



BUILDING INSPECTION REPORT



321 Zero Pl Anywhere USA 11111

This inspection report was prepared exclusively for:
Bill Attached on 01/14/2014

Absolute Home Inspection, Inc.

757 Fairway Circle Baldwinsville, NY 13027

Phone: 315-673-1755

REPORT SUMMARY

01/14/2014

Bill Attached
123 Fourth St
Anywhere USA 11111

RE: 321 Zero PI
Anywhere USA 11111



Dear Bill

At your request, a visual inspection of the above referenced property was conducted on 01/14/2014. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

This summary is provided to give you a way to see some of the concerns the inspector noted during the inspection. These ratings are not definitive. They are relative and subjective. The client's needs and purposes regarding the subject property may dictate a different determination of the significance of any given deficiency.

PLEASE READ THE ENTIRE REPORT PRIOR TO MAKING ANY DECISIONS REGARDING THE PROPERTY.

HOW TO READ THIS SUMMARY:

This summary is broken down into four main parts. They are defined as follows:

ATTENTION and SAFETY CONCERNS- *This category contains two classes of deficiencies:*

ATTENTION items were found to be either deficient in operation, missing, expected to fail soon, or at the end of/beyond the typical useful service life, and which may require a large expense for correction.

SAFETY CONCERNS are considered deficient, not functioning as intended, missing or not installed, resulting in

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personal health or safety hazards. In regard to safety concerns, while the presumed cost to correct may or may not be significant in the inspector's opinion, they do pose a hazard to occupants. (This list may not be a complete rendering of all safety hazards listed in the main body of the report. **The report should be read in its entirety.**)

ACTION NEEDED- Items in this category, in the opinion of the inspector, appear to be missing, not functioning as intended or currently in need of maintenance or repair, with a relatively low expense associated, (generally estimated to be less than \$1000.00), where immediate action is needed.

MONITOR- Items in this category are in the opinion of the inspector, either nearing the end of their useful service life which may require replacement soon, or the inspector noted questionable concerns, though could not validate with any sense of certainty the depth of the concern. Any such items need to be observed for changes, that if were to occur, would require a subsequent evaluation by a professional in that associated trade.

MINOR- Items in this category were found to be deficient, not functioning as intended, in need of routine maintenance, or missing, with relatively low expense associated, or with minimal importance to the function and livability of the building. Items listed as minor may, nonetheless, require repair or replacement and should be reviewed.

All directional references to left, right, front and rear assume the reader is outside facing the front doors of the building.

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. **Be aware that this summary is NOT a complete rendering of all conditions found during our inspection and we strongly urge you to read the report in its entirety prior to making any decisions.** However the following are some of the items which we wanted you to be aware of, some of which may need to be addressed as soon as possible:

SIGNIFICANT CONCERNS and SAFETY CONCERNS- Items listed below are components that appear to be not functioning as intended, expected to fail soon, or missing, with the possibility of a large expense for correction. Obtain competitive estimates for items of major expense.

Also, SAFETY CONCERNS are conditions that have resulted in personal health and/or safety hazards and require repair ASAP. (This list may not be a complete rendering of all safety hazards listed in the main body of the report. The report should be read in its entirety.)

EXTERIOR SURFACES AND FOUNDATION

UTILITIES:

4.7 ELECTRICAL SERVICE:

1. Service cable jacket is frayed in areas. NOTE: This condition can result in the exposure of electrical wiring, as well as water entry into the panel box.

4.8 RECEPTACLES/LIGHTS:

2. A GFCI receptacle on the exterior of the house did not trip when tested.

ROOF SYSTEM

ROOF:

5.7 ROOF COVERING STATUS:

3. Cracking and clawing of shingles are the result of long term weathering and an advanced shingle age. Felts are showing through in areas. Roof is at the end of its useful life. Refer to a roofer at this

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time for further evaluation, estimates and replacement as soon as feasible.

BASEMENT AREA

BASEMENT/CRAWL SPACE:

6.2 STAIRS:

4. Stairs are in need of repair: The stair stringers are spreading apart in areas. This, over time, can allow for treads to become disconnected from the stringer. These should be drawn back together and resecured. At that time, have the treads that are pitched forward leveled.

HEATING - AIR CONDITIONING

FURNACE CONDITION:

8.15 ADDITIONAL COMMENTS:

5. Most units of this type provide around 18-20 years of service. Due to conditions viewed at time of inspection, and notably, because of its age (this is beyond that time frame), we recommend having a thorough evaluation at this time to determine if future service can be expected. You should anticipate replacement to be the recommendation.

ACTION NEEDED- Items in this category, in the opinion of the inspector, appear to be missing, not functioning as intended or currently in need of maintenance or repair, with a relatively low expense associated, (generally estimated to be less than \$1000.00), where immediate action is needed.

PROPERTY GROUNDS

DECKS/BALCONYS:

3.12 CONDITION:

1. Deck supports are in need of better attachment at the support/deck framing junctures. The deck juncture with the house lacks bolts, which we recommend be installed at this time to provide greater strength at this connection point.

The deck steps are tilted to one side, and there is a rudimentary stack of wood supporting the bottom tread. These steps are lack solid attachment at the top. We recommend having these steps further evaluated by a qualified carpenter, followed by improvements or replacement as deemed necessary.

ROOF SYSTEM

ATTIC AND INSULATION:

5.1 ACCESSIBILITY AND CONDITION:

2. Mold-like staining is present on the underside of the roof decking in areas. This is indicative of poor air sealing of the attic floor, and well as the possible need for additional insulation. Our inspectors are not mold experts. There are experts who can test and identify this substance, as well as provide further information on possible health risks. Such an expert should be consulted prior to settlement with regarding any questions or concerns.

PLUMBING

FUEL SYSTEM:

7.8 METER/TANK LOCATION-CONDITION:

3. There is a missing cap on the gas line at the laundry. If this is NOT to be utilized for a dryer, it should be capped.

HEATING - AIR CONDITIONING

FURNACE CONDITION:

8.11 VENTING:

4. Type-B double wall piping should having a minimum clearance of 1 inch from combustible materials.

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This is not being met in this installation.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

9.2 MAIN PANEL LOCATION:

5. Active moisture is present in the panel box. This is probably caused by the damage to the cable jacket on the exterior. Have this addressed by an electrician.

MONITOR- Items in this category are in the opinion of the inspector, either nearing the end of their useful service life which may require replacement soon, or the inspector noted questionable concerns, though could not validate with any sense of certainty the depth of the concern. Any such item needs to be observed for changes, that if were to occur, would require a subsequent evaluation by a professional in that associated trade.

EXTERIOR SURFACES AND FOUNDATION

CHIMNEY:

4.11 CONDITION:

1. Corrosion is noted on the metal flue pipe. Replacement of rusted components should be expected in the not too distant future.

MINOR- Items listed below are deficient, not functioning as intended, in need of routine maintenance, or missing, with relatively low expense associated, or with minimal immediate importance to the function and livability of the building. Items listed as minor may, nonetheless, require repair or replacement and should be reviewed.

EXTERIOR SURFACES AND FOUNDATION

EXTERIOR WALLS:

4.2 CONDITION:

1. Some of the parging on the foundation is deteriorating around the perimeter of the building. This will continue to deteriorate if not repaired. Removal of all loose materials is advised, followed by reparging, as necessary, to prevent future damage.

UTILITIES:

4.8 RECEPTACLES/LIGHTS:

2. The conduit feeding this receptacle is disconnected where it exits the house. This should be repaired.

PLUMBING

DRAIN/WASTE LINES:

7.7 CONDITION:

3. A permanent cap should be installed over the rough-edged shower drain pipe.

ELECTRICAL SYSTEM

CONDUCTORS:

9.7 BRANCH WIRING:

4. An open junction box is noted in the attic. This should be covered.

Thank you for selecting our firm to do your home inspection. We do appreciate your trust, and if at any time, you should have any questions or concerns regarding this inspection report or the house in

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general, please feel free to contact us. We always enjoy hearing from our clients!

Sincerely,

The ABSOLUTE HOME INSPECTION Team

Tom Sherman, ACI

ASHI # 204131

NYS License # 16000005777

ELAP # 11858

Susan Carlin- Office Manager

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

1.1 DATE / TIME OF
INSPECTION:

January 14, 2014 2:30 PM.

1.2 CLIENT NAME:

Bill Attached

1.3 MAILING ADDRESS:

123 Fourth St
Anywhere USA 11111.

1.4 CLIENT PHONE #:

111-1111.

1.5 CLIENT EMAIL:

billattached@gmail.com.

1.6 INSPECTION SITE:

321 Zero PI
Anywhere, USA 11111.

PAYMENT INFORMATION:

1.7 TOTAL FEE:

000.00.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, mold, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general

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estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Our inspectors are not permitted to operate circuit breakers or connect any equipment that is not connected at time of inspection. Plumbing valves are also not permitted to be opened. Equipment under these circumstances cannot be adequately evaluated and we recommend that they be checked as such time they are made to be fully functional.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades-people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, the Client will contact Absolute Home Inspection, Inc. within 2 days, and will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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INSPECTION SITE INFORMATION

INSPECTION SITE:

2.1 INSPECTION SITE:

321 Zero Pl
Anywhere, USA 11111.



Rear view

CLIMATIC CONDITIONS:

2.2 WEATHER:

Overcast.

2.3 SOIL CONDITIONS:

Wet.

2.4 APPROXIMATE OUTSIDE TEMPERATURE in F:

40s.

BUILDING CHARACTERISTICS:

2.5 MAIN ENTRY FACES:

South.

2.6 ESTIMATED AGE OF HOUSE:

Built: 1955+/-

2.7 BUILDING TYPE:

1 family, Cape Cod.

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2.8 SPACE BELOW GRADE:

Walkout basement.

UTILITY SERVICES:

2.9 WATER SOURCE:

Stated by others to be public water supply.

2.10 SEWAGE DISPOSAL:

Stated by others to be a public sewer.

2.11 UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:

2.12 HOUSE OCCUPIED?

No. Belongings are present, limiting observations in some cases.

2.13 CLIENT PRESENT:

Yes.

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We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no

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involvement with trades-people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

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PROPERTY GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

Decks and porches are often built close to the ground, where no viewing or access underneath is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Also, in regards to decks, the attachment to the building and support structure are critical points for providing strength necessary to properly bear the deck structure, occupants, furniture, etc. safely. Some changes in the additives used for treated lumber over the years have caused accelerated corrosive reactions to many of the different metal brackets and bolts often used in deck building. In some instances, this corrosion can cause failure and collapse. We recommend that all decks be inspected annually by a deck contractor in order to ensure that these components remain sound. In situations where the inspector is unable to fully enter the underside of the deck to evaluate these components, they are considered beyond the scope of our inspection. Parts of the brackets, bolts, etc, that are located within the confines of the lumber and/or out of sight are also beyond the scope of our inspection.

DRIVEWAY:

3.1 SURFACE MATERIAL:

Asphalt.

3.2 CONDITION:

General cracking and settlement are noted in many areas. This is somewhat typical to asphalt as it ages. Sealing and repairing these areas aids in the prevention of further deterioration, and is advised. At some point, you should be prepared to resurface this driveway.

Be aware that this is a shared driveway with the neighboring house. Ensure you are fully aware of your boundaries and the use of this driveway.

Driveway sealant is recommended every few years. This protects and helps extend the life of the asphalt.

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SIDEWALKS:

3.3 TYPE:

Concrete.

3.4 CONDITION:

Sidewalks are satisfactory.

LANDSCAPING:

3.5 CONDITION:

As a general rule, we recommend that all plants and landscaping be kept trimmed away from structure a minimum of 12" to aid in the prevention of insect infestation and moisture damage to building components.

Tree limbs are located in the general vicinity of or overhanging the roof in areas. This can allow for conditions conducive to moss and algae growth, which can be damaging to the roof covering over time. All tree limbs should be kept trimmed back away from roof surfaces.

RETAINING WALLS:

3.6 TYPE:

There is a small landscape timber wall at the front.

3.7 CONDITION:

This has some rotting timbers which should be replaced. This wall does not affect the house.



Rotting timbers

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GRADING:

3.8 SITE:

Gentle slope

Grade near the foundation would benefit from improvements in some areas.

NOTE: Slope of the soil around the perimeter of any building should be pitched away from the foundation. Slope should fall away from the foundation at a minimum of 1 inch per foot and extend at least 10 feet away from the foundation where possible. This will allow for adequate drainage of soils surrounding the building which aids in the prevention of seepage of water into the basement. A clay-based soil is recommended.

PATIO:

3.9 TYPE:

Concrete.

3.10 CONDITION:

Patio is in satisfactory condition.

Ensure this is kept clean, as currently moss has created a slippery surface.

DECKS/BALCONYS:

3.11 TYPE:

There is a covered wood deck noted at the rear of the house.

3.12 CONDITION:

Deck supports are in need of better attachment at the support/deck framing junctures.

The deck juncture with the house lacks bolts, which we recommend be installed at this time to provide greater strength at this connection point.

The deck steps are tilted to one side, and there is a rudimentary stack of wood supporting the bottom tread. These steps are lack solid attachment at the top. We recommend having these steps further evaluated by a qualified carpenter, followed by improvements or replacement as deemed necessary.

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Rudimentary support

EXTERIOR STAIRS/STOOPS:

3.13 CONDITION:

The front steps are satisfactory, though have settled to one side over the years. Monitor in the future.

Also, we recommend the seal at the house juncture be improved.



Steps have settled to one side

FENCES & GATES:

3.14 CONDITION:

Fences are not considered a part of a home inspection, and were not inspected.

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EXTERIOR SURFACES AND FOUNDATION

The condition of areas and components around the exterior of the building that are hidden from view by landscaping, stored belongings, snow, and/or other factors can not be assessed due to lack of access. These areas are considered to be beyond the scope of this inspection. It is recommended that any of these areas which are made visible prior to final walkthrough be closely evaluated at that time. Also, as a general rule, we do not recommend that firewood or other such debris be stored near the building, as they are attractive areas for rodents and insects. Care should be taken when scraping or sanding paint due to the possible presence of lead that can have adverse effects on health. A laboratory can confirm the presence or absence of lead.

We advise you to perform an Exterior Home Check at least twice a year, once in the spring, and again in the fall as a part of routine maintenance. This check should include closely evaluating the siding, trim, and all exterior surfaces and components of the building. Caulking, sealing and general repairs performed during this maintenance will assist in providing a weather-tight exterior, guard against major damage, and provide a longer service life for building components.

EXTERIOR WALLS:

4.1 MATERIAL:

Aluminum/Metal siding

The exposed exterior foundation is masonry block, which has a parge coating applied.

4.2 CONDITION:

Exterior siding is in overall satisfactory condition where visible, with the exception of the following:

There are a few damaged sections noted. These should be sealed or replaced.

Some of the parging on the foundation is deteriorating around the perimeter of the building. This will continue to deteriorate if not repaired. Removal of all loose materials is advised, followed by reparging, as necessary, to prevent future damage.

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Damaged siding



Damaged parging

FASCIA AND SOFFITS:

4.3 MATERIAL:

Aluminum.

4.4 CONDITION:

Soffits and fascia are in satisfactory condition.

TRIM:

4.5 MATERIAL:

Metal.

4.6 CONDITION:

Trim around the building appears to be in overall satisfactory condition.

Caulking around windows, door, corners and wall penetrations should be performed on a periodic basis, as a part of routine maintenance.

NOTE: This seal acts as a barrier against water penetration, protecting the underlying surfaces, as well as preventing air flow, which will provide better energy efficiency. We encourage you to evaluate these areas closely during your spring and fall Exterior Home Check.

UTILITIES:

4.7 ELECTRICAL SERVICE:

Service cable jacket is frayed in areas. NOTE: This condition can result in the exposure of electrical wiring, as well as water entry into the panel box. We recommend that you have this referred to a qualified electrician for replacement. This should be done as soon as feasible.

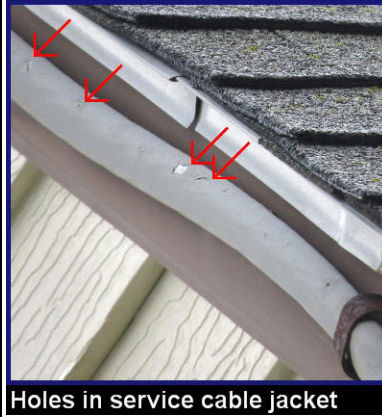
The main service drop (from the pole to the house) is running through tree limbs. Contact the power company for trimming these branches. (This should be addressed by the power company ONLY)

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Holes in service cable jacket

4.8 RECEPTACLES/LIGHTS:

A GFCI receptacle on the exterior of the house did not trip when tested. This is usually a sign that the receptacle was either improperly wired, or that the mechanical components have seized up. This should be replaced by an electrician. There is also a grounding lug broken off in one of the ground holes.

The conduit feeding this receptacle is disconnected where it exits the house. This should be repaired.

HOSE FAUCETS:

4.9 OPERATION:

Hose bibs are not operated during weather conditions where freezing temperatures are possible.

NOTE: Water should be turned off to all exterior spigots, with draining performed at the internal pitcock to prevent pipe freezing. Frost-free type spigots are stated by the manufacturers to eliminate the need for this task.

A handle is missing

Ensure that these are turned off on the interior during seasons of freezing conditions to prevent pipe damage.

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CHIMNEY:

4.10 MATERIAL:

A metal chimney is noted.

4.11 CONDITION:

Corrosion is noted on the metal flue pipe. Replacement of rusted components should be expected in the not too distant future.

EXTERIOR COMPONENTS:

4.12 DOORS:

The exterior surfaces appear satisfactory.

4.13 WINDOWS:

The exterior surfaces appear in overall satisfactory condition.

4.14 BASEMENT WINDOWS:

Basement windows are typical for age and type.

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ROOF SYSTEM

The foregoing is 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. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Also, in regards to ice damming, (commonly referred to as "ice-flow backup") this phenomenon occurs under certain weather conditions which may not be present during the course of the home inspection. It is usually a combination of issues that cause this problem, such as marginal attic ventilation, poorly installed or insufficient insulation, poor air sealing, coupled with snow/ice buildup on the roof. The inspector can not be expected to determine if this problem exists, with the exception of signs of ongoing water penetration, as repairing the cosmetic surfaces will hide these signs. The general rule of thumb regarding this issue is, if it happened in the past, you should expect that it may recur in the future.

ATTIC AND INSULATION:

5.1 ACCESSIBILITY AND CONDITION:

Attic is partial sized crawl spaces. Viewing in crawl space areas is restricted due to low head room and limited accessibility.

Conventional framing techniques were used for roof construction, to include wood framed ceiling joists.

No access is provided into the attic space above the ceiling. Evaluation of the components within these areas could not be performed.

Viewing was limited to observing from hatch areas only due to lack of safe footing and minimal access.

Roof framing and decking appears to be in satisfactory condition, so far as visible, with the following noted:

Mold-like staining is present on the underside of the roof decking in areas. This is indicative of poor air sealing of the attic floor, and well as the possible need for additional insulation. Our inspectors are not mold experts. There are experts who can test and identify this substance, as well as provide further information on possible health risks. Such an expert should be consulted prior to settlement with regarding any questions or concerns.

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Mold-like staining

5.2 INSULATION TYPE AND CONDITION:

Fiberglass batts

Insulation is installed on the attic floor, and behind kneewalls.

This is minimal when compared to modern standards. Due to the age of the house and improvements in the insulation industry, this house would be a good candidate for updating. This will provide lower energy costs, while improving the indoor comfort level. Due to their specialized training, BPI certified contractors are best suited for these improvements. (visit www.getenergysmart.org for a list of local contractors with this designation)

5.3 DEPTH AND R-FACTOR:

Inches of insulation: Varies, inconsistent.

ROOF:

5.4 STYLE:

Gable, with a shed roof over the rear deck.

5.5 TYPE:

Composition shingles.

5.6 ROOF ACCESS:

Method of inspection: Viewed from a ladder at the roof edge using binoculars. Viewed from the ground using binoculars.

5.7 ROOF COVERING STATUS:

Cracking and clawing of shingles are the result of long term weathering and an advanced shingle age. Felts are showing through in areas. Roof is at the end of its useful life. Refer to a roofer at this time for further evaluation, estimates and replacement as soon as feasible.

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Due to the condition of the current roof shingles, we recommend stripping at time of replacement.



Shingle deterioration



Missing shingle



Deteriorated shingles

EXPOSED FLASHINGS:

5.8 TYPE AND CONDITION:

When the roof is replaced, we recommend that all roof-related flashings be replaced as well, in keeping with good roofing practice.

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GUTTERS & DOWNSPOUTS:

5.9 TYPE & CONDITION:

A gutter system is present

Debris is present in gutters. These should be cleaned out at this time, and on a regular basis thereafter.

Downspouts are depositing runoff near the foundation in areas. This can be a cause for water seepage into the basement. We recommend that you install downspout extensions that divert this water a minimum of 6 feet away from the foundation.



Gutters need cleaning

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BASEMENT AREA

BASEMENT/CRAWL SPACE:

6.1 ACCESSIBILITY:

Basement is fully accessible

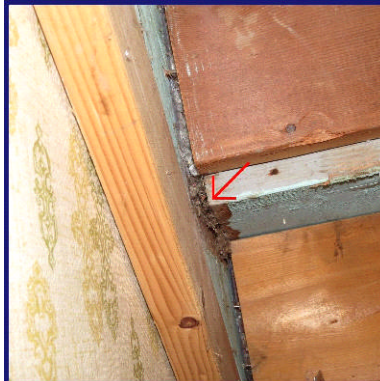
Basement is mostly finished off. (NOTE: Finish materials prevented viewing of the building components behind.)

6.2 STAIRS:

Stairs are in need of repair: The stair stringers are spreading apart in areas. This, over time, can allow for treads to become disconnected from the stringer. These should be drawn back together and resecured. At that time, have the treads that are pitched forward leveled.

A stair rail is present and is serviceable.

Closing the sides would make this a safer stairway for small children.



Stairs need repairs/Poor tread bearing

6.3 CRAWL SPACE:

There is no crawl space present.

6.4 BASEMENT WALLS-TYPE

Masonry block.

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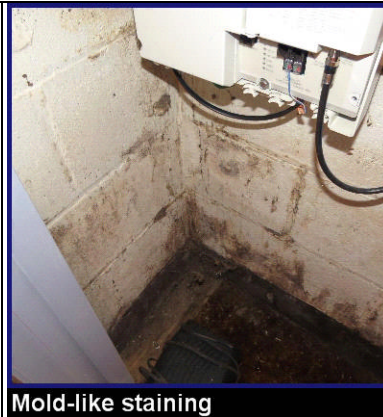
6.5 CONDITION:

Foundation walls are in satisfactory condition where visible.

Staining was observed: Evidence of past water penetration is noted in areas. Water seepage may recur in the future.

The best defense against water seepage is good drainage of soils near the foundation walls. Guidelines for proper grading in this area can be found in the GROUNDS/Grading section. These guidelines, along with proper water control from an installed gutter system should help diminish, if not eliminate this problem.

Mold-like staining was also noted in areas. Our inspectors are not mold experts. There are others who can test, identify and provide further information on the potential health concerns of these areas. Consult with an expert with all related questions or concerns.



Mold-like staining

6.6 BEAMS:

Beams are constructed from wood.

Appear satisfactory where visible.

Beams are not fully visible due to finish/inaccessible areas.

6.7 FLOOR JOISTS:

Wood 2x8 floor joists

Joists are in satisfactory condition where visible.

Insulating the perimeter of the floor framing would assist in controlling heat loss.

Suspended ceilings are noted in areas. Be aware that these tiles are not

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removed during a home inspection, so as to prevent possible damage to the materials. Components above could not be evaluated.

6.8 COLUMNS/SUPPORTS:

Supports are not visible, due to finish.

6.9 BASEMENT FLOOR AND DRAINAGE:

Floor appears serviceable.

No sump pump or floor drain were noted in the basement. NOTE: Floor drain may be hidden by storage.

Adequacy of basement drainage or dewatering systems are not determined due to the underground nature of the system.

6.10 OTHER OBSERVATIONS:

The basement was filled with stored belongings in areas. This makes for difficulty observing all surfaces and components during a routine inspection. It is recommended that you ensure these areas are serviceable at time of final walkthrough, when these items are removed.

Typically, the basement area of most houses maintains a high humidity level during the summer months. As these conditions can also lay the groundwork for mold and mildew growth, as well as moisture damage to building materials, we routinely recommend the use of a dehumidifier during these months.

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PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage, corrosion and/or future backup problems in underground piping cannot be detected or accurately forecasted during home inspection. If a more thorough evaluation is desired of these areas, refer to a plumber with video equipment manufactured for this purpose. Well and water treatment equipment are considered beyond the scope of a home inspection. Inquire to professionals in those fields for information on their operation and maintenance procedures.

MAIN LINE:

7.1 MATERIAL:

Copper main water feed line is present.



Water meter and main shutoff

7.2 CONDITION:

Water meter and main shut off valve are located near the front wall of the basement.

Main shutoff valve(s) appears to be in serviceable condition.

NOTE: Valves are not operated during a home inspection. We recommend that all valves be exercised semi-annually to ensure they are in good working order, and also to aid in preventing stem leaks. Ensure this valve is kept accessible for emergency shut off.

SIZE:

7.3 Size

Main water line is 3/4 inch diameter, reducing to 1/2 inch after the meter.

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SUPPLY LINES:

7.4 MATERIAL:

Copper,

7.5 CONDITION:

Supply piping appears overall satisfactory where visible. Piping hidden and/or buried in walls can not be evaluated.

DRAIN/WASTE LINES:

7.6 MATERIAL:

Visible waste lines are a combination of materials to include: Cast Iron, PVC plastic, Galvanized steel

7.7 CONDITION:

Drainage system appears satisfactory where visible. **A permanent cap should be installed over the rough-ed in shower drain pipe.**

Drain and vent piping hidden in walls can not be evaluated.

GENERAL HOMEOWNER INFORMATION: Cast iron and galvanized steel drain pipes are prone to inner corrosion as they age. This can create conditions where periodic blockages and/or slower than expected drainage may occur. Grease, paint, and other substances that have been drained into these lines over the years can also become a factor. Drain cleaners and snaking will often improve these conditions for awhile, although you should be aware that, at some point, piping replacement may be advisable. Consult with a licensed plumber when this is undertaken. You should also be aware that some plumbers possess video cameras designed to perform a more thorough evaluation of the interior of these components.

Plumbing vents appear satisfactory where visible.

NOTE: Be aware that most of the piping related to the vent system is not visible during a home inspection, thus proper installation cannot be verified on materials not visible.

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FUEL SYSTEM:

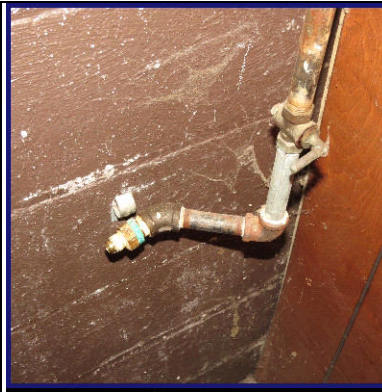
7.8 METER/TANK

LOCATION-CONDITION:

Gas meter and main shut off are located on the exterior, front of the house.

System appears serviceable. No gas leakage was detected during the inspection.

There is a missing cap on the gas line at the laundry. If this is NOT to be utilized for a dryer, it should be capped.



Missing gas line cap

WATER HEATER:

7.9 TYPE:

Natural Gas, atmospheric water heater.



Atmospheric water heater

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7.10 SIZE:

40 Gallons.

7.11 LOCATION:

Basement.

7.12 Water heater is estimated to be around

13 years old. Be aware that most units of this type provide around 10-15 years of service.

As this unit is within that timeframe, it should be monitored, with budgeting for replacement advised.

7.13 CONDITION:

Tank appears to be in satisfactory condition.

Temperature / Pressure relief valve noted, but not tested during a home inspection.

NOTE: This should be tested periodically to insure it remains serviceable. This is done by placing a bucket under the extension tube and simply lifting and releasing the small handle on the valve. CAUTION: Be aware that a blast of steam will escape this tube when the valve is tested. This valve should NOT be reused when the tank is replaced. A new one should be installed.

Gas and cold water shutoff valves are installed, as required.

Flue vent is intact and appears serviceable.

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HEATING - AIR CONDITIONING

The condenser unit for the air conditioning portion of a split system is located at the exterior of the building. See EXTERIOR section for notes regarding this portion of the air conditioning system.
We routinely recommend that all heating and air conditioning systems be serviced annually by qualified technicians. Heat exchangers can not to be fully evaluated during a home inspection due to limited access. Heating systems that are aging should be closely monitored, as the remaining service life can not be accurately determined during a visual inspection.

HEATING SYSTEM DESCRIPTION:

8.1 LOCATION OF PRIMARY UNIT:

Basement.



8.2 SYSTEM TYPE:

Forced air, A Category I Induced draft furnace is installed.

8.3 FUEL TYPE AND NOTES:

Natural Gas

Electronic ignition is provided.

8.4 MANUFACTURER OF UNIT:

Whirlpool.

8.5 CAPACITY OF UNIT:

105,000 BTU/Hr

NOTE: While sizing is not performed during a home inspection, this appears to be oversized for this house. When the unit is replaced, have the heating contractor perform a heat loss calculation to properly size the replacement unit.

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8.6 APPROXIMATE AGE IN
YEARS:

Manufactured in 1986.

FURNACE CONDITION:

8.7 PRIMARY UNIT:

Unit functioned when thermostat was raised.

8.8 BURNERS/HEAT
EXCHANGERS:

Corrosion is noted inside the burn chamber.

The burner flame in a natural gas-fired appliance should be blue. Orange flames are noted and may indicate the need for adjustment or correction. Due to age and conditions viewed during this inspection, this also may be a heat exchanger issue. Refer to a qualified heating contractor at this time for further evaluation and recommendations. Absolute Home Inspection recommends heating/air conditioning contractors who are certified by The Building Performance Institute (www.BPI.org) .

The heat exchanger portion of a gas or oil fired heating system is difficult to access without disassembly, and cannot be fully evaluated during a visual home inspection. We recommend that when cleaning and service are performed, you request that the heating contractor fully evaluate this component.

8.9 BLOWER MOTOR/FAN:

Blower fan is operational.

8.10 COMBUSTION AIR:

Appears adequate.

8.11 VENTING:

Venting materials for the heating unit are single wall galvanized piping, and Type-B double wall piping

Inadequate pipe clearance to combustibles noted.

NOTE: Based on manufacturer's requirements;

Type-B double wall piping should having a minimum clearance of 1 inch from combustible materials. This is not being met in this installation.

In some instances, installing a listed heat shield between the piping and the combustible material will allow those minimum clearances to be cut in half. We recommend having a qualified heating contractor in to provide

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necessary corrections at this time.

8.12 AIR PLENUM:

Appears serviceable.

8.13 AIR FILTERS:

The furnace filter is dirty. Over time, this can cause the furnace to become *air starved* and may ultimately, shorten the life of the heat exchanger. It should be changed.

FILTER SIZE: 16 x 25 x 1

8.14 NORMAL CONTROLS:

Appear serviceable.

8.15 ADDITIONAL COMMENTS:

Most units of this type provide around 18-20 years of service. Due to conditions viewed at time of inspection, and notably, because of its age (this is beyond that time frame), we recommend having a thorough evaluation at this time to determine if future service can be expected. You should anticipate replacement to be the recommendation.

We recommend annual cleaning and service of all heating and air conditioning equipment as a part of routine maintenance. This will help ensure for safe and efficient operation. This does not appear to have occurred in the recent past.

DUCTWORK:

8.16 TYPE:

Galvanized single wall metal piping and ductwork is present.

8.17 DUCTS/AIR SUPPLY:

Appears to be in satisfactory condition where visible.

GENERAL NOTE: Duct sizing and adequacy of distribution were not evaluated during this inspection, as they are beyond the scope.

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ELECTRICAL SYSTEM

SERVICE:

9.1 TYPE AND CONDITION:

110/220 Volt

150 AMP service present

Circuit breakers.

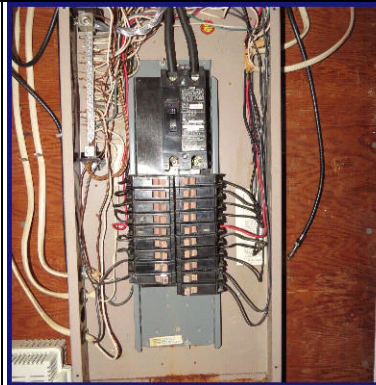
ELECTRICAL PANELS:

9.2 MAIN PANEL LOCATION:

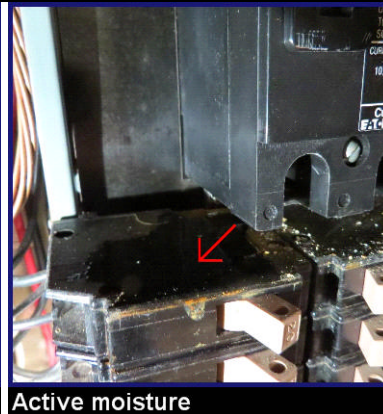
Main electric service panel is located in the basement.

Panel is in satisfactory condition, with the following exception:

Active moisture is present in the panel box. This is probably caused by the damage to the cable jacket on the exterior. Have this addressed by an electrician.



Main service panel



Active moisture

9.3 INSPECTOR NOTES:

Circuit and wire sizing appears correct so far as visible.

Grounding system is present.

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9.4 # OF 110 VOLT CIRCUITS:

10.

9.5 # OF 220 VOLT CIRCUITS:

0.

CONDUCTORS:

9.6 ENTRANCE CABLES:

Stranded aluminum entrance cable present.

9.7 BRANCH WIRING:

Non-metallic sheathed copper cable (Romex). Some wiring is fed through conduit.

An open junction box is noted in the attic. This should be covered.

Conduit outside the house is loose and should be reconnected.

As a general rule, any electrical improvements, upgrades or defects should be addressed by a qualified electrical contractor only. While some of this work may not seem particularly difficult, the results of improper electrical procedures and the risks involved warrant the use of a licensed professional only.



SWITCHES & OUTLETS:

9.8 CONDITION:

A representative sampling of switches and receptacles were tested.

As a whole, receptacles and switches throughout the house are in satisfactory condition where accessible, with the following recommendations:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for

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installation at all "wet locations" where not currently installed. Examples of "wet locations" are exterior, garage, bath room, bar sinks, & kitchen countertop receptacles. In some cases, these safety items were not a part of the building standards, or were not available at time of construction. In these situations, we urge you to consider upgrading the receptacles in these areas for increased safety.

Also, GFCI outlets have test buttons located on the front which should be exercised monthly to insure they remain operational.

Missing cover plates are noted in a few areas. All outlets should be covered to eliminate the risk of unintentional contact with live wiring.

Lights are not operational in some areas, possibly due to bad bulbs. You should ensure these are operational during the final walk-through.

Be aware that contents within a house are not moved during a home inspection, preventing observing and testing some of these items under certain circumstances.

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KITCHEN - APPLIANCES - LAUNDRY

KITCHEN:

10.1 KITCHEN SINK:

Stainless Steel

Sink appears to be in serviceable condition.

Faucet appears to be in serviceable condition.

Drainage was satisfactory.

10.2 RANGE/COOK TOP AND OVEN:

Gas stove, Free-standing

Appears to be operating properly.

We recommend that an anti-tip bracket be installed to better secure this stove.

10.3 VENTILATION:

Internal recirculating system is present. This type of system requires periodic maintenance / cleaning to the charcoal filter.

Fan/Hood was operational, though is missing the filter.

10.4 DISHWASHER:

Appears to be operating properly at time of inspection.

Air gap device or high-loop is present on drain line. This is proper.

10.5 GARBAGE DISPOSAL:

None installed.

10.6 COUNTERTOPS AND CABINETS:

Counters are covered with plastic laminate

Countertops appear to be in overall satisfactory condition, where visible

Cabinets appear to be in satisfactory condition, though there are some wall cabinets that are loose and in need of better securing to the wall.

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10.7 WALLS/CEILINGS:

Walls and ceilings appear serviceable.

10.8 FLOOR:

Laminated flooring.

10.9 CONDITION OF FLOORING:

Floor appears serviceable.

10.10 WINDOWS:

Appear serviceable.

10.11

SWITCHES/FIXTURES/OUTLETS:

The receptacles within 6 feet of the sink are not GFCI protected. These types of outlets were not available during the time period that this house was built. However, we feel these low cost items to be a very important safety upgrade. Replacement of non-protected receptacles is advised. This is routine work, which should be performed by a qualified electrician.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to drips if turned.

We routinely recommend that rubber washer hoses be replaced with flexible stainless steel hoses, as these low cost items are not prone to deterioration.

LAUNDRY:

10.12 LOCATION:

Laundry area is located in the basement.

10.13 CONDITION:

Electrical outlet is grounded.

There is no 220 volt outlet present. Gas service pipe is provided.

Unused gas service is not properly terminated. This is considered incorrect. Prior resident may have recently removed the clothes dryer from this area. You should be aware that if you do not plan on utilizing this feed line for your clothes dryer, it should be properly capped.

No dryer vent is noted. One should be provided if this area is to be used as a location for a clothes dryer.

Laundry deep sink is provided, though this is not connected to the water supply. This also lacks a trap on the drain which should be installed by a plumber.

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INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. 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. Stored belongings on window sills/sash are not removed, to prevent inadvertent damage. 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.

While this section specifically refers to the common areas in the building, there may be general statements regarding other interior sections in the house.

The interior of the flue liner(s) is beyond the scope of a home inspection, as special equipment is needed to fully evaluate this area. We recommend all flue liners be fully evaluated, and repaired, if need be, by a qualified professional chimney sweep prior to utilization. We also urge that all flues be professionally swept prior to use. This should be done annually as well.

GENERAL INTERIOR:

11.1 MAIN ENTRY DOOR:

Appears satisfactory

We recommend replacing the bottom pane of glass in the storm door with safety glass.

11.2 OTHER EXTERIOR DOORS:

Standard side/rear door.

Exterior doors appear to be in satisfactory condition.

11.3 INTERIOR DOORS:

Interior doors appear to be in satisfactory condition.

11.4 TYPE OF WINDOWS:

Vinyl dual pane replacement windows are installed throughout the house.

11.5 WINDOW STYLE:

By-pass. Double hung. Fixed panes.

11.6 WINDOW NOTES:

A representative sampling was taken. Windows as a grouping are generally operational, with varying degrees of difficulty noted in areas.

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11.7 WALLS - MATERIAL & CONDITION:

Drywall,

General condition appears satisfactory, with some cosmetic repairs needed in areas.

Belongings, rugs, and/or furnishings prevent full inspection.

11.8 CEILINGS - TYPE & CONDITION:

Drywall

General condition appears satisfactory.

11.9 FLOORS - TYPE & CONDITION:

Wood, Laminated flooring Vinyl, Carpet

General condition appears satisfactory, unless otherwise noted.

Belongings and/or furnishings prevent full inspection.

11.10 STAIRWAYS / HANDRAILS:

Interior stairs serviceable

Stair handrail serviceable

We recommend closing off the open side to make this safer for small children.

11.11 SMOKE DETECTORS:

We suggest additional smoke detectors be installed in appropriate locations. This includes one per bedroom, one located outside the bedroom doors, and a minimum of one per floor. All smoke detectors should be tested monthly, and battery operated types should have the batteries replaced every 6 months. At least one is missing.

Installation of a working carbon monoxide detector is urged on each level of the house.

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Missing smoke detector

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BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

12.1 BATH LOCATION:

Hallway. Main floor.

12.2 CONDITION OF SINK:

The sink is in satisfactory condition.

The faucet was operational.

Drainage was satisfactory.

The cabinet and vanity areas were in satisfactory condition. There is no bottom to the vanity cabinet.

12.3 CONDITION OF TOILET:

Toilet was serviceable and operated properly.

12.4 INTERIOR AREAS:

Bathroom walls and ceiling were in satisfactory condition.

Bathroom door(s) operational.

Window(s) operational, with some loose weatherstripping.

Vinyl flooring is satisfactory.

12.5 ELECTRICAL:

Bathroom lighting was operational.

GFCI protection is not present in this room. Refer to an electrician for installation.

12.6 BATH FIXTURES:

Fixtures are functional, though there is no stop on one side. Also, the tub diverter does not fully engage. Have this repaired by a plumber.

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12.7 TUB/SHOWER AREAS:

Tub and shower areas were found to be in satisfactory condition at time on inspection.

Caulking/sealing of all tub/shower areas should be a part of routine maintenance. Upkeep in this area will eliminate to risk of water penetration behind the walls which may, long term, set up the potential for damage to the underlying materials. Acrylic latex caulk is the best product for this task due to ease in application, durability, and easy clean-up.

12.8 BATH VENTILATION:

There is no vent fan installed in this bathroom. Consider adding one that exhausts to the outside, as it will assist in removing moisture from this room.

BATHROOM AREA:

12.9 BATH LOCATION:

Basement. This is a half bath, with what appears to be, a rough-in for a standup shower. (Have this pipe traced below the slab by a plumber to ensure this is properly connected. This should be done prior to committing to installation of a shower.)

12.10 CONDITION OF SINK:

The sink is in satisfactory condition.

The faucet was operational.

Drainage was satisfactory.

The cabinet and vanity areas were in satisfactory condition.

12.11 CONDITION OF TOILET:

Toilet was serviceable and operated properly.

12.12 INTERIOR AREAS:

Bathroom walls and ceiling were in satisfactory condition.

The door is missing.

Vinyl flooring is satisfactory.

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12.13 ELECTRICAL:

Operational. GFCI protection is noted, as recommended.

Bathroom lighting was operational.

12.14 BATH VENTILATION:

Operational.

12.15 OTHER OBSERVATIONS:

The shower rough-in pipe is sealed with duct tape. This should be properly capped. This is a simple task for a plumber.

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