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Property Inspection Report

Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior	8
Roof	9
Structure	14
Basement	16
Crawl Space	18
Attic	19
Heating System	20
Electrical	22
Plumbing	27
Bedroom	28
Bathroom	32
Living Space	33
Kitchen	34
Garage/Carport	35
Fireplace/Wood Stove	36
Laundry Room/Area	36
Summary	37

Definitions

All repairs, recommendations and further investigation are to be performed by the appropriate licensed qualified tradesman prior to closing unless otherwise stated.

For a proper understanding of the report we recommend that client read the inspection agreement and entire report.

It is recommended to attain a homeowners warrantee from a reputable company to cover sudden malfunction of systems of the home.

Due to the nature of the inspection there may be hidden defects that were not found at the time of inspection. It is highly recommended that the seller allocate money in a 2 year escrow to cover unpredictable repairs and wood destroying insect infestation not found at the time of inspection.

We recommend that the client verify with the local building department and with the current homeowner if a certificate of occupancy was filed for renovations done to the home.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Attention Needed	Item is not fully functional and requires repair or servicing or may malfunction within the year.
Action Needed	The component is not functioning or has failed. Item needs immediate repair or replacement. It is unable to perform its intended function.
Minor	The items needs repairs that either will not be costly or component can function without
Monitor	Although functioning at the time of inspection the condition is such that the component will require re-evaluation by a trained professional in that perspective field at least annually.
Safety	Usage of component at current condition may cause one injury. Immediate Repairs needed.

General Information

Property Information

Property Address:

City:

State:

Zip:

Client Information

Client Name:

Phone:

Email:

Inspection Company

Inspector Name DovBer Kahn

Company Name Kahn Home Inspectors

Address: 7 S POST LN

Phone: 8454458234

Email: dov@kahnhomeinspectors.com Web: Kahn Home Inspectors

Amount Due: \$650 Amount Received: 0

General Information (Continued)

Conditions

Others Present: Buyer, Seller Property Occupied: Occupied

Estimated Age: The house is greater than 100 years old., The age was determined based on information provided by the MLS or Zillow.com Entrance Faces: North

Inspection Date: 2023-01-26

Start Time: 10AM End Time: 1225pm

Utilities On: Yes

Temperature: 42F

Weather: Overcast Soil Conditions: Wet

Space Below Grade: Basement

Building Type: Colonial Garage: Detached

Water Source: City How Verified: Visual Inspection

Sewage Disposal: City How Verified: Multiple Listing Service. It appears that the building is connected to a municipal sewer waste system; however, this cannot be accurately determined during a short one-time home inspection and is not part of this inspection. It is therefore suggested that you check with the local municipal officials to determine whether the building is connected to a municipal sewer system or an on-site waste disposal system (i.e. cesspool, septic tank, etc.) If the building is connected to an on-site system, it is recommended that a septic system professional check it prior to the closing of contract (escrow).

Understanding Report:

Right & Left throughout report is positioned as one faces the home.

MLS is an abbreviation for Real Estate Multiple Listing Services.

Lots and Grounds

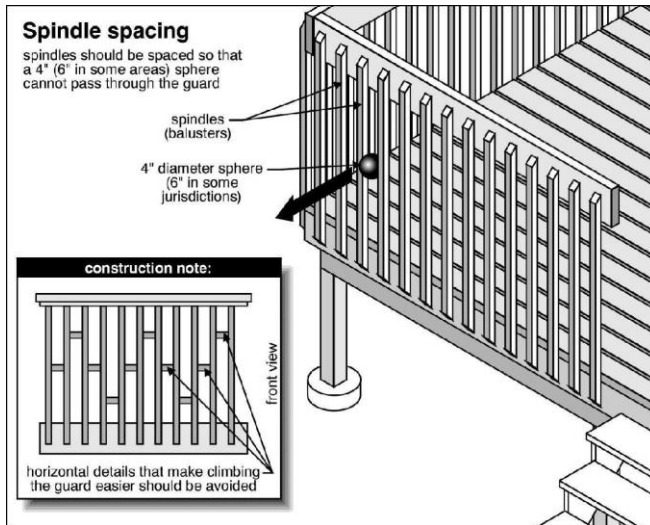
Monitor	Driveway: Asphalt — The driveway needs repair to prevent further deterioration. The cracks in the driveway need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks.
Acceptable	Walks: Concrete
Acceptable	Steps/Stoops: Wood
Minor	Patio: There was an enclosed patio at rear of home — The screens were torn and should be replaced.

Lots and Grounds (Continued)

Attention Needed Rear Deck: Stained wood —

The life span for wood deck is about 15 years. Cracked and water damage to materials noted. The deck appears to be at or past its useful life. Replacement of portions of the materials should be considered.,

The spacing between balusters is greater than 4". New construction allows only 4" spacing. This was instituted as a safety issue to prevent small children from getting caught between the balusters. We recommend adding additional spindle



Lots and Grounds (Continued)

Action Needed Rear Deck Framing: Deck framing includes creating connections between joists, beams and support columns for a deck structure.

There was a lack of diagonal bracing beneath the deck.

Portions of the girder/beam was suspended in air and did not appear to be resting on firm column.

The joist were toe - nailed into the ledger board

For adequate support it is recommended to add joist hangers for support.

Underside Diagonal Bracing



Lots and Grounds (Continued)

Action Needed Rear Deck Posts & Footings: Metal.

Portions of the deck girder was supported with masonry materials as posts. There is a possibility that portions could become dislodged and result in deck support failure. Repairs by a reputable licensed decking contractor is advisable.



Acceptable

Rear Deck Stairs:

Lots and Grounds (Continued)

Attention Needed Grading: As with any house it is important that a positive slope for drainage be maintained as part of normal homeowner's maintenance. We advise checking with the owner(s) of any known lower level moisture problems. Prior to further evaluation or expenditure and to help with future / further moisture problems, we recommend performing the following:

(a) regrading the soil around the perimeter of the house in order to maintain a positive slope away from the foundation.

(b) resetting the splash blocks or installing splash blocks and extenders

(c) Cleaning gutters and downspouts.

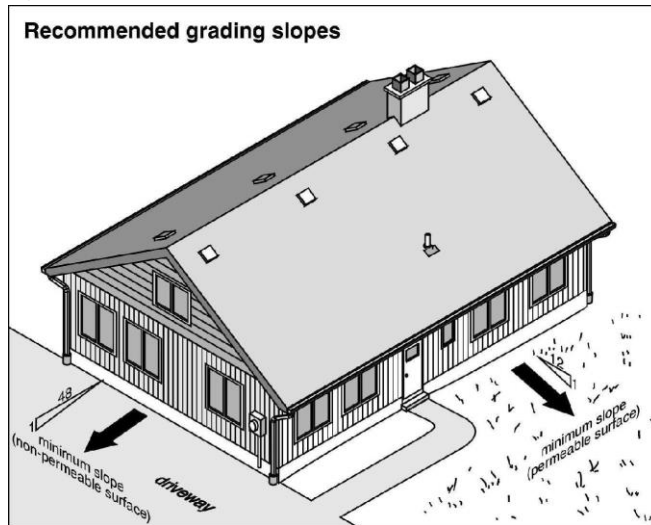
Improper soil slope towards foundation at front and right. It's recommended the services of a professional landscaper to addition fill dirt and improve grade.

There was wood mulch up against the house/ garage foundation and near the framing. It is recommended to keep a 6" gap of bare ground or gravel between wood mulch and the house foundation to reduce the risk of termites. The wood mulch should be replaced with gravel.



Lots and Grounds (Continued)

Grading: (continued)



Monitor

Vegetation: right side —

Tree planted too near the foundation and roots may cause damage to the foundation

Exterior

Main Exterior Surface

Acceptable	Type: Vinyl siding
Acceptable	Fascia: Aluminum
Acceptable	Soffits: Vinyl
Acceptable	Entry Doors: Metal/ Fiberglass
Acceptable	Windows: Vinyl double hung
Acceptable	Exterior Lighting: Surface mount
Attention Needed	Exterior Electric Outlets: 110 VAC — Non-GFCI outlet was installed at the rear. All exterior outlets should be GFCI outlets.
Acceptable	Gas Meter: Right side of structure.
Acceptable	Main Gas Valve: Located at gas meter
Not Inspected	Oil Tank: Determining the presence of an oil tank is beyond the scope of this inspection. Underground storage tanks are prone to leakage depending on their material age and manner of installation. Further evaluation is recommended.

Roof

Per industry standards inspectors are not required to mount roof tops.

We will indicate the method used to evaluate the roofs. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material.

Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Main Roof Surface

Method of Inspection: Ground level

Attention Needed Material: Fiberglass shingle —

The lower roofs - Black stains at the top of the shingle tab should be covered by the course of the shingles above. This condition is indicative that the roofer tried to stretch his supply of shingles by not overlapping the shingles as designed, which weakens the whole system. ,

There is some granular loss. This is a warning that the shingles are not protected from the ultraviolet rays that cause deterioration to the asphalt matt.,

The Roof Covering Has Several Areas of Algae / Moss Substance. The presence or absence of much sunlight on a roof surface is often a determining factor in the amount of moss or algae growth (more sun, less moss and algae). When shade and cool moist conditions combine, moss or algae growth on a roof surface is more likely. Algae / moss are typically more than a cosmetic issue on asphalt shingles. By holding moisture against the roof surface moss or algae speed the wear of the asphalt shingle surface in freezing climates by increasing frost damage to the mineral granule coating on the shingles.

Repairs are recommended.

Lichens: There was much greenish substance on the on roof covering which appears to be from Lichens. Lichens are an admirably tough symbiotic organism made up of typically algae and a fungus. The lichens can retain water against the roof and cause damage to the roof. Professional / certified cleaning is advisable.

Roof (Continued)

Material: (continued)



Roof (Continued)

Type: Gable
Minor

Flashing: Aluminum —

At least one of the rear plumbing vent flashing were coming up. This condition makes the area prone to water leakage - repairs are recommended by a reputable roofer.

Left roof to wall flashing had some rust and did not appear flush - repairs are recommended by a reputable roofer.



Acceptable

Ridges: Roof ridge is the horizontal line formed by the juncture of two sloping planes i.e. the line formed by the surfaces at the top of the roof.

Roof (Continued)

Minor Rake Board: Rake boards are the vertical piece of the sloped end of a roofs overhang. They help create and define the angle and slope of the end wall of a gable. The right siding at rake board was missing - repairs are recommended.



Acceptable Plumbing Vents: Cast Iron
Acceptable Electrical Mast: Mast with tie back at roof
Minor, Monitor Gutters: Aluminum —
Rear lower gutter was bent - monitor and repair as needed. ,

The downspout from the upper roof gutter drains on the lower roof. The current condition will allow much water to drain on the lower roof covering limiting its life expectancy. We recommend installing downspout extensions from the gutter that would help carry the water away from the lower roof covering.

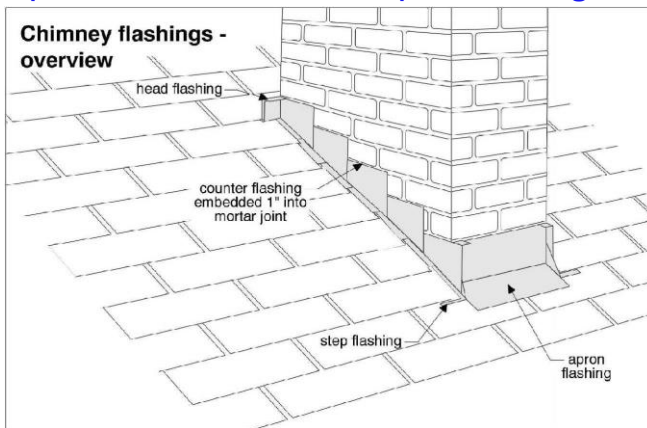
Acceptable Downspouts: Aluminum
A wood burning chimney at the main floor left living room area. Chimney _____
Acceptable Chimney: Brick
Not Inspected Flue/Flue Cap: The purpose of the chimney cap [chimney crown] is to close off the space between the flue liner and chimney wall, to shed water clear of the chimney and generally prevent moisture entry., Unable to view due to caps

Roof (Continued)

Attention Needed Chimney Flashing: Aluminum, Flashing was not fully visible as roof was not mounted.

Tar patching was noted at chimney flashing areas. Tar sealant is inadequate and prone to leakage. Repairs and further evaluation by a reputable roofer is advisable., ,

Improper installation- counter flashing is not recessed into mortar joints- requires corrections by a reputable mason contractor to prevent leakage.



Structure

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Acceptable
Monitor

Structure Type: Wood frame

Foundation: Basement Structure —

There were hairline cracks noted at the front exterior wall. There was step cracking at the interior foundation (common) wall to crawlspace.

The current condition appears not to be a structural concern. Seal the cracks with a non-hardening type caulking material and monitor over a full-year period. If any further movement occurs, contact this company or a structural engineer. Taking photographs will be helpful when monitoring the cracks for possible changes. Include a measuring tape in the photographs, position the tape next to and across the crack. This will help to document the width, length and shape of the crack.



Structure (Continued)

Attention Needed Foundation: Crawlspace —

There was vertical cracking with displacement at the right exterior crawlspace foundation wall. The corresponding interior was not visible. A structural engineer is recommended to evaluate and estimate repairs



Acceptable

Beams: Solid wood

Structure (Continued)

Attention Needed WDI This inspection and inspection service is not to be held liable for any representation as to the evidence of or lack of evidence of any wood destroying insects. This was only a visible inspection of the readily available areas of the basement level, and no areas covered by any materials such as wallboard, insulation, furniture, or stored items were included.

There was suspect substance and damage at the rear garage wall that appears to be from WDI (wood destroying insects). , Further Invasive inspection by a reputable exterminator is recommended to determine the extent of the damage and whether treatment is advisable.



Acceptable
Monitor

Joists/Trusses: Wood
Piers/Posts: Steel posts —
There was minimal rust / water stains noted at the peripheral portions of supporting columns.
Monitor area for damage.

Basement

For further details regarding Basement conditions please refer to structure section of the report.

Main Basement

Acceptable
Not Present

Ceiling: Exposed framing
Windows: The basement proper did not have windows. —

Attention Needed Electrical: 110 VAC —

The outlets at unfinished portions of basement were not GFCI outlets. GFCI outlets should be installed.

Attention Needed Insulation: No insulation present. The current condition allows for a cold draft to enter the home. Minor repairs are recommended.

Minor Ventilation: None — Lack of proper ventilation may lead to mold growth. Consideration for a mechanical ventilation system is recommended.

Basement (Continued)

Not Inspected Sump Pump: Submerged —
Per homeowner the sump pump was for a previous tub that was in the basement and has not been used for quite some time.

Attention Needed Moisture Location: Front of the basement.

Excessive water entry provides a conducive environment for mold growth, wood destroying insects and may affect the foundation support.

Inspector noted:

- 1) Wet stains at floor of basement adjacent to front foundation wall.
- 2) Rust at bottom of metal supporting columns.
- 3) water stains foundation walls.

We recommend:

Repair exterior grade - please refer to lots and ground section of the report for details.

After performing the steps above, monitor the foundation areas over a period of a full year. If there are still signs of water intrusion into the crawlspace then the services of a reputable licensed foundation contractor to perform water proofing is recommended. For additional information please refer to the ASHI manual, heading - Wet Basements.



Acceptable

Basement Stairs/Railings: Wood stairs with no handrails

Crawl Space

NOTE: There were 2 crawlspaces at the sides of the home. All comments refer to both crawlspace unless stated otherwise.

Method of Inspection: From the access, A camera was used to take pictures of the crawlspace.

Unable to Inspect: Pursuant to New York State guidelines inspector does not crawl through an attic when conditions may be harmful to inspector.

The crawl space was not entered. Be advised that because we could not enter the crawlspace, hidden problems may exist that are not documented in this report. It is recommended that after obstructions are removed a full examination of the space be made prior to commitment.

Acceptable Access: Open

Attention Needed Moisture Penetration:

There was sagging insulation which is a sign of moisture / water entry. The insulation acts like a towel, absorbs the moisture and sags.,

Efflorescence (efflorescence, a crystalline mineral salt left behind as moisture comes through the wall and evaporates into the building interior) was noted on portions of the walls.

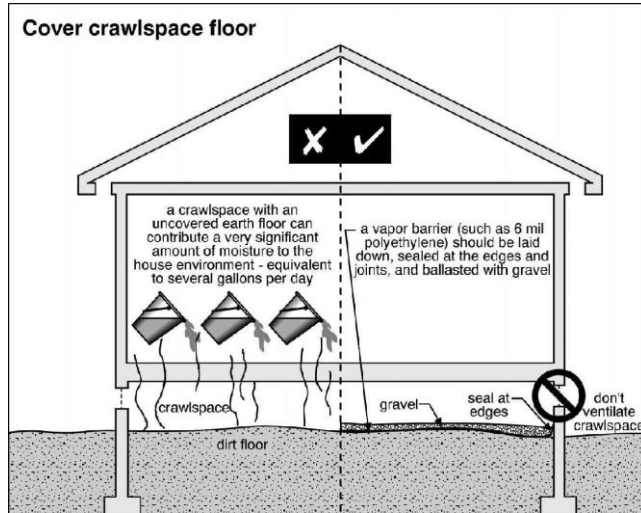


Attention Needed Moisture Barrier:

No moisture or vapor barrier present. This condition allows for moisture to enter the living areas which can cause rot and possible mold. A vapor barrier should be installed.

Crawl Space (Continued)

Moisture Barrier: (continued)



Acceptable

Insulation: Fiberglass

Attic

off hallway closet Attic

Method of Inspection: From the attic access

Acceptable Attic Access Full staircase

Attention Needed Roof Framing: 2"x 6" Rafter —

Portions of the roof framing had 2" X 6" rafters which is substandard. A qualified roofer should further evaluate the framing prior to closing.,



Acceptable

Sheathing: The decking is made of butted one inch nominal boards

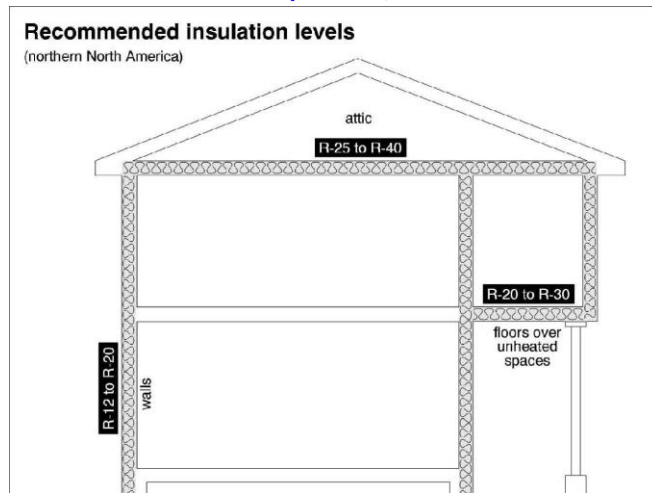
Acceptable

Ventilation: There are gable end vents installed. Gable vents alone may not provide adequate ventilation to attic.

Attic (Continued)

Attention Needed Insulation: Fiberglass —

Insufficient insulation present, It is recommended that additional insulation be installed.



Acceptable

Wiring/Lighting: 110 VAC

Heating System

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual.

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

NOTE: Radiator - steam heat. The water level gauge is an indicator that the boiler is used to generate steam

Safety Heating System Operation: Appears functional —

This room does not have a fire rated ceiling. Fire rated materials may slow the spread of fire to the rest of the home. Current safety standards require fire rated materials in boiler /furnace room.

Manufacturer: weil-mclain

Area Served: Whole building Approximate Age: Units appear to be manufactured in 1998

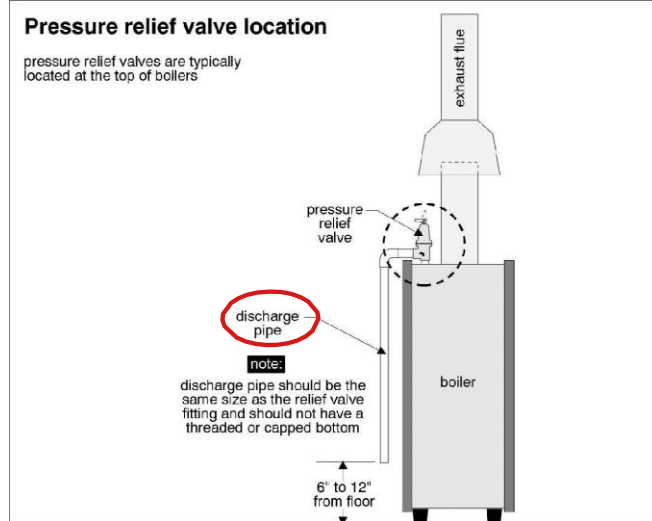
Fuel Type: Natural gas

Heating System (Continued)

Acceptable Heat Exchanger: Multi - Burner
 Acceptable Distribution: Steam
 Acceptable Circulator: Pump
 Acceptable Draft Control: Automatic
 Acceptable Flue Pipe: There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed two feet higher than the adjacent roof line.

Attention Needed PRTV Tube:

There was no PRTV discharge tube installed. Lack of discharge pipe could allow water to discharge in a manner that could cause scalding. A discharge pipe should be installed.



Suspected Asbestos: Yes —

Friable asbestos materials were noted at basement / crawlspace area. Removal / encapsulation by a licensed asbestos contractor is recommended.



Acceptable Thermostats: Individual

Electrical

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service Size Amps: 200 Volts: 120-240 VAC

Amperage Verified: Ampacity of the electrical service is determined by comparing the lowest of the capacities of: incoming service cable capacity, service meter capacity and main panel rating. The lowest of the three components is considered the overriding factor. The above noted capacity was determined using this guidelines.,

Acceptable Electrical Meter: The electrical meter was located at the left side of the home.

Acceptable Service: Over head service

Attention Needed Aluminum Wiring: Not present in panel —

The original portions of the home was built in 1920's and has since undergone renovations. Further invasive inspection by a reputable licensed electrician is recommended.

Action Needed, Safety Conduit / Conductor Type: Non-metallic sheathed cable —

The wiring is amateur, sloppy, and raises worries about other safety concerns.

Following conditions were noted:

A) Indoors the conduit was bent around a pipe with intermittent support.

B) A tangle of NMC (non-metallic sheathed cable) wiring that suggests amateur electrical wiring at more than one place in the building.

C) Improper electrical conduit installation including open joints.

D) At exterior:

Not properly supported run suspended partly in air, and not buried safely out of the way of mechanical damage - e.g. by a lawn mower

Electrical (Continued)

Conduit / Conductor Type: (continued)



Electrical (Continued)

Conduit / Conductor Type: (continued)



Electrical (Continued)

Acceptable Ground: The grounding system at a building provides an easy path for electricity to flow to earth should certain problems occur (a power surge, lightning strike). Without grounding a person may accidentally provide a path to earth through their body, receive a burn or potentially fatal shock., Plumbing and rod in ground

Attention Needed Smoke Detectors: Smoke detectors are recommended to be installed in each bedroom and adjoining hallway and each living level of the home and basement level. **Portions of bedrooms were lacking smoke detectors. Smoke detectors should be installed.**

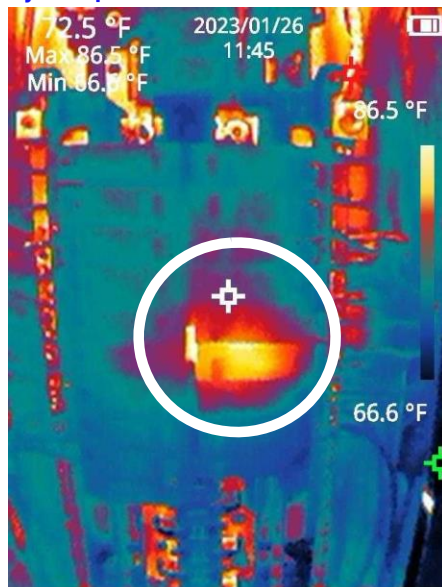


Not Inspected Carbon Monoxide Detectors: Current safety standards require carbon monoxide detectors on each floor.

Basement Electric Panel —

Attention Needed Manufacturer: General Electric —

The electrical panel was tested for overheating. A Portion(s) of the breaker were hotter than other breakers. This condition is indicative that several of the breakers are overheating. Further evaluation by a reputable licensed electrician is needed.



Electrical (Continued)

Maximum Capacity: 200 Amps

Acceptable Main Breaker Size: 200 Amps

Attention Needed Breakers: Copper —

[Corrosion on breakers from water penetration-require replacement of affected breakers](#)



Not Present

AFCI: An Arc Fault Circuit Interrupter (AFCI) is a specific duplex receptacle or circuit breaker designed to help prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. Current Electrical Safety standards mandate AFCI outlets at many rooms including but not limited to Dining Rooms, Bedrooms and Recreation rooms. Predate - This structure predates the requirement for newer construction of Arc Fault circuit interrupter (AFCI).

Attention Needed GFCI: Ground-Fault Circuit-Interrupters (GFCI's) are special outlets and/or circuit breakers that are highly sensitive to any interruption in the normal electrical ground, and trip instantly at the smallest interruption of that ground — [GFCI not present at required locations.](#)

Is the panel bonded? Yes

Plumbing

- Acceptable Service Line: Copper
- Acceptable Main Water Shutoff: Basement
- Acceptable Water Lines: Copper
- Attention Needed Drain Pipes: Cast iron, Galvanized —

Cast Iron was popularly used in home prior to 1950's. The life expectancy of cast iron materials is about 50 years. Replacement to at least part of the materials should be anticipated.,

Evidence of leakage as noted by the stains beneath area where sewage piping penetrates foundation wall.



- Acceptable Service Caps: Accessible
- Acceptable Vent Pipes: Cast iron
- Acceptable Gas Service Lines: Black Iron Pipe
- Water Heater Location: Located in Basement
- Monitor Water Heater Operation: Adequate —

The life expectancy of a hot water system is about 10 years. The age and/or condition is such that

Plumbing (Continued)

Water Heater Operation: (continued)

you may need to replace it in the near future. You should budget for replacement.

Manufacturer: Bradford-White

Type: Natural gas Capacity: 40 Gal.

Approximate Age: Units appear to be manufactured in 2015 Area Served: Whole building

Acceptable Flue Pipe: There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed two feet higher than the adjacent roof line.

Attention Needed PRTV and Drain Tube: Copper —

Drain tube opening is not within six inches of the floor. This is of safety concern as hot water can discharge above floor and cause damage.

Bedroom

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

NOTE: There were 3 bedrooms on upper level and 1 bedroom on main level.

Acceptable Closet: Single small

Acceptable Ceiling: Paint

Attention Needed Walls:

There was thermal bridging / ghosting noted at the front left bedroom ceiling. Ghosting is a condition that dark stains appear on the studs / framing of the homing due to lack of thermal / heat loss or inadequate air movement through the home.,

Cracks present at portions of the walls at upper level. The cracks appear typical for the age of the home. Monitor area for displacement.

Bedroom (Continued)

Walls: (continued)



Bedroom (Continued)

Acceptable Floor: Hardwood, Carpet

Acceptable Doors: Hollow wood

Attention Needed Windows: Vinyl double hung —

Front left upper level windows insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency.

The window slam shut at main floor rear bedroom window - repairs are recommended.



Attention Needed Electrical: 110 VAC —

Open or missing ground, 2 prong outlets were noted.

At the time this home was constructed, two prong outlets were the standard construction. Two pronged outlets are not grounded (open ground) and present a safety concern - electric shock. Two pronged outlets are considered outdated by today's standard. In many cases outlets can be easily updated to a three prong type.

A qualified licensed electrician should be consulted when updating the electrical system in your home.

Bedroom (Continued)

Electrical: (continued)



Acceptable

HVAC Source: Radiator

Attention Needed Smoke Detector: Smoke detectors are recommended to be installed in each bedroom and adjoining hallway and each living level of the home and basement level. —

No smoke detectors were noted. Smoke and carbon monoxide detectors should be installed.

Bathroom

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

NOTE: There were 2 full bathrooms., All comments pertain to all bathrooms unless stated otherwise.

Attention Needed Ceiling: Paint and Tiles —

Blackish substance noted at main floor ceiling tiles above shower. Professional cleaning is advisable. Mechanical ventilation (fan) should be installed to enhance proper ventilation.



Acceptable

Walls: Paint

Acceptable

Floor: Ceramic tile

Acceptable

Doors: Hollow wood

Acceptable

Windows: Vinyl double hung

Attention Needed

Electrical: 110 VAC —

Faulty GFCI outlet-replace Outlet did not trip as required.

Acceptable

Tub/Surround: Porcelain tub and ceramic tile surround

Acceptable

Shower/Surround: Fiberglass pan and ceramic tile surround

Acceptable

Toilets: American Standard

Acceptable

Ventilation: Electric ventilation fan at larger full bathroom and window at smaller full bathroom

Bathroom (Continued)

Living Space

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Living Room, Dining Room Living Space

Acceptable Closet: Limited visibility due to stored items.

Acceptable Ceiling: Paint

Acceptable Walls: Paint and paneling

Acceptable Floor: Hardwood

Minor Hallway & Entry : Wood —

Cracks present at portions of upper level hallway walls/ ceiling. The cracks appear typical for the age of the home. Monitor area for displacement.

Attention Needed Windows: Vinyl double hung —

Insulation Seal - One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency.,

Broken glass pane - replacement of pane is needed.



Living Space (Continued)

Windows: (continued)



Acceptable
Acceptable

Electrical: 110 VAC
HVAC Source: Radiator

Kitchen

Acceptable
Minor

Cooking Appliances: Kenmore

Ventilator: Installing a good range hood above your range or cooktop is the best way to prevent exhaust fumes and smoke, grease, moisture and even heat from escaping the kitchen into other areas of your home. The exhaust hood is a filter and re-circulating type that will not expel hot air from the kitchen.

Not Inspected

Dishwasher: Kenmore

Air Gap Present? Yes

Acceptable

Refrigerator: Kenmore

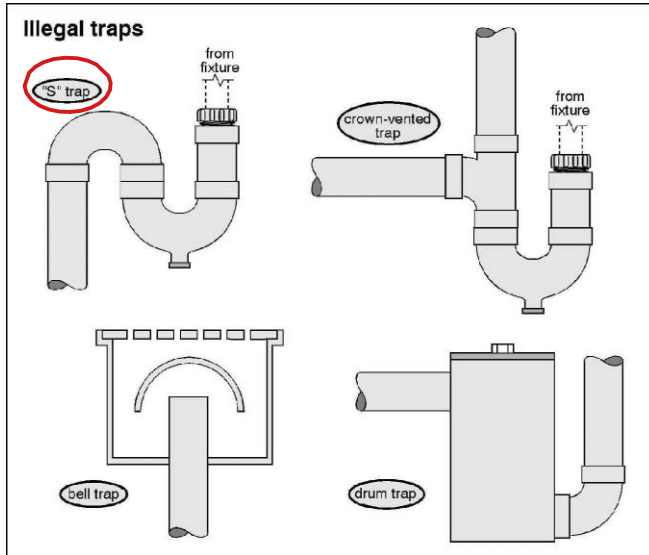
Attention Needed

Sink: Stainless Steel —

The installed trap is not an approved P-trap, or it is installed in an unacceptable manner. Improper trap can allow sewage gasses to enter the home. Services of a reputable licensed plumber is advisable.

Kitchen (Continued)

Sink: (continued)



Attention Needed Electrical: 110 VAC —
Non-GFCI circuit -recommend GFCI circuit be installed

Acceptable Plumbing/Fixtures: PVC
 Minor Windows: Casement —
 Window sticks, unable to open -improve operation

Acceptable HVAC Source: Radiator

Garage/Carport

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type of Structure: Detached Car Spaces: 2
 Minor Garage Doors: Metal —
 There was some rot noted at garage door jambs - repairs are recommended.

Acceptable Door Operation: Manual
 Acceptable Roof: Architectural shingles
 Acceptable Roof Structure: Rafter
 Acceptable Ceiling: Exposed framing
 Acceptable Walls: Exposed framing
 Acceptable Floor: Poured slab — **Noted floor settlement and cracking - repairs recommended.**
 Acceptable Foundation: CMU (concrete masonry units) — The current condition appears not to be a structural concern. Seal the cracks with a non-hardening type caulking material and monitor over a full-year period. If any further movement occurs, contact this company or a structural engineer. Taking

Garage/Carport (Continued)

Foundation: (continued)

photographs will be helpful when monitoring the cracks for possible changes. Include a measuring tape in the photographs, position the tape next to and across the crack. This will help to document the width, length and shape of the crack.

Attention Needed Electrical: **Non-GFCI circuit -recommend GFCI circuit be installed**

Acceptable Windows: Vinyl double hung

Attention Needed Gutters:

There was no gutters. We recommend installing gutters and downspouts that would help carry the water away from the structure.

Fireplace/Wood Stove

Both a wood burning stove and a wood burning insert are excluded from liability under this inspection as this is a visual inspection; and determination of the condition is not possible without removal and partial disassembly. Both types of units should be cleaned annually due to the slow burn and lower temperatures created by their usage. These lower temperatures tend to produce higher levels of creosote.

It is suggested that the chimneys be serviced by a qualified/licensed chimney mason or contractor to determine the condition of the flue and determine its usability. Obtain a written report and estimate for all recommended work. If you elect to use a chimney sweep make sure they are certified and have been in business for several years. Climbing the roof or disassembling anything to view flues is not part of this inspection

Family Room Fireplace _____

Acceptable Fireplace Construction: Brick

Type: Wood burning

Not Inspected Smoke Chamber: Due to stored items.

Not Inspected Flue: Due to stored items. Recommend cleaning and invasive inspection of interior portions not visible at time of inspection

Not Inspected Damper: Due to stored items.

Acceptable Hearth: The hearth extends at least 16 inches in front of the firebox and extends at least 8 inches to either side., Flush mounted

Laundry Room/Area

Testing of washer and dryer is not included as a part of this inspection. The inspector did not determine if the washer and dryer will convey with the property.

NOTE: Located at Basement, Laundry appliances were older and replacement is recommended.

Acceptable Dryer Vent: Metal flex / Plastic flex — Periodical cleaning of the vent is recommended to prevent lint buildup.

Acceptable Dryer Gas Line: Black Steel/ iron

Acceptable Washer Drain: Drain pan to main drain system

Attention Needed Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Rear Deck: Stained wood —

The life span for wood deck is about 15 years. Cracked and water damage to materials noted. The deck appears to be at or past its useful life. Replacement of portions of the materials should be considered.,

The spacing between balusters is greater than 4". New construction allows only 4" spacing. This was instituted as a safety issue to prevent small children from getting caught between the balusters. We recommend adding additional spindle

2. Grading: As with any house it is important that a positive slope for drainage be maintained as part of normal homeowner's maintenance. We advise checking with the owner(s) of any known lower level moisture problems. Prior to further evaluation or expenditure and to help with future / further moisture problems, we recommend performing the following:

(a) regrading the soil around the perimeter of the house in order to maintain a positive slope away from the foundation.

(b) resetting the splash blocks or installing splash blocks and extenders

(c) Cleaning gutters and downspouts.

Improper soil slope towards foundation at front and right. It's recommended the services of a professional landscaper to addition fill dirt and improve grade.

There was wood mulch up against the house/ garage foundation and near the framing. It is recommended to keep a 6" gap of bare ground or gravel between wood mulch and the house foundation to reduce the risk of termites. The wood mulch should be replaced with gravel.

Exterior

3. Exterior Electric Outlets: 110 VAC —

Non-GFCI outlet was installed at the rear. All exterior outlets should be GFCI outlets.

Roof

4. Main Roof Surface Material: Fiberglass shingle —

The lower roofs - Black stains at the top of the shingle tab should be covered by the course of the shingles above. This condition is indicative that the roofer tried to stretch his supply of shingles by not overlapping the shingles as designed, which weakens the whole system. ,

There is some granular loss. This is a warning that the shingles are not protected from the ultraviolet rays that cause deterioration to the asphalt matt.,

The Roof Covering Has Several Areas of Algae / Moss Substance. The presence or absence of much sunlight on a roof surface is often a determining factor in the amount of moss or algae growth (more sun, less moss and algae). When shade and cool moist conditions combine, moss or algae growth on a roof surface is more likely. Algae /

Attention Needed Summary (Continued)

Material: (continued)

moss are typically more than a cosmetic issue on asphalt shingles. By holding moisture against the roof surface moss or algae speed the wear of the asphalt shingle surface in freezing climates by increasing frost damage to the mineral granule coating on the shingles.

Repairs are recommended.

Lichens: There was much greenish substance on the on roof covering which appears to be from Lichens. Lichens are an admirably tough symbiotic organism made up of typically algae and a fungus. The lichens can retain water against the roof and cause damage to the roof. Professional / certified cleaning is advisable.

5. A wood burning chimney at the main floor left living room area. Chimney Chimney Flashing: Aluminum, Flashing was not fully visible as roof was not mounted.

Tar patching was noted at chimney flashing areas. Tar sealant is inadequate and prone to leakage. Repairs and further evaluation by a reputable roofer is advisable., ,

Improper installation- counter flashing is not recessed into mortar joints- requires corrections by a reputable mason contractor to prevent leakage.

Structure

6. Foundation: Crawlspace —

There was vertical cracking with displacement at the right exterior crawlspace foundation wall. The corresponding interior was not visible. A structural engineer is recommended to evaluate and estimate repairs

7. WDI This inspection and inspection service is not to be held liable for any representation as to the evidence of or lack of evidence of any wood destroying insects. This was only a visible inspection of the readily available areas of the basement level, and no areas covered by any materials such as wallboard, insulation, furniture, or stored items were included.

There was suspect substance and damage at the rear garage wall that appears to be from WDI (wood destroying insects). , Further Invasive inspection by a reputable exterminator is recommended to determine the extent of the damage and whether treatment is advisable.

Basement

8. Main Basement Electrical: 110 VAC —

The outlets at unfinished portions of basement were not GFCI outlets. GFCI outlets should be installed.

9. Main Basement Insulation: No insulation present. The current condition allows for a cold draft to enter the home. Minor repairs are recommended.

10. Main Basement Moisture Location: Front of the basement.

Excessive water entry provides a conducive environment for mold growth, wood destroying insects and may affect the foundation support.

Inspector noted:

- 1) Wet stains at floor of basement adjacent to front foundation wall.
- 2) Rust at bottom of metal supporting columns.

Attention Needed Summary (Continued)

Moisture Location: (continued)

3) water stains foundation walls.

We recommend:

Repair exterior grade - please refer to lots and ground section of the report for details.

After performing the steps above, monitor the foundation areas over a period of a full year. If there are still signs of water intrusion into the crawlspace then the services of a reputable licensed foundation contractor to perform water proofing is recommended. For additional information please refer to the ASHI manual, heading - Wet Basements.

Crawl Space

11. Moisture Penetration:

There was sagging insulation which is a sign of moisture / water entry. The insulation acts like a towel, absorbs the moisture and sags.,

Efflorescence (efflorescence, a crystalline mineral salt left behind as moisture comes through the wall and evaporates into the building interior) was noted on portions of the walls.

12. Moisture Barrier:

No moisture or vapor barrier present. This condition allows for moisture to enter the living areas which can cause rot and possible mold. A vapor barrier should be installed.

Attic

13. off hallway closet Attic Roof Framing: 2"x 6" Rafter —

Portions of the roof framing had 2" X 6" rafters which is substandard. A qualified roofer should further evaluate the framing prior to closing.,

14. off hallway closet Attic Insulation: Fiberglass —

Insufficient insulation present, It is recommended that additional insulation be installed.

Heating System

15. PRTV Tube:

There was no PRTV discharge tube installed. Lack of discharge pipe could allow water to discharge in a manner that could cause scalding. A discharge pipe should be installed.

Electrical

16. Aluminum Wiring: Not present in panel —

The original portions of the home was built in 1920's and has since undergone renovations. Further invasive inspection by a reputable licensed electrician is recommended.

17. Smoke Detectors: Smoke detectors are recommended to be installed in each bedroom and adjoining hallway and each living level of the home and basement level. Portions of bedrooms were lacking smoke detectors. Smoke detectors should be installed.

Attention Needed Summary (Continued)

18. Basement Electric Panel Manufacturer: General Electric —

The electrical panel was tested for overheating. A Portion(s) of the breaker were hotter than other breakers. This condition is indicative that several of the breakers are overheating. Further evaluation by a reputable licensed electrician is needed.

19. Basement Electric Panel Breakers: Copper —

Corrosion on breakers from water penetration-require replacement of affected breakers

20. Basement Electric Panel GFCI: Ground-Fault Circuit-Interrupters (GFCI's) are special outlets and/or circuit breakers that are

highly sensitive to any interruption in the normal electrical ground, and trip instantly at the smallest interruption of that ground — GFCI not present at required locations.

Plumbing

21. Drain Pipes: Cast iron, Galvanized —

Cast Iron was popularly used in home prior to 1950's. The life expectancy of cast iron materials is about 50 years. Replacement to at least part of the materials should be anticipated.,

Evidence of leakage as noted by the stains beneath area where sewage piping penetrates foundation wall.

22. PRTV and Drain Tube: Copper —

Drain tube opening is not within six inches of the floor. This is of safety concern as hot water can discharge above floor and cause damage.

Bedroom

23. Walls:

There was thermal bridging / ghosting noted at the front left bedroom ceiling. Ghosting is a condition that dark stains appear on the studs / framing of the homing due to lack of thermal / heat loss or inadequate air movement through the home.,

Cracks present at portions of the walls at upper level. The cracks appear typical for the age of the home. Monitor area for displacement.

24. Windows: Vinyl double hung —

Front left upper level windows insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency.

The window slam shut at main floor rear bedroom window - repairs are recommended.

25. Electrical: 110 VAC —

Open or missing ground, 2 prong outlets were noted.

At the time this home was constructed, two prong outlets were the standard construction. Two pronged outlets are not grounded (open ground) and present a safety concern - electric shock. Two pronged outlets are considered outdated by today's standard. In many cases outlets can be easily updated to a three prong type.

A qualified licensed electrician should be consulted when updating the electrical system in your home.

Attention Needed Summary (Continued)

26. Smoke Detector: Smoke detectors are recommended to be installed in each bedroom and adjoining hallway and each living level of the home and basement level. —

No smoke detectors were noted. Smoke and carbon monoxide detectors should be installed.

Bathroom

27. Ceiling: Paint and Tiles —

Blackish substance noted at main floor ceiling tiles above shower. Professional cleaning is advisable. Mechanical ventilation (fan) should be installed to enhance proper ventilation.

28. Electrical: 110 VAC —

Faulty GFCI outlet-replace Outlet did not trip as required.

Living Space

29. Living Room, Dining Room Living Space Windows: Vinyl double hung —

Insulation Seal - One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency.,

Broken glass pane - replacement of pane is needed.

Kitchen

30. Sink: Stainless Steel —

The installed trap is not an approved P-trap, or it is installed in an unacceptable manner. Improper trap can allow sewage gasses to enter the home. Services of a reputable licensed plumber is advisable.

31. Electrical: 110 VAC —

Non-GFCI circuit -recommend GFCI circuit be installed

Garage/Carport

32. Electrical: Non-GFCI circuit -recommend GFCI circuit be installed

33. Gutters:

There was no gutters. We recommend installing gutters and downspouts that would help carry the water away from the structure.

Action Needed Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Rear Deck Framing:** Deck framing includes creating connections between joists, beams and support columns for a deck structure.

There was a lack of diagonal bracing beneath the deck.

Portions of the girder/beam was suspended in air and did not appear to be resting on firm column.

The joist were toe - nailed into the ledger board

For adequate support it is recommended to add joist hangers for support.

2. **Rear Deck Posts & Footings: Metal.**

Portions of the deck girder was supported with masonry materials as posts. There is a possibility that portions could become dislodged and result in deck support failure. Repairs by a reputable licensed decking contractor is advisable.

Heating System

3. **Suspected Asbestos: Yes —**

Friable asbestos materials were noted at basement / crawlspace area. Removal / encapsulation by a licensed asbestos contractor is recommended.

Electrical

4. **Conduit / Conductor Type: Non-metallic sheathed cable —**

The wiring is amateur, sloppy, and raises worries about other safety concerns.

Following conditions were noted:

A) Indoors the conduit was bent around a pipe with intermittent support.

B) A tangle of NMC (non-metallic sheathed cable) wiring that suggests amateur electrical wiring at more than one place in the building.

C) Improper electrical conduit installation including open joints.

D) At exterior:

Not properly supported run suspended partly in air, and not buried safely out of the way of mechanical damage - e.g. by a lawn mower

Minor Summary

Lots and Grounds

1. **Patio:** There was an enclosed patio at rear of home —
The screens were torn and should be replaced.

Roof

2. **Flashing: Aluminum** —
At least one of the rear plumbing vent flashing were coming up. This condition makes the area prone to water leakage - repairs are recommended by a reputable roofer.

Left roof to wall flashing had some rust and did not appear flush - repairs are recommended by a reputable roofer.
3. **Rake Board:** Rake boards are the vertical piece of the sloped end of a roof's overhang. They help create and define the angle and slope of the end wall of a gable.
The right siding at rake board was missing - repairs are recommended.
4. **Gutters: Aluminum** —
Rear lower gutter was bent - monitor and repair as needed. ,

The downspout from the upper roof gutter drains on the lower roof. The current condition will allow much water to drain on the lower roof covering limiting its life expectancy.
We recommend installing downspout extensions from the gutter that would help carry the water away from the lower roof covering.

Basement

5. **Main Basement Ventilation: None** — Lack of proper ventilation may lead to mold growth. Consideration for a mechanical ventilation system is recommended.

Living Space

6. **Living Room, Dining Room Living Space Hallway & Entry : Wood** —
Cracks present at portions of upper level hallway walls/ ceiling. The cracks appear typical for the age of the home. Monitor area for displacement.

Kitchen

7. **Ventilator:** Installing a good range hood above your range or cooktop is the best way to prevent exhaust fumes and smoke, grease, moisture and even heat from escaping the kitchen into other areas of your home. The exhaust hood is a filter and re-circulating type that will not expel hot air from the kitchen.
8. **Windows: Casement** —
Window sticks, unable to open -improve operation

Garage/Carport

9. **Garage Doors: Metal** —
There was some rot noted at garage door jambs - repairs are recommended.

Minor Summary (Continued)

Monitor Summary

Lots and Grounds

1. **Driveway: Asphalt** — The driveway needs repair to prevent further deterioration. The cracks in the driveway need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks.
2. **Vegetation: right side** —
Tree planted too near the foundation and roots may cause damage to the foundation

Roof

3. **Gutters: Aluminum** —
Rear lower gutter was bent - monitor and repair as needed. ,

The downspout from the upper roof gutter drains on the lower roof. The current condition will allow much water to drain on the lower roof covering limiting its life expectancy.

We recommend installing downspout extensions from the gutter that would help carry the water away from the lower roof covering.

Structure

4. **Foundation: Basement Structure** —
There were hairline cracks noted at the front exterior wall. There was step cracking at the interior foundation (common) wall to crawlspace.
The current condition appears not to be a structural concern. Seal the cracks with a non-hardening type caulking material and monitor over a full-year period. If any further movement occurs, contact this company or a structural engineer. Taking photographs will be helpful when monitoring the cracks for possible changes. Include a measuring tape in the photographs, position the tape next to and across the crack. This will help to document the width, length and shape of the crack.
5. **Piers/Posts: Steel posts** —
There was minimal rust / water stains noted at the peripheral portions of supporting columns. Monitor area for damage.

Plumbing

6. **Water Heater Operation: Adequate** —
The life expectancy of a hot water system is about 10 years. The age and/or condition is such that you may need to replace it in the near future. You should budget for replacement.

Safety Summary

Heating System

1. Heating System Operation: Appears functional —

This room does not have a fire rated ceiling. Fire rated materials may slow the spread of fire to the rest of the home. Current safety standards require fire rated materials in boiler /furnace room.

Electrical

2. Conduit / Conductor Type: Non-metallic sheathed cable —

The wiring is amateur, sloppy, and raises worries about other safety concerns.

Following conditions were noted:

A) Indoors the conduit was bent around a pipe with intermittent support.

B) A tangle of NMC (non-metallic sheathed cable) wiring that suggests amateur electrical wiring at more than one place in the building.

C) Improper electrical conduit installation including open joints.

D) At exterior:

Not properly supported run suspended partly in air, and not buried safely out of the way of mechanical damage - e.g. by a lawn mower