on the suction line of the line sets on both units. The entire length of the line set suction line should be insulated.



Line Set Insulation Old/Damaged/Missing:  
Downstairs Unit



Line Set Insulation Old/Damaged/Missing:  
Upstairs Unit

**5. Air Supply/Filters:**

- Inspected: Further Evaluation And/Or Repairs Recommended.
- Maintenance Tip: The air filters should be inspected at least monthly and cleaned or replaced as required. As a rule, 1" filters need to be changed every 30-90 days, 4" filters every 6 months, and 5" filters every 12 months depending on location and usage.



Filter Location: Downstairs Room  
1



Filter Location: Downstairs  
Hallway

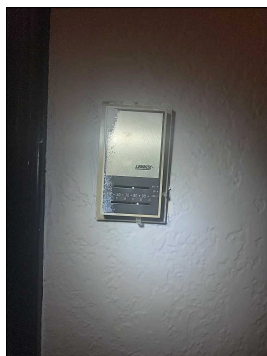


Filter Location: Upstairs Unit

**6. Thermostats:**

- Inspected: Further Evaluation And/Or Repairs Recommended.
- There was an analog, non-programmable type thermostat present in one or more locations. Non-programmable thermostats have no energy saving capabilities like the digital setback-type thermostats do. I recommend an upgrade to a modern, digital programmable thermostat.
- The downstairs thermostat was loose on the wall and needs to be re-secured.





Analog, Non-Programmable  
Type: Downstairs Room 2



Loose Thermostat Noted:  
Downstairs Room 2



Digital - Programmable Type:  
Location: Upstairs Apartment

#### 7. Chimney/Spark Arrestor/RainCap:

- Inspected: No Defects Observed
- Maintenance Tip: I recommend regular cleaning of the chimney on an annual basis is recommended to ensure safe and efficient operation.

# Insulation & Ventilation:

The inspector shall observe: Insulation and vapor retarders in unfinished spaces, ventilation of attics and foundation areas, kitchen, bathroom, and laundry venting systems; the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The inspector shall describe: Insulation in unfinished spaces, and absence of insulation in unfinished space at conditioned surfaces. The inspector shall: move insulation where readily visible evidence indicates the need to do so; and move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. **While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.**

## 1. Dryer Vent:

- **Inspected: Further Evaluation And/Or Repairs Recommended.**
- **Maintenance Tip: I recommend making sure to regularly check the dryer vent and make sure it stays clean to prevent any potential fire risks.**
- **The dryer vent was dirty and had lint buildup noted which is a potential fire hazard. I recommend cleaning it out for safety.**
- **The dryer vent cover was missing.**



Dirty/Full Of Lint (Fire Hazard):



Dryer Vent Cover Missing:

# Built in Appliances:

The inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle, range, cook top, permanently installed oven, trash compactor, garbage disposal, and permanently installed microwave oven. The inspector is not required to observe: clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation, non built-in appliances, or refrigeration units. The home inspector is not required to operate: appliances in use, or any appliance that is shut down or otherwise inoperable. **While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.**

## 1. Garbage Disposal:

- Inspected: No Defects Observed

## 2. Oven & Range:

- Inspected: No Defects Observed



Brand: Ceran

## 3. Fridge:

- Inspected: No Defects Observed



Brand: Estate

# General Photos

## 1. General Photos:



East Side



East Side



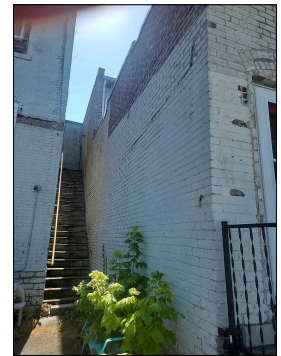
East Side



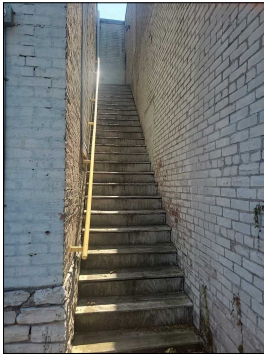
East Side



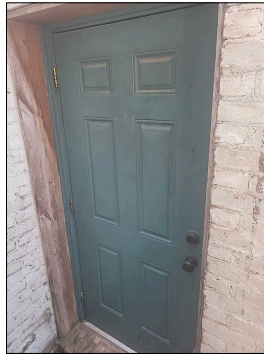
East Side



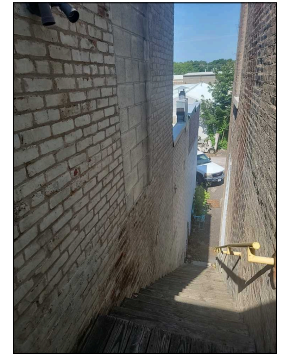
North Side



North Side



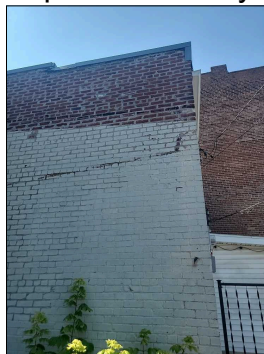
Apartment Entry



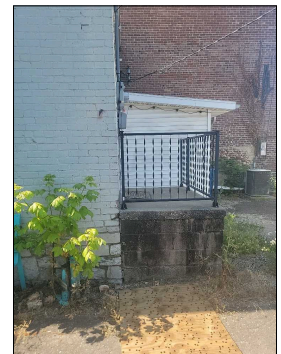
North Side



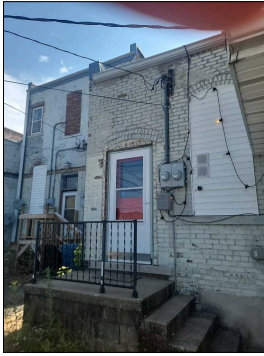
North Side



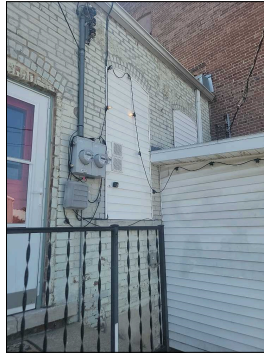
North Side



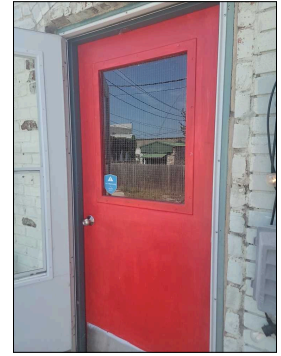
North Side



West Side



West Side



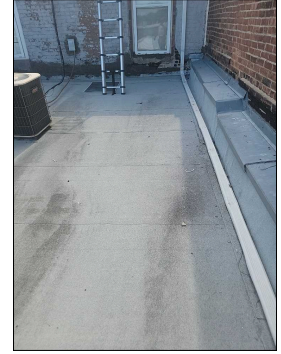
West Side



West Side



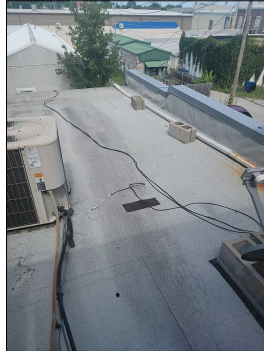
West Side



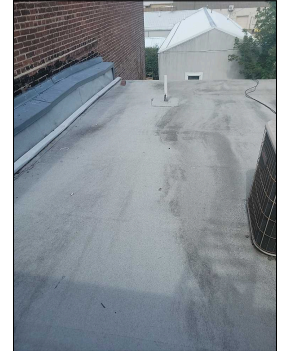
Roof



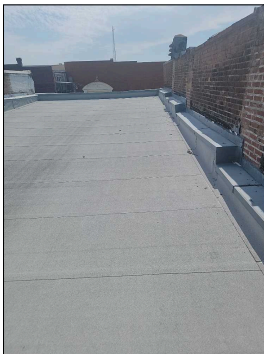
Roof



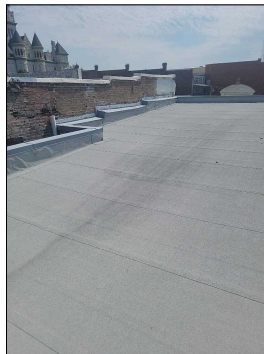
Roof



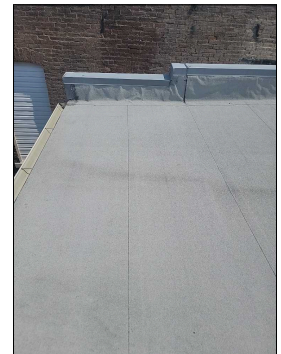
Roof



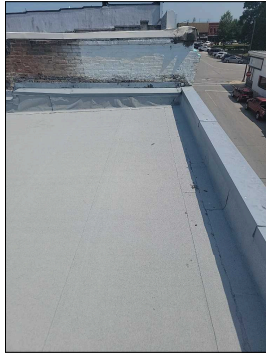
Roof



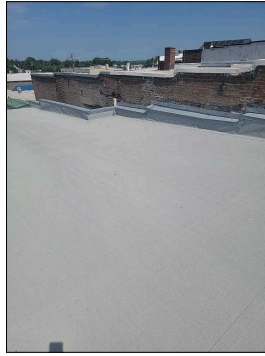
Roof



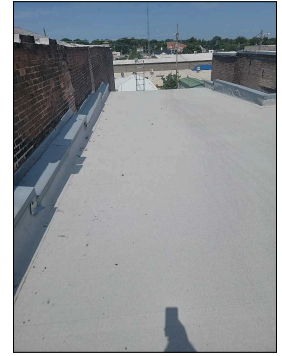
Roof



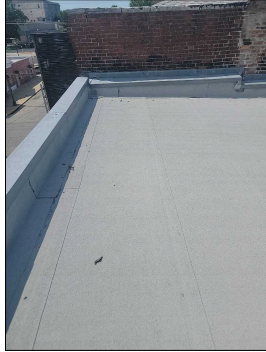
Roof



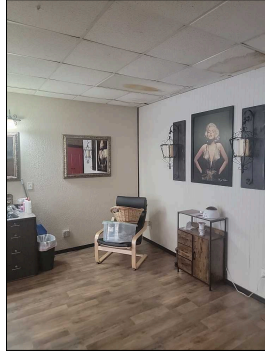
Roof



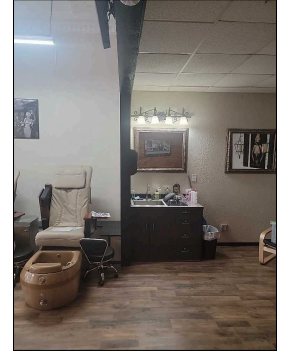
Roof



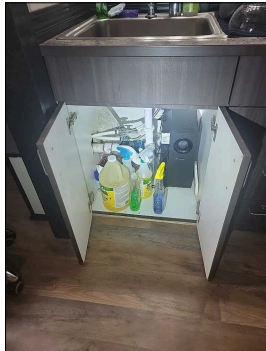
Roof



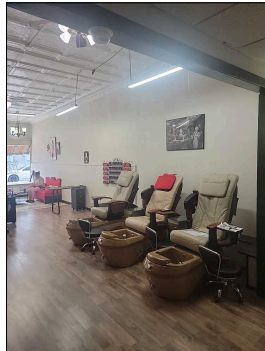
Downstairs Room 1



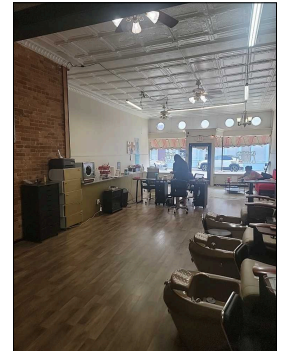
Downstairs Room 1



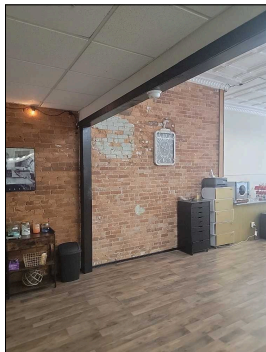
Downstairs Room 1



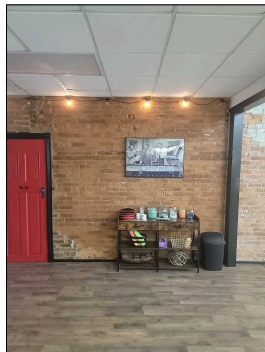
Downstairs Room 1



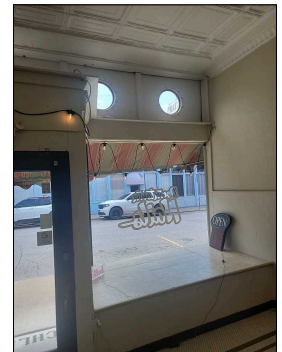
Downstairs Room 1



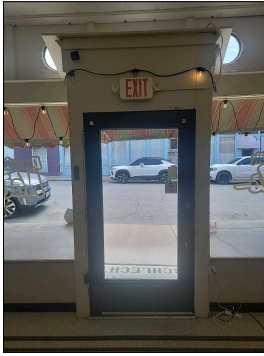
Downstairs Room 1



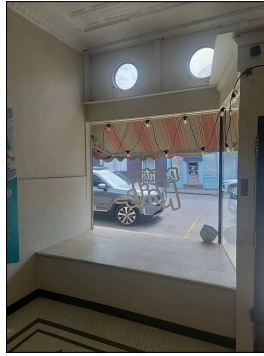
Downstairs Room 1



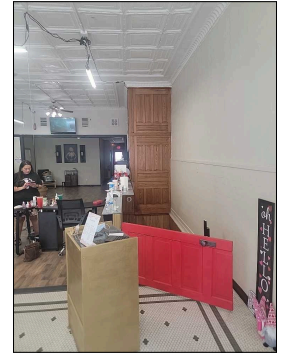
Downstairs Room 1



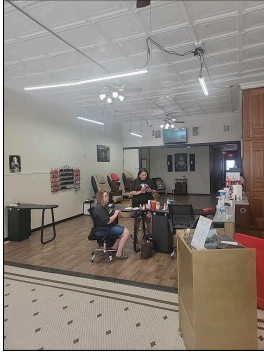
Downstairs Room 1



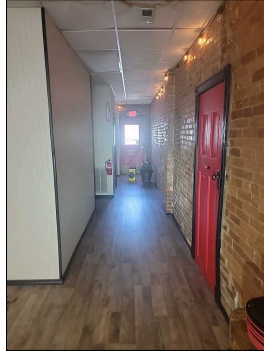
Downstairs Room 1



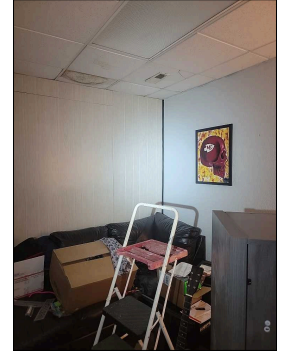
Downstairs Room 1



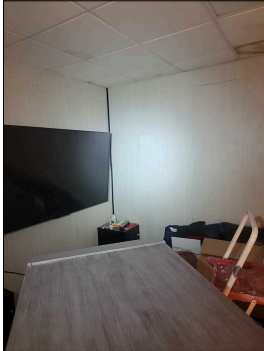
Downstairs Room 1



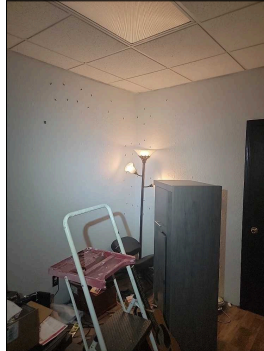
Downstairs Hallway



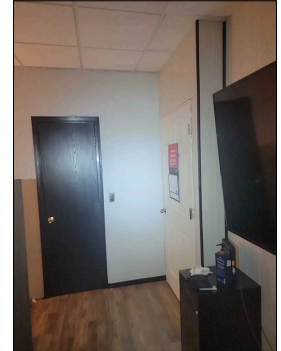
Downstairs Room 2



Downstairs Room 2



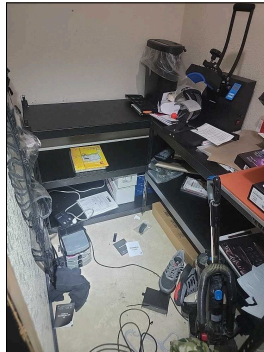
Downstairs Room 2



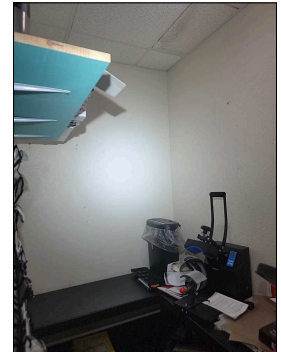
Downstairs Room 2



Downstairs Room 2 Closet



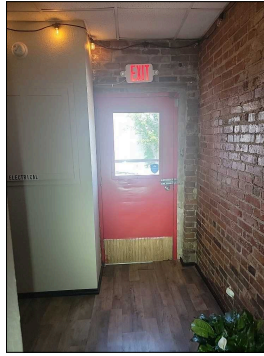
Downstairs Room 2 Closet



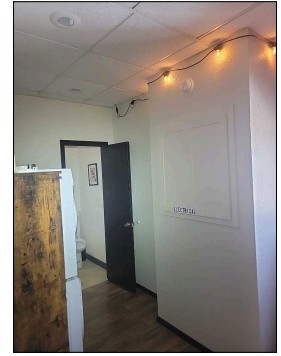
Downstairs Room 2 Closet



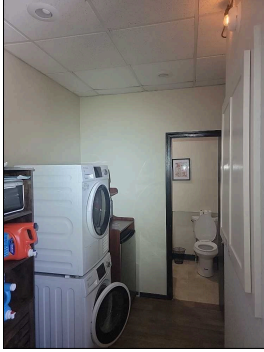
Downstairs Hall Closet



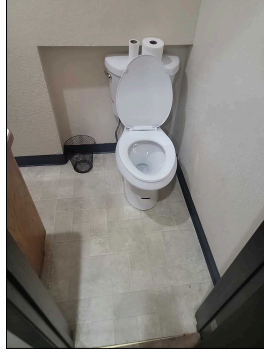
Downstairs Back Entry



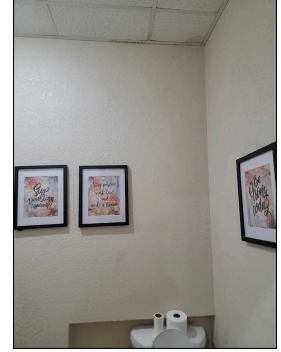
Downstairs Hallway



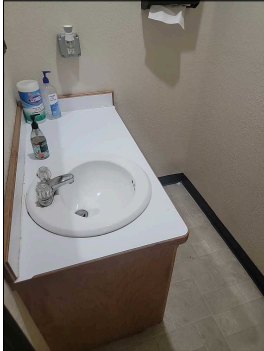
Downstairs Hallway



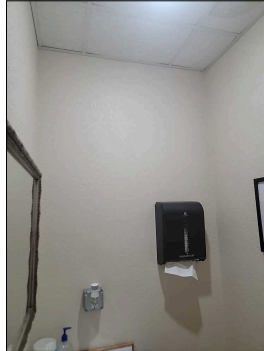
Downstairs Bathroom



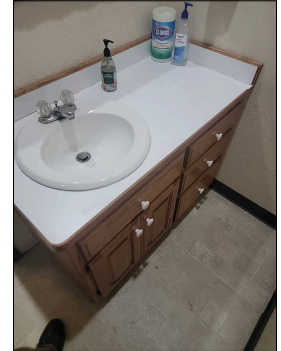
Downstairs Bathroom



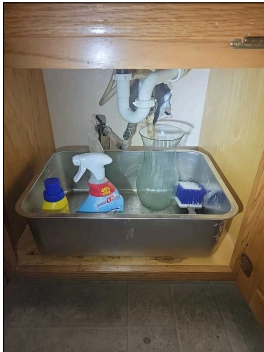
Downstairs Bathroom



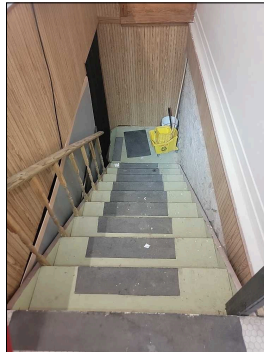
Downstairs Bathroom



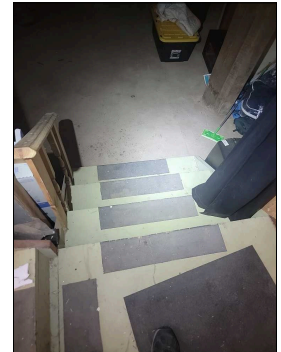
Downstairs Bathroom



Downstairs Bathroom



Stairs To Basement



Stairs To Basement

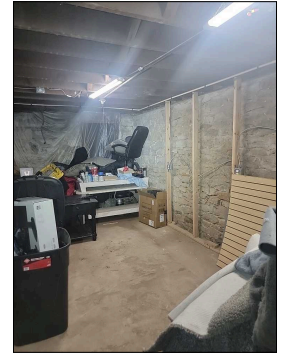




Basement Entry



Basement Entry



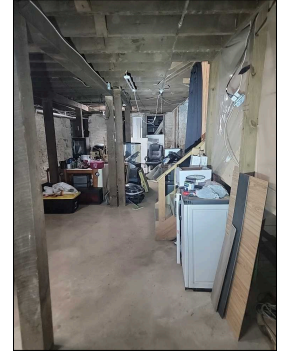
Basement



Basement



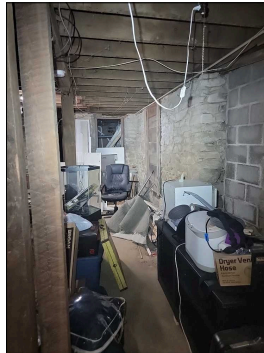
Basement



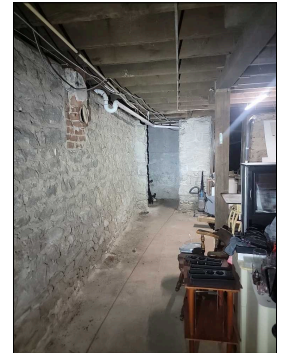
Basement



Basement



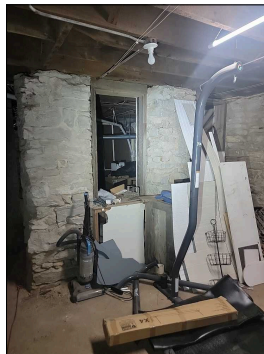
Basement



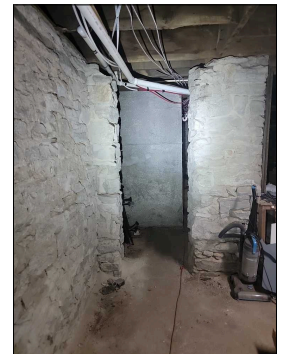
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Basement



Basement



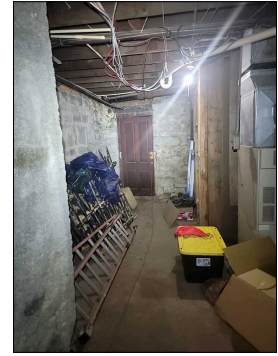
Basement



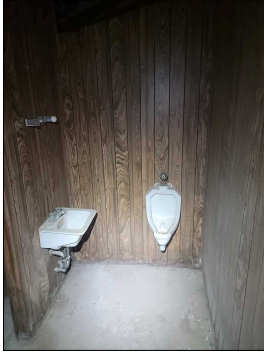
Basement



Basement



Basement



Basement



Basement



Basement



Basement



Apartment Living Room



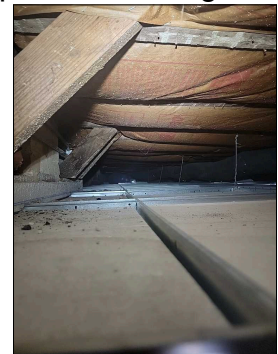
Apartment Living Room



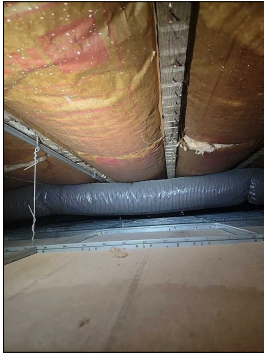
Apartment Living Room



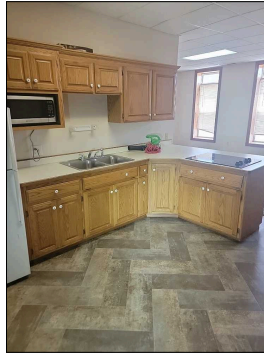
Apartment Living Room



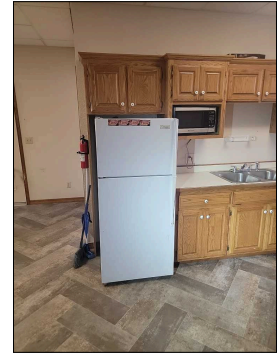
Space Above Drop Ceiling In Upstairs Apartment



Space Above Drop Ceiling In Upstairs Apartment



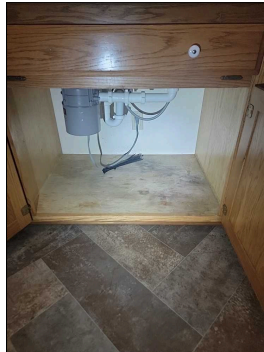
Apartment Kitchen



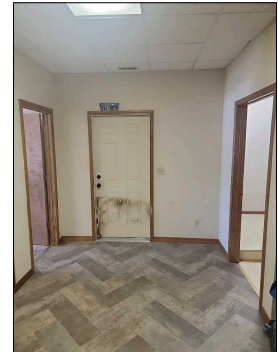
Apartment Kitchen



Apartment Kitchen



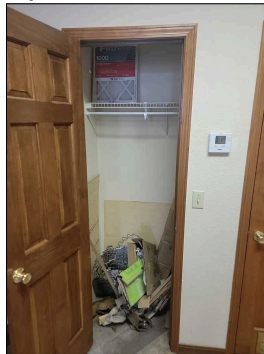
Apartment Kitchen



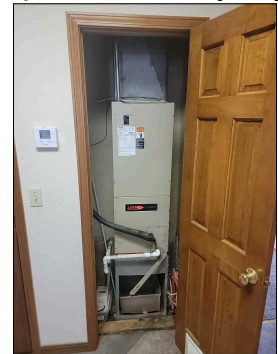
Apartment Entryway



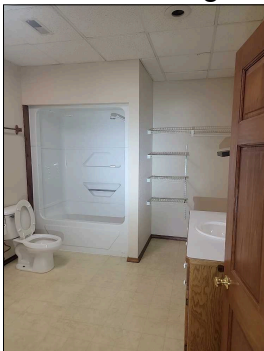
Apartment Dining Area



Apartment Utility Closet



Apartment Heater Closet



Apartment Bathroom



Apartment Bathroom



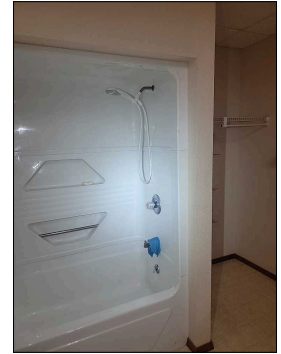
Apartment Bathroom



Apartment Bathroom



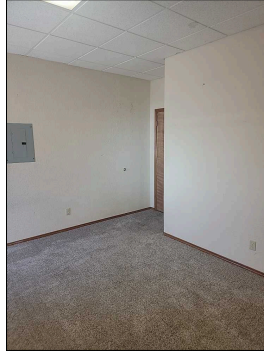
Apartment Bedroom



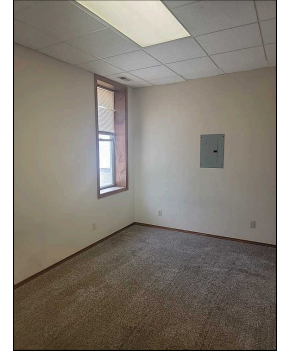
Apartment Bedroom



Apartment Bedroom



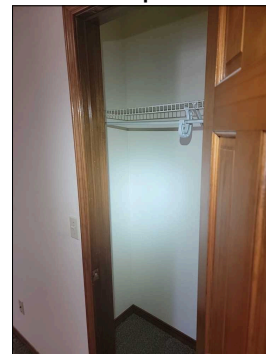
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Apartment Bedroom Closet



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# Report Summary

The summary below consists of potentially significant findings in the following 3 categories.

## Minor Concerns (In Blue)

Minor concerns are considered home maintenance items which may need monitoring and/or repairs to improve their functionality. These deficiencies are usually pretty strait forward and easy to correct. Most of the time these deficiencies can be corrected by a homeowner or skilled handyman.

## Moderate Concerns (In Orange)

These are usually moderate issues related to function, installation, and/or safety. These deficiencies generally require further evaluation, repair, and/or replacement by a qualified professional or skilled handyman. **(Most issues will fall under this category.)**

## Immediate Concerns (In Red)

These are issues that may require a major expense to correct and/or poses a serious safety concern and are more difficult to remedy. These deficiencies will require further evaluation, repairs, and/or replacement by a qualified professional.

*These designations are solely based on my professional opinion, and you might find something I designate as **Immediate Concerns** or **Moderate Concerns** is actually very **Minor** to you or vice-versa. Thats completely ok. **You are the final judge on where you choose to place the severity level of concern on anything in this report.***

## Minor Concerns:

### Exterior:

Page 8 Item: 3	Exterior Entry Doors:	<ul style="list-style-type: none"> <li>The trim around one or more doors had peeling paint and needs to be repainted to prolong the life of the trim materials.</li> </ul>
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### Interiors:

Page 14 Item: 5	Doors:	<ul style="list-style-type: none"> <li>There was missing hardware on one or more doors.</li> <li>There were striker plates missing in one or more locations.</li> </ul>
Page 15 Item: 7	Counter:	<ul style="list-style-type: none"> <li>I recommend continued monitoring and <b>caulking</b> as needed on all countertops as part of routine maintenance.</li> </ul>

## Moderate Concerns:

### Roofing:

Page 5 Item: 2	Guttering/Drainage Systems:	<ul style="list-style-type: none"> <li>One or more of the gutter fasteners were pulling loose at the time of the inspection.</li> </ul>
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### Exterior:

Page 6 Item: 1	Siding & Trim:	<ul style="list-style-type: none"> <li>There were one or more areas with failing/deteriorating mortar noted. I recommend re-pointing of some mortar areas at brick/stone siding, to minimize pest and water intrusion.</li> </ul>
Page 7 Item: 2	Windows:	<ul style="list-style-type: none"> <li>There was cracked/failing sealant around one or more windows. I recommend re-sealing to prevent water intrusion.</li> </ul>
Page 8 Item: 3	Exterior Entry Doors:	<ul style="list-style-type: none"> <li>One or more of the doors, appeared to crooked in the door jamb.</li> <li>There were one or more doorknobs that were either damaged/missing.</li> </ul>

Interiors:		
Page 10 Item: 1	Ceilings:	<ul style="list-style-type: none"> <li>• Some of the ceiling finishing material was sagging in one or more locations.</li> <li>• The drop ceiling tiles were water stained and damaged in various locations. It is recommended to replace all damaged and stained tiles.</li> </ul>
Page 11 Item: 2	Walls:	<ul style="list-style-type: none"> <li>• There were one or more areas with failing/deteriorating mortar noted. I recommend re-pointing of some mortar areas at brick/stone siding, to minimize pest and water intrusion.</li> </ul>
Page 13 Item: 3	Flooring:	<ul style="list-style-type: none"> <li>• There were soft spots noted under the finished flooring in one or more locations.</li> <li>• There was flooring that was improperly installed in one or more locations.</li> <li>• There were one or more damaged/cracked tiles noted.</li> <li>• There were one or more missing/loose transition pieces at the time of the inspection.</li> </ul>
Plumbing System:		
Page 21 Item: 4	Sinks:	<ul style="list-style-type: none"> <li>• The sink in the basement was inoperable at the time of the inspection.</li> </ul>
Page 21 Item: 5	Toilets:	<ul style="list-style-type: none"> <li>• The sink in the basement was inoperable at the time of the inspection.</li> </ul>
Page 21 Item: 6	Bathtubs & Showers:	<ul style="list-style-type: none"> <li>• There are one or more stoppers that were missing/inoperable.</li> </ul>
Page 22 Item: 7	Water Heater:	<ul style="list-style-type: none"> <li>• There was no catch pan and drain under the upstairs water heater. I would recommend adding a catch pan underneath the water heater and plumbing it outdoors for in the event that the water heater leaks or you need to open the valve and empty it. A catch pan can help prevent water from damaging the wood around the area if it ever does leak.</li> <li>• The electrical connection was loose on top of the upstairs water heater.</li> </ul>
Heating & Central Air Conditioning:		
Page 29 Item: 2	Heater Gas Valve:	<ul style="list-style-type: none"> <li>• The gas supply line was missing a drip leg (Dirt pocket). Drip legs are good piping practice as they function to trap dirt or moisture in the gas and keep impurities from entering the appliance and clogging/fouling up the valves and burners. I recommend adding one to prolong the lives of the gas appliances in the home.</li> </ul>
Page 31 Item: 6	Thermostats:	<ul style="list-style-type: none"> <li>• There was an analog, non-programmable type thermostat present in one or more locations. Non-programmable thermostats have no energy saving capabilities like the digital setback-type thermostats do. I recommend an upgrade to a modern, digital programmable thermostat.</li> <li>• The downstairs thermostat was loose on the wall and needs to be re-secured.</li> </ul>

**Immediate Concerns:****Roofing:**

Page 4 Item: 1	Roof:	<ul style="list-style-type: none"> <li>• There were soft spots noted in one or more locations on the roof.</li> <li>• There were wrinkles and/or lifting noted in the rolled roofing materials. This condition needs to be corrected to help prevent water intrusion at these locations.</li> </ul>
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**Exterior:**

Page 6 Item: 1	Siding & Trim:	<ul style="list-style-type: none"> <li>• There was damaged/deteriorated/decayed wood siding noted in one or more locations. This can result in moisture intrusion to the interiors if not repaired.</li> </ul>
Page 8 Item: 3	Exterior Entry Doors:	<ul style="list-style-type: none"> <li>• There were signs of past/present water damage/wood rot on one or more door jambs.</li> <li>• There was cracked/broken glass on one or more doors.</li> </ul>
Page 9 Item: 4	Stairs & Ramps:	<ul style="list-style-type: none"> <li>• There were one or more loose/damaged/weak treads noted.</li> </ul>

**Interiors:**

Page 10 Item: 1	Ceilings:	<ul style="list-style-type: none"> <li>• There was previous water damage noted on the wood ceilings in one or more locations.</li> </ul>
Page 11 Item: 2	Walls:	<ul style="list-style-type: none"> <li>• There were signs of past/present water damage to the wall finishes in one or more locations. There was no active moisture detected during the inspection however I would recommend monitoring closely during the next few rains.</li> </ul>
Page 14 Item: 4	Windows:	<ul style="list-style-type: none"> <li>• There was window glass that was cracked/broken on one or more windows.</li> </ul>
Page 15 Item: 9	Handrails/Guardrails:	<ul style="list-style-type: none"> <li>• There was unstable/unsecured/loose railings in one or more locations. The design strength of a handrail/guardrail should resist a 200-pound concentrated load applied at any point in any direction along the handrail or the top of the guard.</li> <li>• I recommend adding a handrail in one or more locations. Any stairway of 4 or more risers should have a handrail on at least one side according to modern safety requirements.</li> </ul>

**Structural Components:**

Page 16 Item: 1	Crawlspace/Basement:	<ul style="list-style-type: none"> <li>• There were signs of moisture intrusion noted in one or more locations.</li> </ul>
Page 16 Item: 4	Floors (Structural):	<ul style="list-style-type: none"> <li>• The floors were noted to be out-of-level in one or more areas of the structure.</li> <li>• There was evidence of active and/or previous activity wood-destroying insects (termites) detected at the time of this inspection. Full evaluation of the amount of damage caused by the insects cannot be detected within the wall voids or other hidden areas without defacing the property and cannot be addressed in this inspection report. With the detection of active and/or previous activity of a wood destroying insect, it should be assumed that some degree of damage may be present.</li> </ul>
Page 18 Item: 5	Foundation:	<ul style="list-style-type: none"> <li>• There was moisture intrusion and mortar deterioration throughout multiple areas of the foundation. I recommend repairing.</li> </ul>

Page 19 Item: 6	Piers & Girders:	<ul style="list-style-type: none"> <li>Based on the amount of unlevel floors noted in the building, I recommend a full evaluation of the pier and beam system by a qualified foundation contractor.</li> </ul>
Plumbing System:		
Page 20 Item: 3	Plumbing Distribution, Wast & Vent Systems:	<ul style="list-style-type: none"> <li><b>Cast iron</b> material was noted to be present in the drains, wastes and/or vents system. Full evaluation of the integrity of this type of material is beyond the scope of this inspection. Due to the known latent defects that are associated with this type of older material, it is recommended to have the integrity of the drain system further evaluated by a qualified plumber. It is recommended to have a hydrostatic test and to have the inaccessible and buried pipes scoped with a camera to make sure there are no issues in the main lateral line.</li> </ul>
Page 22 Item: 7	Water Heater:	<ul style="list-style-type: none"> <li>The TPR Valve/Pipe was damaged or missing on one of the water heaters. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It's important to have one of these installed because if that valve ever goes off with someone standing nearby or working on the water heater and that water is not directed to the floor, it could severely burn them. I recommend adding one immediately.</li> <li>The water heater was unable to be fully inspected due to the heater <b>casing</b> not being visible due to insulation blanket. There is the possibility that problems or defects with the casing were concealed; concealed defects are not within the scope of the home inspection. Age, manufacturer's information, and any safety concerns are unknown. Modern water heaters typically are double-walled, and insulation blankets typically serve no useful purpose, particularly in an enclosed space. Additionally, some manufacturers void their warranties when important operation and safety information is not visible. I recommend further evaluation once insulation blanket has been removed.</li> </ul>



Electrical System:		
Page 24 Item: 2	Electric Panel/Sub-Panel:	<ul style="list-style-type: none"> <li>• The legend was incomplete and one or more breakers were unlabeled. I recommend updating this for safety. If you ever needed to shut the electricity off to any given room, its good to know which breaker goes to what, so that you minimize risk of electrocution if you ever have to work on something electrical.</li> <li>• There were double tapped breakers inside the panel. A double tap, is when you have more than one electrical conductor attached under one lug. This is not standard practice and can potentially cause overheating or even electrical fires if the breaker is not rated for that purpose. I recommend confirming with an electrician if these are permissible or if indeed it is a defect that needs to be repaired.</li> <li>• There were missing knockouts with no snap in caps inside the panel box. I recommend installing to help prevent mice from accessing the panel and damaging the wiring</li> <li>• There were neutrals and grounds terminating on the same bus bars. While it is common practice to see it done this way and even some electricians will argue and say it is ok, it is technically incorrect and can can potentially cause overheating or even electrical fires. Neutrals and grounds should be kept on separate bus bars.</li> <li>• There was ungrounded romex in the panel box. I recommend updating to grounded wiring.</li> </ul>
Page 26 Item: 3	Attic/Crawlspace/Basement Electrical:	<ul style="list-style-type: none"> <li>• There were one or more missing junction box covers. All open junction boxes) in the attic/crawl space should be properly enclosed.</li> </ul>
Page 26 Item: 5	Regular & GFCI Outlets:	<ul style="list-style-type: none"> <li>• There were one or more outdated, 2-prong (ungrounded) outlets in the building. I recommend further evaluation by a qualified electrician and repairs as needed to ensure proper grounding.</li> <li>• There were one or more floor outlets that did not have covers over them, which is a fire safety hazard.</li> <li>• GFCI protection was not present and/or not functioning correctly at all recommended locations. Based on today's safety standards, I recommend upgrading all outlets within 6 ft of sinks, bathtubs, shower stalls, kitchen counter tops, kitchen islands, bathrooms, laundry rooms, unfinished basements, crawlspaces, garages, detached structures, and all exterior locations be upgraded to GFCI outlets.</li> </ul>
Heating & Central Air Conditioning:		
Page 28 Item: 1	Heating System:	<ul style="list-style-type: none"> <li>• The heating units have both likely exceeded their designed life expectancy. The typical life expectancy of gas units is approximately 13-15 years. Any units that are older than this should be considered an "aged" unit with potential need for repairs or replacement in the near future.</li> </ul>
Page 29 Item: 3	Air Conditioner:	<ul style="list-style-type: none"> <li>• The condenser fins were noted to have some damage on both of the units.</li> <li>• The AC units have likely exceeded its designed life expectancy. The typical life expectancy of electric units is approximately 13-15 years, years for gas units. Any units that are older than this should be considered an "aged" unit with potential for repairs or replacement in the near future.</li> </ul>

Page 31 Item: 4	Refrigerant Line:	<ul style="list-style-type: none"><li>• There was old/damaged/missing insulation on the suction line of the line sets on both units. The entire length of the line set suction line should be insulated.</li></ul>
Insulation & Ventilation:		
Page 33 Item: 1	Dryer Vent:	<ul style="list-style-type: none"><li>• The dryer vent was dirty and had lint buildup noted which is a potential fire hazard. I recommend cleaning it out for safety.</li><li>• The dryer vent cover was missing.</li></ul>