



**M&M Home Inspections**  
**757-374-7271**  
**[www.mmhomeinspection.com](http://www.mmhomeinspection.com)**

Printed Wednesday, June 18, 2014

Inspected By:  
**Mark Mills**

Referral Information:  
**M&M Home Inspections Administrative**

Client Information: Record Number 4908 Powahatan  
**Jones, Mark** Ave

,

Inspected 2/21/14 12:00 PM

Property Picture

*Picture*



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PLEASE READ:

*Important Comments ( DataBase 062308 )*

The purpose of this inspection and report is to visually and operationally inspect the property for the purpose of identifying and reporting signs of significant deficiencies that may have a substantial impact on the market value of the property (repair costs of at least \$1000 per line item). This inspection and report are provided according to the terms of the Company's included Inspection Agreement.

Signs of minor deficiencies may be reported for your convenience. It is possible that some signs of minor deficiencies may in fact be signs of HIDDEN more significant deficiencies.

Observed safety hazards are reported as deficiencies without regard to repair costs. They may or may not be very inexpensive to repair. They should be repaired as soon as possible to reduce the chance of personal injury and/or property damage.

All DEFICIENCIES and RECOMMENDATIONS should be further evaluated PRIOR TO CONCLUDING PURCHASE NEGOTIATIONS and repaired if necessary by a qualified, licensed contractor. Receipts should be obtained indicating the contractor's license number, the details of the work performed, and the contractor's warranty.

You MUST review the entire report to insure that you have been completely advised. Deficiencies and recommendations may be included in the DETAILS SECTIONS which are NOT INCLUDED in the SUMMARY Section.

This inspection is limited to the readily accessible areas of the property. We cannot see through walls or furniture, under carpet, or in places we cannot access, etc.

This report is for the sole, confidential, and exclusive use of our client only.

This report does not represent the condition of any item after the date/time of the inspection or not specifically included in the report.

NO WARRANTY or GUARANTEE is included with building inspection. Third party warranties are available from your Realtor. M&M Home Inspections recommends that you obtain a warranty, especially if your home is over 10 years old.

Questions about this report? Please call your inspector.

Thank you for your business. We sincerely appreciate it.

Opinion Descriptions

*Satisfactory, Significant Deficiency, Safety Deficiency, Minor Deficiency, General Comments/Recommendations, Inspection Limitations*

"Satisfactory" - The item appeared to be performing its intended function at the time of the inspection. There may be evidence of normal aging and/or the need for routine maintenance. There is no guarantee that the item will remain "satisfactory" for any amount of time into the future.

"Significant Deficiency" - The item was not performing it's intended function at the time of the inspection. Or the item may have far exceeded its typical life expectancy. Repair/ Replacement costs are potentially high. Be sure to have the item further evaluated and/or repaired by a licensed, qualified, specialty contractor before the conclusion of negotiations.

"Safety Deficiency" - The item is a potentially serious threat to personal health, safety, and/or property. The item may be very inexpensive to correct, however the item should be evaluated and/or repaired immediately by a licensed, qualified, specialty contractor.

"Minor Deficiency" - The item was not properly performing it's intended function at the time of the inspection. Repair/Replacement costs are probably low, however a minor deficiency can be a sign of a more serious problem that is not discovered until the minor deficiency is further evaluated. Have the item further evaluated and/or repaired by a licensed, qualified, specialty contractor before the conclusion of negotiations.

"General Comments and Recommendations" - This section provides important information concerning items that are not necessarily considered deficiencies. However, be certain to follow any recommendations listed here. Further evaluation of some items could lead to the discovery of deficiencies that are expensive to correct. Or, upon further evaluation, you will be better equipped to decide whether you do or do not prefer to assume the level of risk associated with ownership of the item in question.

"Inspection Limitations" - Items that would typically be inspected but could NOT be inspected at all or could not be fully inspected due to specific conditions are indicated here. The specific conditions limiting the inspection are noted also. We recommend having these items inspected when the limiting conditions are corrected/removed and most certainly before closing on the property.

Main Structure Type

*Detached Single Family*

Detached Building/s

*Detached Garage*

Reported Age

*Over 50 yrs. Old*

This is an older home. Homes, like appliances, cars, and even people will become more problematic with age. Plan on dealing with more maintenance issues than you typically would with a newer home.

Occupancy

*Vacant*

Weather

*Wet, 50-60 degrees*

People Present

*Client (Buyer), Selling Agent*

Report Delivered

*Directly To Client*

Inspection Completion Time

*Time Completed*

(Does not include an additional 20 minutes for review with client). Time - 1530



# Inspection Summary

M&M Home Inspections  
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Record 4908 Powahatan Ave - Jones, Mark , ,

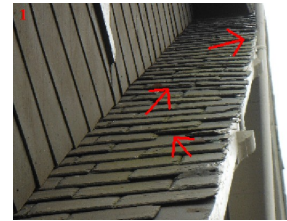
## Significant Deficiency/s - Service/Repair

### ROOF

#### Roof Covering

Left side back gable rafter assembly has significant moisture damage. The sheathing and roofing also are damaged in the same area.

Slate roof at the back of the home has numerous loose, cracked or broken tabs. All should be repaired or replaced. Individually repairs may not exceed 1000.00 however to address the entire back roof or replace will.



#### Chimney/s

Significant brick deterioration and damage chimney masonry observed in the attic. The stacks may not be structurally sound and pose both a structural and safety hazard.



### EXTERIOR

#### Stoops / Steps / Porches

Left side front porch pillar/post is leaning. Evidence of settlement at the brick stemwall and repairs are evident. It should be evaluated/repaired by a licensed contractor.

Loose and/or broken brickwork observed (tripping hazard). Location/s - main entry steps



# Significant Deficiency/s - Service/Repair

## DETACHED BUILDING/s

### Specific Limitations

Majority of left wall structure has been covered, however significant wood and termite damage is evident at the left front corner rafter assembly and at the back left hand footer, stud assemblies. Refer to later comments.



### Floor Slab

Significant cracking is evident to the slab. If replaced the costs will be significant.

## ATTIC

### Roof/Ceiling Structure

Wood and termite damage observed to the front rafter assembly. It should be sistered or replaced.

Ceiling joist assembly middle front of the attic is twisted and no longer providing proper ceiling support.



# Significant Deficiency/s - Service/Repair

## FOUNDATION

### Foundation Type

Deteriorated and damaged piers and stemwall observed around the perimeter of the home both outside and inside the crawlspace. It should be evaluated/repared by a licensed contractor.



### Moisture Conditions

Standing water was observed in the crawl space area at the back of the main home. Chronic standing water will contribute to the growth of mold, mildew, fungus, and to the premature deterioration of wood framing components. Have further evaluated and/or repaired as necessary by a qualified contractor.



# Safety Deficiency/s - Service/Repair

## DETACHED BUILDING/S

### Vehicle Door/s

The garage door is difficult to open and does not stay up. It fall if released and is a safety hazard. It should be repaired before usage.



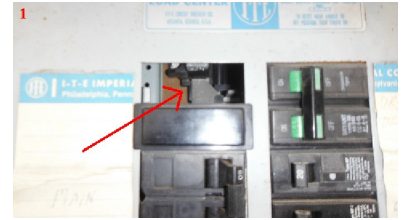
# Safety Deficiency/s - Service/Repair

## ELECTRIC 1

### Service Panel/s

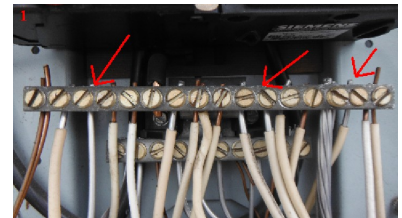
Panel needs "blank-out" cover/s and/or covers over openings to help prevent accidental contact with "hot" components and to help prevent the spreading of an electrical fire.

Panel cover has one improper hold down screw and is missing the other. Cover should be properly secured with screws meeting panel manufacturer's specifications.



### 120v Branch Wire Type/s

This home has aluminum wiring which does not appear to have been upgraded. Wiring connections in aluminum circuits can become loose over time. Loose connections are fire hazards. A thorough assessment of aluminum components and their connections is beyond the scope of a home inspection. We recommend that further evaluation should be obtained from a qualified, licensed electrician. More information can be obtained from the Consumer Product Safety Commission.

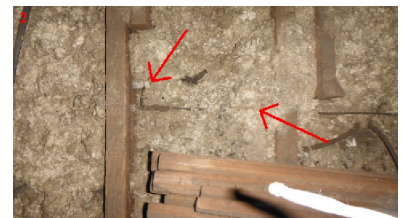
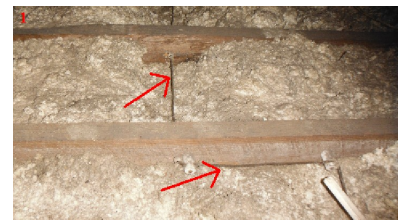


## ELECTRIC 2

### Wiring Method Type/s

This home has an older 2 wire system with no safety ground (as opposed to a modern 3 wire system with ground). This is not considered a deficiency, but consideration should be given to improving the system to modern standards which would provide a much higher level of safety. A qualified electrical contractor should be contacted if desired.

Knob and Tube is a very old wiring method. Typically because of its age the wire sheathing, insulators, and connections can be defective in sections which may or may not be visible during a home inspection. Many times it may also be in contact with insulation which has been added to a home over the years which is the case here. This is a significant fire hazard. Because of these issues it is considered to be a safety deficiency and the system should be evaluated by a licensed electrician.

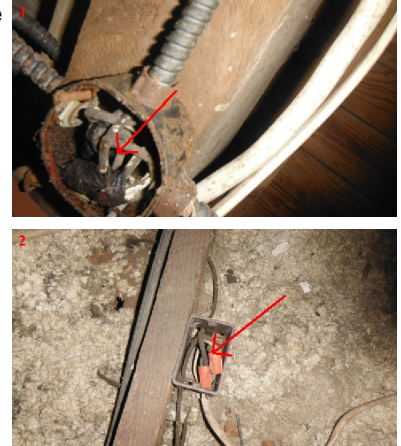




# Safety Deficiency/s - Service/Repair

## Wiring Method/s

Junction box/es and/or service disconnect box/es is/are missing cover/s. Covers should be installed to help prevent fires and shock hazards. Location/s - crawlspace and attic

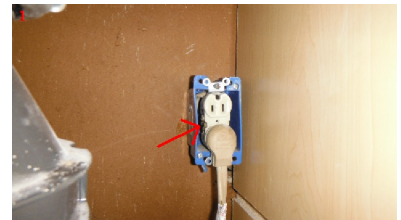


## Receptacles

Paint obstructed receptacle/s observed at various locations. All should be cleared.

No power observed at the three prong outlet mid flight of the main stairwell.

Outlet under the kitchen sink for the garbage disposal unit is missing a coverplate.



## WATER HTR/S

### Flues / Vents

The draft diverter is loose. Repair is usually simple but important to help prevent combustion by-products (including carbon monoxide) from leaking into the living spaces.



## INTERIOR

### Ceilings / Floors

Ceiling structure in the upstairs front Florida Room is loose and not properly attached to the joist assemblies. The potential for it to fall is a safety hazard.

Low head clearance at the kitchen bath entry.



## Safety Deficiency/s - Service/Repair

### Steps / Stairs / Railings

Railing at the top of the main stairwell should be at least 36" and is not. It is a safety hazard.



### Smoke Detectors

Detector did not activate when tested at the first floor stairwell. Battery may be discharged. Smoke detectors are inexpensive and they save lives. Don't be home without them!

## FIREPLACE/S

### Fireplace

No dampners were observed in the fireplaces. Plastic is packed into the right side fireplace and a deteriorated flue line is hanging from the center one. Both should not be used until evaluated/repared.



## Minor Deficiency/s - Service/Repair

## GROUNDS

### Trees/Vegetation (within 8 ft. of building)

Vegetation growing into the siding left side of garage. It should be removed.



## BOILER/S

### Visible Ducts / Distribution

Radiator in the kitchen does not appear to be heating properly. This unit provides heat also to the laundry room and the kitchen bathroom.



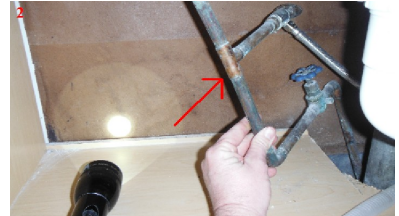
# Minor Deficiency/s - Service/Repair

## PLUMBING 1

### Wtr Distribution Pipe Type/s

Control valve at the upstairs hall bath toilet is leaking.

Distribution pipe assembly under the kitchen sink is not secured to anything it can be pulled up and down which and damage the pipes.



### Water Distribution Pipe/s

Pipes are exposed to the outside air and may freeze under certain conditions. The pipes should be insulated or protected from freezing in another manner. Location/s - boiler room

## PLUMBING 2

### Faucets / Drains

Hot water control valve did not work in the upstairs hall bath tub.

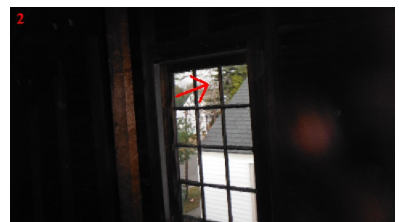
## INTERIOR

### Doors

Cracked pane observed at the bottom of the Florida Room door.

Top pane in the right side attic window is cracked.

The kitchen window can not be latched.



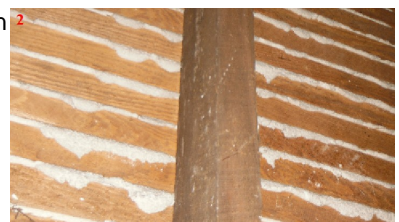
### Windows

Cracked pane observed in the left attic window.

## FOUNDATION

### Other

The main stairwell can be viewed from the crawlspace. It is not insulated which will result in significant energy loss.



# General Comments and Recommendations

## ELECTRIC 1

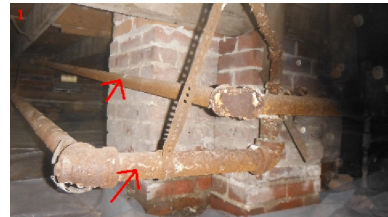
### Service Amps / Volts Type

Service panel may not be adequate for a central a/c system to be installed. It will most likely need to be upgraded.

## BOILER/S

### Other

The asbestos insulation has been removed from the radiator lines in the crawlspace. They have not been re-insulated with new material. Significant energy will be expended to re-heat the pipes each time the thermostat signals for heat.



## PLUMBING 1

### DWV Pipe Type/s

Some of the DWV pipes appear to be galvanized. Galvanized pipes have not been used for many years. In our area, much of it has been replaced. Do not expect much more service from these pipes.



## APPLIANCES

### Refrigerator

Water line has not been installed to the refrigerator.

## Inspection Limitations

## ROOF

### Method of Inspection

In the interest of the inspector's safety, the roof components were inspected from the ground with binoculars. This limits the inspection somewhat since some inconspicuous signs of deficiencies could be present that were not observed. A more detailed and thorough roof inspection can be obtained from a qualified roofing contractor if desired.

## APPLIANCES

### Dishwasher

Main water line was turned off due to a leak at the upstairs bathroom toilet control valve. The downstairs plumbing was not checked nor was the dishwasher. Ensure all downstairs plumbing is checked prior to walk-thru.

## ATTIC

### Method of Inspection

Attic entry is extremely small and should be enlarged to allow for easy technician access.

# Inspection Report Details

Record 4908 Powahatan Ave - Jones, Mark , ,

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## RESOURCES

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### **Satisfactory** Energy Services Offer - Information

We perform two energy efficiency related services. If your home is over 15 years old, it's a great candidate for energy usage testing and improvement.

A small investment in energy savings pays you back over and over and over again in energy cost savings.

As a M&M Home Inspection Client, we would like to offer you a 10 % savings on any of our Energy Related Inspections performed within 60 days of this inspection.

More details are available at [www.mmhomeinspection.com](http://www.mmhomeinspection.com) (refer to the fees page)

### **Satisfactory** Inspection Standards - InterNACHI Standards of Practice

Our inspections are conducted to the Standards of Practice of the International Association of Certified Home Inspectors. The standards can be found at either [www.mmhomeinspection.com](http://www.mmhomeinspection.com) or at [www.InterNACHI.com](http://www.InterNACHI.com).

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## GROUND

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### **Satisfactory** GROUND SECTION - General Comments / Limitations

Small settlement cracks in sidewalks, drives, and patios are common and are not typically reported as deficiencies.

Trees are not inspected or reported on unless they appear to be contacting or growing into the structure. It is your responsibility to insure that trees in close proximity to the structure are properly managed so that the potential for damage to the structure is minimized.

### **Satisfactory** Drives / Walks / Patio Type/s - Concrete

### **Satisfactory** Drives / Walks / Patios - Inspected, ---typical cracks and / or settlement

### **Satisfactory** Grading (within 8" of foundation) - Inspected

### **Minor Deficiency/s - Service/Repair** Trees/Vegetation (within 8 ft. of building) - Inspected

Vegetation growing into the siding left side of garage. It should be removed.

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## ROOF

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### **Satisfactory** ROOF SECTION - General Comments/ Limitations

Objective: Inspect for VISIBLE EVIDENCE of whether or not roof is in a watertight condition. A satisfactory roof inspection is NOT a guarantee that leaks are not present. Leaking can occur in areas which are not visible.

If any roof component/s is/are found to be deficient, then we recommend that ALL roof components be further evaluated and or repaired as necessary by a qualified, licensed contractor.

In the interest of the inspector's safety, some roofs are inspected from the ground only, in which case some sections may not be visible.

If downspouts are present, we recommend extending the discharge of water away from the foundation.

### **Inspection Limitations** Method of Inspection - From Ground (Binoculars)

In the interest of the inspector's safety, the roof components were inspected from the ground with binoculars. This limits the inspection somewhat since some inconspicuous signs of deficiencies could be present that were not observed. A more detailed and thorough roof inspection can be obtained from a qualified roofing contractor if desired.

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## ROOF

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**Satisfactory**      **Roof Covering Type - 3 tab Shingling, typical life is 17-20 yrs, Architectural Shingling, typical life is 35-40 yrs, Slate, typical life is 30-80 yrs**

**Significant Deficiency/s - Service/Repair**      **Roof Covering - Inspected**

Left side back gable rafter assembly has significant moisture damage. The sheathing and roofing also are damaged in the same area.

Slate roof at the back of the home has numerous loose, cracked or broken tabs. All should be repaired or replaced. Individually repairs may not exceed 1000.00 however to address the entire back roof or replace will.

**Satisfactory**      **Chimney Type/s - Masonry**

**Significant Deficiency/s - Service/Repair**      **Chimney/s - Inspected, bricks damaged**

Significant brick deterioration and damage chimney masonry observed in the attic. The stacks may not be structurally sound and pose both a structural and safety hazard.

**Satisfactory**      **Roof Flashing Type/s - Asphalt, Aluminum**

**Satisfactory**      **Flashings - Inspected**

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## EXTERIOR

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**Satisfactory**      **EXTERIOR SECTION - General Comments / Limitations**

Small typical settlement cracks are usually present in masonry and small splits (checking) are usually present in wood components. Determining whether or not any crack, small or large, is indicative of active settlement is beyond the scope of a home inspection. If further analysis is desired, contact a qualified contractor or structural engineer.

Damage is frequently observed to exterior wood components, including, but not necessarily limited to indicated locations. Frequently this type of damage is concealed by paint or vegetation and is NOT VISIBLE. If further evaluation is desired or recommended, then ALL exterior wood components should be further evaluated.

Wall cladding (aluminum, vinyl, etc.) may conceal damage to cladded components. We cannot see through the cladding and it is not removed or damaged in the course of this inspection.

Flashing at deck to wall connections and around windows and doors is, for the most part, concealed and not visible. Therefore, unless gross discrepancies are observed, we are not able to inspect or report on the condition of the flashing.

**Significant Deficiency/s - Service/Repair**      **Stoops / Steps / Porches - Inspected, broken / loose brickwork**

Left side front porch pillar/post is leaning. Evidence of settlement at the brick stemwall and repairs are evident. It should be evaluated/repared by a licensed contractor.

Loose and/or broken brickwork observed (tripping hazard). Location/s - main entry steps

**Satisfactory**      **Wall Covering Type - Wood Shingles, Cement Type Boards**

**Satisfactory**      **Wall Covering - Inspected**

**Satisfactory**      **Windows / Doors - Inspected**

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## EXTERIOR

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**Satisfactory** Trim Work Type - Inspected, Wood

**Satisfactory** Trim Work - Inspected

**Satisfactory** Protective Coatings - Inspected

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## DETACHED BUILDING/s

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**Significant Deficiency/s - Service/Repair** Specific Limitations - Other

Majority of left wall structure has been covered, however significant wood and termite damage is evident at the left front corner rafter assembly and at the back left hand footer, stud assemblies. Refer to later comments.

**Satisfactory** Roof Covering Type - Asphalt Shingles, typical life is 14-18 yrs

**Satisfactory** Roof Covering - Inspected

**Satisfactory** Wall Covering Type - Wood

**Satisfactory** Wall Covering - Inspected

**Safety Deficiency/s - Service/Repair** Vehicle Door/s - Inspected

The garage door is difficult to open and does not stay up. It fall if released and is a safety hazard. It should be repaired before usage.

**Satisfactory** Door/s - Inspected

**Significant Deficiency/s - Service/Repair** Floor Slab - Inspected, large cracks

Significant cracking is evident to the slab. If replaced the costs will be significant.

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## ELECTRIC 1

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**Satisfactory** ELECTRICAL SECTION - General Comments / Limitations

VISIBLE electrical components only are inspected. We cannot see through the walls.

We strongly recommend further evaluation and/or repair of all electrical deficiencies by a qualified, licensed electrician. Typically these deficiencies are safety related and can lead to serious personal injury or property damage if not corrected.

A representative number only of outlets, fixtures, circuits, and panel components are inspected. If deficiencies are reported, then we recommend that ALL outlets, fixtures, circuits and panel components be further evaluated.

GFCI protection is recommended for all exterior, bath, garage, and kitchen receptacles to reduce potential for personal injury.

The electrical inspection of occupied structures is typically limited by furniture and other personal effects.

# ELECTRIC 1

**Satisfactory** Service Entry Type/s - Overhead Drop

**Satisfactory** Service Entry Cmpnts - Inspected

**Satisfactory** System Ground Type - Cold Water Pipe

**Satisfactory** System Ground - Inspected

**General Comments and Recommendations** Service Amps / Volts Type - 100 amps

Service panel may not be adequate for a central a/c system to be installed. It will most likely need to be upgraded.

**Satisfactory** Main Disconnect/s Location - Main Panel/s, Near Meter

**Satisfactory** Service Panel/s Type / Locatn - Breakers, Aluminum Entry Conductor, Exterior

**Safety Deficiency/s - Service/Repair** Service Panel/s - Inspected, blank-out and/or cover, cover screws

Panel needs "blank-out" cover/s and/or covers over openings to help prevent accidental contact with "hot" components and to help prevent the spreading of an electrical fire.

Panel cover has one improper hold down screw and is missing the other. Cover should be properly secured with screws meeting panel manufacturer's specifications.

**Safety Deficiency/s - Service/Repair** 120v Branch Wire Type/s - Copper, Aluminum

This home has aluminum wiring which does not appear to have been upgraded. Wiring connections in aluminum circuits can become loose over time. Loose connections are fire hazards. A thorough assessment of aluminum components and their connections is beyond the scope of a home inspection. We recommend that further evaluation should be obtained from a qualified, licensed electrician. More information can be obtained from the Consumer Product Safety Commission.

# ELECTRIC 2

**Safety Deficiency/s - Service/Repair** Wiring Method Type/s - 2 Wire System, NM (non metallic) Type, Knob and Tube

This home has an older 2 wire system with no safety ground (as opposed to a modern 3 wire system with ground). This is not considered a deficiency, but consideration should be given to improving the system to modern standards which would provide a much higher lever of safety. A qualified electrical contractor should be contacted if desired.

Knob and Tube is a very old wiring method. Typically because of its age the wire sheathing, insulators, and connections can be defective in sections which may or may not be visible during a home inspection. Many times it may also be in contact with insulation which has been added to a home over the years which is the case here. This is a significant fire hazard. Because of these issues it is considered to be a safety deficiency and the system should be evaluated by a licensed electrician.

**Safety Deficiency/s - Service/Repair** Wiring Method/s - Inspected, uncovered box

Junction box/es and/or service disconnect box/es is/are missing cover/s. Covers should be installed to help prevent fires and shock hazards. Location/s - crawlspace and attic



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## ELECTRIC 2

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**Safety  
Deficiency/s -  
Service/Repair**

**Receptacles - Inspected (a representative number only), obstructed**

Paint obstructed receptacle/s observed at various locations. All should be cleared.

No power observed at the three prong outlet mid flight of the main stairwell.

Outlet under the kitchen sink for the garbage disposal unit is missing a coverplate.

**Satisfactory**

**GFCI/s - Inspected**

**Satisfactory**

**Switches / Fixtures - Inspected (a representative number only)**

**Satisfactory**

**Ceiling/Whole House Fan/s - Inspected (a representative number)**

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## BOILER/S

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**Satisfactory**

**BOILER SECTION - General Comments / Limitations**

If any significant boiler system deficiencies are observed, then we recommend further evaluation and/or repair of the ENTIRE boiler system.

Finished rooms over garages are difficult to heat and cool with a central system. Usually supplemental room heating and air conditioning is required.

Heating equipment is not dismantled during a home inspection. The heat exchanger, the "heart" of the system, is only partially visible or may not be visible at all. If further analysis of the heating system, including a complete inspection of the heat exchanger, is desired then we recommend contacting a qualified, licensed heating contractor.

Heating equipment should be serviced at least once per year by a qualified contractor.

**Satisfactory**

**Fuel / Zone - Gas**

**Satisfactory**

**Boiler Type / Age - Unable to Determine Age**

**Satisfactory**

**Boiler - Inspected**

**Satisfactory**

**Flues / Vents - Inspected**

**Satisfactory**

**Heat Distribution Type - Radiators**

**Minor  
Deficiency/s -  
Service/Repair**

**Visible Ducts / Distribution - Inspected**

Radiator in the kitchen does not appear to be heating properly. This unit provides heat also to the laundry room and the kitchen bathroom.

**Satisfactory**

**Switches and Controls - Inspected**

# BOILER/S

**General  
Comments and  
Recommendation  
s**

**Other - Remarks**

The asbestos insulation has been removed from the radiator lines in the crawlspace. They have not been re-insulated with new material. Significant energy will be expended to re-heat the pipes each time the thermostat signals for heat.

# PLUMBING 1

**Satisfactory**

**PLUMBING SECTION - General Comments / Limitations**

VISIBLE plumbing only is inspected. We cannot see through the walls or into the slab.

Standing water shower pan tests are not performed on showers above the first level of structure.

The plumbing inspection is typically limited by household furnishings and stored goods under sinks.

Shower and tub enclosures should be properly caulked/grouted to help prevent water damage to walls and floors.

**Satisfactory**

**Gas Shut Off Locatn - Meter, Left Side of Home**

**Satisfactory**

**Gas Shut Off / Pipes - Inspected**

**Satisfactory**

**Water Shut Off Locatn - Meter**

**Satisfactory**

**Water Shut Off - Inspected**

**Satisfactory**

**Water Supply Pipe Type - Copper**

**Minor  
Deficiency/s -  
Service/Repair**

**Wtr Distribution Pipe Type/s - Copper, PEX**

Control valve at the upstairs hall bath toilet is leaking.

Distribution pipe assembly under the kitchen sink is not secured to anything it can be pulled up and down which and damage the pipes.

**Minor  
Deficiency/s -  
Service/Repair**

**Water Distribution Pipe/s - Inspected, subject to freezing**

Pipes are exposed to the outside air and may freeze under certain conditions. The pipes should be insulated or protected from freezing in another manner. Location/s - boiler room

**Satisfactory**

**Functional Pressure / Flow - Inspected**

**General  
Comments and  
Recommendation  
s**

**DWV Pipe Type/s - Plastic, Galvanized**

Some of the DWV pipes appear to be galvanized. Galvanized pipes have not been used for many years. In our area, much of it has been replaced. Do not expect much more service from these pipes.

**Satisfactory**

**DWV Pipes / Pan/s etc. - Inspected**

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## PLUMBING 2

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**Satisfactory** Toilets - Inspected

**Satisfactory** Sinks/ Tubs / Showers - Inspected

**Minor  
Deficiency/s -  
Service/Repair** Faucets / Drains - Inspected

Hot water control valve did not work in the upstairs hall bath tub.

**Satisfactory** Spigots - Inspected

**Satisfactory** Bathroom Ventilation - Inspected

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## WATER HTR/S

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**Satisfactory** WATER HEATER SECTION - General Comments / Limitations

Typical life expectancy of a water heater is 8 -15 yrs for gas fired and 12 -18 yrs for electric.

**Satisfactory** Water Heater Fuel / Type - Gas

**Satisfactory** Tank Size - 40 gallons

**Satisfactory** Approx Age - 0-2 yrs

**Satisfactory** Water Heater - Inspected

**Safety  
Deficiency/s -  
Service/Repair** Flues / Vents - Inspected, draft diverter loose

The draft diverter is loose. Repair is usually simple but important to help prevent combustion by-products (including carbon monoxide) from leaking into the living spaces.

**Satisfactory** Temperature - 111-120 degrees

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## INTERIOR

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**Satisfactory** INTERIOR SECTION - General Comments/ Limitations

A representative number only of windows are operated / inspected. If deficiencies are reported, then we recommend that ALL windows be further evaluated.

Interior inspection of occupied structures is typically limited by floor coverings, furniture and other personal effects.

Steps, stairs, landings, etc. should have hand and/or guardrails installed to reduce potential for personal injury. Balusters should be no further than 4 inches apart to reduce potential for injury to small children.

Carbon monoxide detectors are highly recommended if there is an attached garage or any fossil fuel burning equipment present, including gas, oil, or wood burning appliances, heating systems, fireplaces, stoves, etc.

**Satisfactory** Wall Structure Type - Wood Frame

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## INTERIOR

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**Satisfactory**      **Walls - Inspected**

**Safety Deficiency/s - Service/Repair**      **Ceilings / Floors - Inspected**

Ceiling structure in the upstairs front Florida Room is loose and not properly attached to the joist assemblies. The potential for it to fall is a safety hazard.

Low head clearance at the kitchen bath entry.

**Safety Deficiency/s - Service/Repair**      **Steps / Stairs / Railings - Inspected**

Railing at the top of the main stairwell should be at least 36" and is not. It is a safety hazard.

**Minor Deficiency/s - Service/Repair**      **Doors - Inspected (a representative number only)**

Cracked pane observed at the bottom of the Florida Room door.

Top pane in the right side attic window is cracked.

The kitchen window can not be latched.

**Minor Deficiency/s - Service/Repair**      **Windows - Inspected (a representative number)**

Cracked pane observed in the left attic window.

**Satisfactory**      **Cabinets / Counter Tops - Inspected (a representative number)**

**Safety Deficiency/s - Service/Repair**      **Smoke Detectors - Inspected, inoperative**

Detector did not activate when tested at the first floor stairwell. Battery may be discharged. Smoke detectors are inexpensive and they save lives. Don't be home without them!

**Satisfactory**      **Signs of Water Entry - None Observed**

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## FIREPLACE/S

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**Satisfactory**      **FIREPLACE SECTION - General Comments / Limitations**

**Satisfactory**      **Fireplace Type / Location - Masonry**

**Safety Deficiency/s - Service/Repair**      **Fireplace - Inspected**

No dampners were observed in the fireplaces. Plastic is packed into the right side fireplace and a deteriorated flue line is hanging from the center one. Both should not be used until evaluated/repared.

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## APPLIANCES

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**Satisfactory**      **APPLIANCES SECTION - General Comments / Limitations**

Appliances are tested for BASIC functionality only. Self cleaning oven functions are NOT TESTED. Timers and controls are NOT CHECKED through all cycles and settings. Ice makers are NOT INSPECTED.

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## APPLIANCES

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**Satisfactory** Range/Oven - Inspected

**Satisfactory** Microwave - Inspected

**General Comments and Recommendations** Refrigerator - Satisfactory Temperatures

Water line has not been installed to the refrigerator.

**Inspection Limitations** Dishwasher - Inspected

Main water line was turned off due to a leak at the upstairs bathroom toilet control valve. The downstairs plumbing was not checked nor was the dishwasher. Ensure all downstairs plumbing is checked prior to walk-thru.

**Satisfactory** Exhaust Fan - Inspected

**Satisfactory** Garbage Disposal - Inspected

**Satisfactory** Dryer Vent - Inspected

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## ATTIC

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**Satisfactory** ATTIC SECTION - General Comments / Limitations

Inspection of the attic is typically limited by low clearance and deep insulation.

**Inspection Limitations** Method of Inspection - Entered Space

Attic entry is extremely small and should be enlarged to allow for easy technician access.

**Satisfactory** Roof/Ceiling Structure Type/s - 16 inch Rafters / Joists, 24 inch Rafters, 1X6 Sheath

**Significant Deficiency/s - Service/Repair** Roof/Ceiling Structure - Inspected

Wood and termite damage observed to the front rafter assembly. It should be sistered or replaced.

Ceiling joist assembly middle front of the attic is twisted and no longer providing proper ceiling support.

**Satisfactory** Insulation Type/s - Loose Fill

**Satisfactory** Insulation - Inspected

**Satisfactory** Ventilation Type/s - Older Home w/no Ventilation

**Satisfactory** Kitchen / Bath Vent Ducts - None Observed

**Satisfactory** Signs of Water Entry - No Visible Evidence

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# FOUNDATION

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**Satisfactory**      **FOUNDATION SECTION - General Comments / Limitations**

Most foundation areas, particularly basements, have water penetration periodically. There may be wood damage in areas which are NOT VISIBLE.

Insulation typically limits the inspection of wood components. Insulation and vapor retarders are not disturbed / moved / pulled back etc. during a home inspection.

A wood destroying insect inspection should be conducted once per year by a qualified pest control operator.

**Satisfactory**      **Insp Method / Foundatn Type - Entered Space**

**Significant Deficiency/s - Service/Repair**      **Foundation Type - Piers, Stemwall, Brick**

Deteriorated and damaged piering and stemwall observed around the perimeter of the home both outside and inside the crawlspace. It should be evaluated/repaired by a licensed contractor.

**Satisfactory**      **Foundation - Inspected**

**Satisfactory**      **Floor Structure Type - 24 inch Joists, Other**

**Satisfactory**      **Floor Structure - Inspected**

**Satisfactory**      **Predominant Ventilation - Wall Vents**

**Satisfactory**      **Vapor Retardant - Poly on Ground**

**Significant Deficiency/s - Service/Repair**      **Moisture Conditions - standing water**

Standing water was observed in the crawl space area at the back of the main home. Chronic standing water will contribute to the growth of mold, mildew, fungus, and to the premature deterioration of wood framing components. Have further evaluated and/or repaired as necessary by a qualified contractor.

**Satisfactory**      **Crawl Grading - Inspected**

**Minor Deficiency/s - Service/Repair**      **Other - Remarks**

The main stairwell can be viewed from the crawlspace. It is not insulated which will result in significant energy loss.

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## ENVIRONMENTAL

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**Satisfactory**

### **ENVIRONMENTAL - General Comments**

This inspection and report are not intended to address air, water, or soil quality, the presence of or danger from asbestos, radon gas, lead paint, urea formaldehyde, dangerous chemicals, mold, toxic mold, mildew, fungus, water or airborne related illnesses or disease, and all other potentially harmful substances.

The company is NOT an environmental inspection company. Our inspectors have not been trained as environmental inspectors. We do not have the expertise, equipment etc to confirm the existence of hazardous materials.

However, based on our general inspection experience, if we observe any material or condition which we SUSPECT could be hazardous, then we MAY, as a courtesy to you, advise you of it's presence. WE ARE NOT OBLIGATED TO REPORT THESE ITEMS.

Be advised that most homes built prior to 1978 will probably contain lead based paint, which is a health hazard to young children and others.

Further, many older homes have asbestos pipe insulation. Frequently this material becomes airborne and is then a hazard to anyone who breathes it. Literally thousands of asbestos containing building materials were manufactured and used in past years. It is not possible to list them all here.

Also most homes have at least some amounts of mold, milder, fungus, etc present. especially in crawl space and basement areas. We will report mold, mildew, fungus presence ONLY when it appears to be of an unusual quantity or nature.

ALL ENVIRONMENTAL concerns and issues should be further evaluated by a qualified environmental contractor or an industrial hygienist.