

4064 N. Lincoln #228  
Chicago, IL 60618  
(773) 635-7873

## ***PROPERTY INSPECTION REPORT***

Property Address: **24\*\* N. Sample Street**  
**Chicago IL 606**

Prepared for:

Inspection Date: **October 14, 2007**

Inspector: **Mike Massart Lic# 450.0000181**

Inspection #: **example.oldSFH**

**CLIENTS REALTOR:**

**SELLERS REALTOR:**

### **GENERAL INFORMATION**

Main Entry Faces: **East**  
Estimated Age: **100-110** Years  
Unit Type: **Single Family**  
Stories: **Two**  
Space Below Grade: **Basement**  
People Present: **Client's Realtor Seller**

Time of Inspection: **9:00**  
Weather: **Cloudy**  
Temp: **60s** ° F  
Soil Condition: **Wet**  
Unit Occupied: **Yes**

### **SERVICES REQUESTED:**

Home Inspection

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## ***TERMINOLOGY***

- Functional** Component is performing its intended function under normal use, though it may show signs of wear.
- Not Applicable** Component is not present at the property, but is not conspicuous by its absence. For instance, "sump pump" may be described "not applicable" in the report of a slab home with no basement.
- Not Present** Component is not present, though it is commonly found in properties of similar type. For example, a sump pump may be described as "not present" in a home with a basement.
- View Limited** Due to finished areas, belongings, roof height/pitch or other conditions, item was not readily accessible.
- The following "PERSPECTIVE" terms are used to describe component deficiencies.**
- Further Review** Client should contact a specialist in specific trade (heating, plumbing, etc.) to evaluate the component(s).
- Safety Concern** Component, or lack thereof, poses a safety or health hazard to occupants or users of the property.
- Safety Suggestion** Voluntary upgrade of a modern safety feature. Client is encouraged to consider the feature, especially if the property is to be used or occupied by children, elderly individuals, etc. This suggestion is NOT intended as a negotiating tool, as many safety upgrades were not available at time of construction.
- Serious Concern** Component has a high probability of incurring substantial expense to repair or replace in the near term. Component is not an easily addressed replacement item, and affects the quality of the building.
- Health Concern** Component shows substantial evidence of environmental or other condition, such as mold, which may be hazardous, especially to sensitive individuals; it is serious enough to warrant immediate attention. Upon being alerted of a "Safety, Serious, or Health" concern, client should contact a specialist in the appropriate trade (heating, electrical, structural/foundation, mold/environmental, etc.).
- Maintenance** Components are worn, older, or lacking paint, caulk, mortar, etc. Though they should be repaired, these components are NOT likely to incur unreasonable expense to repair or replace in the near future.
- Fair, Marginal** Components are worn, older, or otherwise not optimal; however, they do not pose a serious concern, especially given the age and type. These components do NOT require a substantial repair expense.
- Deficient** Component shows significant wear/damage, and though present, is not performing as intended, and/or is likely to require substantial expense to repair or replace in the near future.  
Client should contact a specialist in the related field (licensed plumber, electrical contractor, roofer, etc.) in a timely fashion, and should budget/plan for resolution in the near future.
- SEE COMMENT suggestion** Client is strongly encouraged to follow *suggestions* or RECOMMENDATIONS which go beyond the Such items may relate to efficiency, comfort or maintenance, but at times may improve safety. Parts of the report may go beyond description of deficient items; inspector may make suggestions for optimizing the property. Such suggestions are not considered negotiating items.



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## ROOF

### General Information

<u>Roof</u>	<u>Type</u>	<u>Roof Covering</u>	<u>Estimated Age</u>	<u># of Layers</u>	<u>Inspection Method</u>
Main Roof	Flat	Modified Bitumen Membrane	5 - 9 Years	Unknown	Walked Roof

<u>Component</u>	<u>Condition</u>	<u>Comments</u>
<b><u>Roof Coverings</u></b>		
Membrane	Deficient  Further Review  Monitor	<p>Modified bitumen membrane roof was intact at center and rear areas, but a hole was present near the SE corner. Caulk had been used to repair a torn area near the NE corner; this is not a permanent repair.</p> <p>Air pockets were present below the surface of the modified bitumen roofing. This can lead to cracking over time, and condensation of water vapor.</p> <p>Flat roofs require periodic inspection/maintenance; water ponding due to obstructions or poor slope should be avoided.</p> <p>Though manufacturer claims vary, typical flat roof life is 15 years, longer with silver coat.</p> <p>**Inspection limited to visible portions of covering. Refer to licensed roofer for life expectancy comment/estimate.</p>
<b><u>Vents</u></b>		
Roof Vents	None Viewed	
<b><u>Flashings</u></b>		
Plumbing Vents Joining Walls	See Comment Marginal	Plumbing vents have low (less than 6") clearance, indicating thickness of many layers of roofing. Some coping tiles were cracked--at top of parapet wall.
<b><u>Chimney</u></b>		
Boiler-Brick	Further Review	<p>***The chimney review is limited to the visible and/or accessible components only.</p> <p>Wear/cracking was present at chimney mortar joints, including the interior of the unlined chimney. North chimney was not capped though it is no longer in use.</p>
<b><u>Gutters</u></b>		
Galvanized Downspouts	SEE COMMENT Fair	<p><i>Due to freeze thaw cycles, gutter ice dams can occur in the absence of optimal insulation. During semiannual cleaning, check gutters for proper slope.</i></p> <p>Standing water was present at north portion of gutter. Heating cord was present at the gutter. These can be unsafe if not maintained and powered with proper watertight connections. This was supplied by an extension cord, not a nearby dedicated outlet. Tag on heating cord reads "do not use on flat roofs."</p>
<b><u>Skylights</u></b>		
	None	



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# EXTERIOR

## General Information

<u>Wall Types</u>	<u>Wall Coverings</u>	<u>Trim</u>	<u>Windows</u>	<u>Hose Faucets</u>	<u>Electrical</u>
Masonry	Brick Stone	Aluminum Wood	Vinyl	Standard	Lights GFCI Outlets Main Service
Wood Frame Wall Structure	Vinyl (see foundat'n pg)	Caulking	Wood Glass Block		

Component	Condition	Comments
<b><u>Wall Coverings</u></b>		
Brick Stone	Further Review Deficient	Efflorescence (white salt buildup) was present, indicating brick affected by water, at the south. Cracking/wear was present, including upper and lower south wall. Step crack was noted at N. Pattern of newer mortar indicates repair was made to front wall. Walls which are not plumb indicate the building is leaning to the north. Stone window sill was cracked, at N side. Siding is close to the ground at the south side of the rear enclosed porch/addition structure. This allowed moisture to affect the wood. <i>Ideally, wood framing is kept several inches from soil to limit moisture, insect infiltration.</i>
Vinyl	See Comment	
<b><u>Trim</u></b>		
Aluminum Wood	Functional See Below	Peeling paint noted at wood trim.
Caulking	Present	Caulking was present, showed signs of aging typical in typical/moderate range.
<b><u>Doors</u></b>		
Front Doorbell, Light Rear	Functional Present See Comment	<i>Caulking will fail in time. Check regularly, remove old cracked caulk prior to reinstallation.</i>  Rear enclosed porch doorjamb was not square. To insure safe egress, client is advised against double-keyed deadbolts.
<b><u>Windows</u></b>		
Vinyl Storms/Screens Wood Glass Block	See Comment Not Completed Test Limited Functional	At the 2d fl. FR, a newer vinyl window was loose in its track. DR window lock was loose. At the rear enclosed porch, some 1st fl. windows were painted or stuck shut. The single pane windows lacked storms and screens. Much peeling paint and cracked glazing was present. Wood bsmt. windows were covered from inside so as to inhibit sound. *** Representative sample of accessible windows operated from the interior. Exact accounting for all storms/screens not performed. Be sure any weep holes are open/not caulked shut. <i>Keep hoses off in cold weather to prevent freezing. Shut off any interior valve(s) prior to winter.</i>
<b><u>Hose Faucets</u></b>		
Standard	Functional	
<b><u>Electrical</u></b>		
Lights GFCI Outlets Main Service	Functional Functional Functional	
<b><u>Additional Comments</u></b>		

**Annual wood destroying pest inspections are recommended. Client should walk around property annually to check the grounds and exterior. Owners of buildings housing small children should pay special attention to lead paint and wood varnishes, especially in old windows; contact lead paint specialist for survey/testing.**



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## GROUNDS

### General Information

<u>PORCHES / PATIOS</u>				<u>WALKS &amp; STEPS</u>
<u>Location</u>	<u>Type</u>	<u>Material</u>	<u>Enclosure</u>	<u>Material</u>
Front	Stoop	Wood	Open	Concrete

<u>Component</u>	<u>Condition</u>	<u>Comments</u>
<b><u>Walks &amp; Steps</u></b>		
Walks Steps	Functional See Below	
<b><u>Driveway</u></b>	Not Applicable	**A degree of cracking and wear is expected in our climate, especially on concrete which has been excessively salted. Consider de-icing products which are not harmful to concrete.
<b><u>Drainage &amp; Grading</u></b>		
Property Drainage	Fair	Lot drainage is largely flat at the south.
Foundation Grading	suggestion	<i>Where feasible, maintain a positive slope away from the foundation to direct runoff away. If this is not feasible in areas, consider use of buried drain tiles (PVC pipes or polyethylene hoses in shallow gravel bed) to direct water away from the home.</i>
<b><u>Vegetation</u></b>		
Trees Shrubs	Functional suggestion	<i>Keep vegetation at least six inches away from the walls; check tree limbs regularly. Excessive watering next to the foundation can affect wall coverings and lead to seepage.</i> ***Comments pertain to how vegetation affects the building, not the health of the plants.
<b><u>Retaining Walls</u></b>	Not Applicable	
<b><u>Porches/Patios</u></b>		
Front Stoop	Marginal	Front stoop had settled.
<b><u>Additional Comments</u></b>		Safety standards, which have changed in recent years, call for hand rails with three or more steps, and guard rails 42" high two feet or more above grade. Vertical balusters (no more than 4" apart) offer improved child safety over horizontal rails.



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## HEATING / COOLING

### General Information

<u>Brand</u>	<u>Fuel</u>	<u>Type</u>	<u>Rating</u>	<u>Est. Age</u>	<u>Expected Life</u>	<u>Tests</u>
<b>Heating:</b> American Standard	Gas	Forced Water Boiler	Gas Conversion	55 +	25 - 30	Visual Flame Pattern Gas Detector
<b>Cooling:</b>	Electric	Window Unit	240 volt	3 - 8	10 - 15	None

Component	Condition	Comments
<b><u>Heating Unit</u></b>		
Boiler Operation	Further Review	<p>Carbon monoxide levels were high (more than 100 parts per million) at the boiler's exhaust gases. Unit is past end of typical life expectancy. Recommend contacting qualified heating contractor for review.</p> <p>Carbon monoxide readings are made with Bacharach Monoxer II combustion gas analyzer.</p> <p>**Water jackets and burners should be cleaned annually; rely on heating contractor.</p> <p>***Do not store paints, bleach, etc. near gas burning equipment. Keep clear of lint. Have equipment professionally serviced prior to each heating season.</p>
General Condition	Further Review	
Limit Controls	Test Limited	
Water Jackets	View Limited	
Clearances	Functional	
Ventilation	Functional	
Exhaust Flue	see roof page	
Fuel Lines	Functional	
Wiring	Functional	
Thermostat	Functional	
<b><u>Energy Source</u></b>		
Gas Pipes	Functional	
Gas Shut Off	Present	
Electric Shut Off	Functional	
<b><u>Distribution</u></b>		
Piping	Further Review	<p>White fibrous insulation at older boiler pipes very likely contains asbestos. Some of this material has been disturbed, so that fibers are friable/exposed--includes area above boiler, and basement area to the north of it. Refer to qualified heating or environmental contractor re: removal or encapsulation. Radiators were heating, provided at appropriate locations. Some 2d fl. radiators did not have shutoff valves. <i>Boiler heats water which is distributed to radiators with a low pressure pump.</i></p>
Circulator Pump	Functional	
Radiators	Test Limited	
<b><u>Additional Components</u></b>		
Expansion Tank	Functional	<p><i>Relief valves are safety devices; if leaking or dripping they should be serviced. Extension pipe should extend to within 6" of the floor; end should not be capped or threaded.</i></p>
Relief Valve	Older Unit	
Air Cleaner	Not Present	
<b><u>Cooling Unit</u></b>		
	Not Tested	<p>Air conditioner not operated so as not to damage unit: temperature had been below 60 degrees within the last 48 hours.</p>



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## PLUMBING

### General Information

<u><b>Water Supply</b></u>	<u><b>Supply Pipes</b></u>	<u><b>Main Water Shut Off</b></u>	<u><b>Well Pressure Tank</b></u>	<u><b>Well Pump</b></u>	
Public	Galvanized Copper	Basement	N/A	N/A	
<u><b>Waste System</b></u>	<u><b>Waste Pipes</b></u>	<u><b>Waste System Clean Out</b></u>	<u><b>Gas Pipes</b></u>	<u><b>Gas Shut Off</b></u>	
Public	Cast Iron, Clay Galvanized PVC	Basement Exerior Rear	Black Iron Galvanized	At Meter Basement	
<u><b>Water Heater</b></u>	<u><b>Location</b></u>	<u><b>Size</b></u>	<u><b>Type</b></u>	<u><b>Est. Age</b></u>	<u><b>Expected Life</b></u>
Richmond	Basement	50 Gallon	Gas	5	10 - 15

Component	Condition	Comments
<u><b>Water Piping</b></u>		
Water Pressure	Functional	<p>Water flow was normal with several fixtures running at the same time.</p> <p>Plastic tubing was used to supply refrigerator icemaker; standard copper tubing should be used. <i>Keep hoses off laundry sink, hose bibbs, etc. to prevent contamination of water supply.</i></p> <p>Dielectric unions (with plastic rings to prevent contact between dissimilar metals) were not used between water heater and copper piping. Corrosion resulted above the water heater. Some hot and cold piping was not supported properly, including area near laundry sink.</p> <p><i>**Each shutoff valve not operated, due to potential for leakage, especially on older valves. When opening traditional style valve, back off slightly to prevent it from sticking open.</i></p>
Visible Leaks	None Visible	
Piping Type	Deficient	
Cross connection	None Viewed	
Compatibility	Deficient	
Main Shut Off Supports	Present Deficient	
<u><b>Waste Piping</b></u>		
Drainage	Functional	<p>PVC enters concrete nearby--cast iron was not used where pipe enters floor. Trap below the shower was nonstandard; some waste piping had abnormal pitch. Dishwasher drain line improperly enters the waste piping on the sewer side of the trap; if not corrected this could cause sewer gas entry. Old plug was present at bsmt. floor near boiler; unable to verify if clay pipe below it is still in service.</p> <p>Newer concrete block catch basin, with repaired pipes/traps, was provided at rear.</p>
Visible Leaks	See kitchen pg.	
Traps, Venting	Further Review	
Ejector Pump	Not Present	
Supports	View Limited	
Catch Basin	Repair/Upgrade	
<u><b>Gas Piping Comments</b></u>		
Piping Type	Further Review	<p>Galvanized piping was used--not all piping was black iron type. Pipes were loose near meter. Several gas leaks were present: at shutoff valves serving the boiler, water heater, and unused basement furnace; at the dryer's flexible connector and a union above it. Several leaks were detected at the front (SE) meter area: includes top right of the meter, a nearby union, and the valve area on the utility side of the meter. Due to amount of gas leaking, further pinpointing could not be performed. These conditions should be reviewed and repaired by a licensed plumber or utility representative. Hand held combustible gas detector (UEI brand) is used.</p>
Shut Offs	Deficient	
Leaks Detected	Deficient	
Supports	See Above	
<u><b>Water Heater</b></u>		
Water Heater Tank	Functional	<p>Plug was noted at 1st fl. foyer ceiling; per seller, no gas was running through former gas light pipe.</p>
Water Shut Off	Present	
Temp Control	Functional	
Burner	Functional	
Safety Relief Valve	Functional	
Exhaust Vent	see roof page	
Clearances	Functional	
Ventilation	Functional	
Drain Valve	Not Tested	



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# ELECTRICAL

## General Information

<u>Panel</u>	<u>Panel Location</u>	<u>System</u>	<u>Service Entrance</u>	<u>Panel Type</u>	<u>Main Wire</u>	<u>Branch Wiring</u>
Main Panel	Basement	100 Amp - 240 Volt	Overhead	Circuit Breakers	Aluminum	Copper
Sub Panel						Metal Conduit Armored Cable

<u>Component</u>	<u>Condition</u>	<u>Comments</u>
<b><u>Panel</u></b>		
Main Panel	Functional	<p>(Former 2d fl. apartment panel was in use for 2d fl. rooms in the home.)</p> <p>14 gauge wire was too small for the bottom half of a 20 amp half size breaker, at the bottom left portion of the right hand (1st fl.) panel.</p> <p>Several half-sized breakers were in use. These are typically considered inferior to standard size breakers; use of several half-sized breakers is not recommended when more panel space, or subpanel, is needed.</p> <p><b>Operate breakers upon closing, then yearly.</b> As mechanical devices, breakers can fail by allowing current to pass when switched off, or by failing to "trip". Electricians recommend having connections checked every 2 yrs. Low voltage wires (phone, cable, etc.) not tested; such equipment is often not in use within properties for sale. Refer to utility/building specifications. Do not open panel/covers unless qualified. Contact electrician for service; <b>please make electrical repairs a high priority/early action item.</b> Some decorative/adjustable fixtures &amp; cords can be hazardous if affected by shelving/cabinetry, ladders, etc.</p>
Main Breaker	Functional	
Branch Breakers	Further Review	
Amp/Wire Match	Deficient	
Connections	Functional	
Ground/Bonding	Functional	
Panel Cover	Functional	
	safety suggestion	
	Safety Suggestion	
<b><u>Grounding</u></b>		
Main Ground	Functional	<p>Water pipes are used for electrical grounding. Potential repair, pipe upgrade, or addition of dielectric unions can interrupt continuity of ground.</p> <p>During timely electrical repairs/upgrades, have ground wire attached to city side of water shutoff and/or to driven ground rod.**Many older homes have longer than optimal "BX" runs.</p>
Bonding	Functional	
Ground Rod	Not Present	
Ground to Water Pipe	Present Recommendation	
<b><u>Branch Circuit Wiring</u></b>		
Conductors	Functional	<p>Many new circuits were provided; lubricant was used during wire pulling.</p> <p>Outlets tested with reversed polarity: at the 1st fl. rear enclosed porch, and at the dining room. Top of outlet was exposed, as it was installed in curved baseboard--at eating area to N of kitchen. Outlet was not covered at 2d. floor NW office/den. Older 2 prong outlet at front of 2d fl. front BR (behind radiator) was inoperative.</p>
Methods	Quality Feature	
Outlets	Deficient	
Fixtures	Functional	
Junction Boxes	Further Review	
<b><u>Ground Fault Protection</u></b>		
Kitchen	Present	<p>Though ground fault circuit interrupter outlets were not in use at time of construction, <b>GFCI outlets are recommended at damp areas</b> (exterior/garage, kitchen, bath, basement), with the exception of equipment such as refrigerators, sump pumps, etc. Push "test" button monthly.</p> <p>Carbon monoxide detector was not found at 2d fl. CO detectors are now required by law, within 15' of each sleeping area. Upon closing, client should insure the presence of adequate smoke/CO detector(s). Kitchen type smoke detectors are helpful near cooking ranges.</p> <p>**Not tested six weeks prior to occupancy. <b>Replace detectors if ten years old. Change batteries upon closing;</b> test/change regularly. Detectors should be within 15' of any bedroom.</p>
Bathrooms	Present	
Garage	Not Applicable	
Exterior	Present	
Basement	None Viewed	
<b><u>Smoke Detectors</u></b>		
CO Detector	Not Completed	
Smoke Detectors	Present	
Hallway(s)	Not Tested	
	Safety Suggestion	

## KITCHEN / LAUNDRY

Component	Condition	Comments
<b><u>Kitchen</u></b>		
Walls and Ceiling	Functional	Cabinets and counters beside the range were not secured.
Floor (Hardwood)	Functional	
Doors/Windows	see interior pg.	
Light Fixtures	Functional	
Outlets	Functional	
GFCI Outlets	Functional	
Cabinets (wood/laminate)	See Comment	
Counters	See Above	
Sink	Functional	
Faucet	Functional	
Water Pipes	Functional	
Waste Pipes	see plumbing pg.	
Heat Source	Functional	
<b><u>Appliances</u></b>		
Gas Range	Functional	<i>Anti-tip brackets, gas connectors which sense and stop leaks, and other safety upgrades are recommended. Client should periodically check appliance recalls at <a href="http://www.uscpsc.com">www.uscpsc.com</a>.</i>
Gas Oven	Functional	
Dishwasher	Functional	
Refrigerator	Functional	
Disposal	Not Present	
Range Hood	Not Present	
Exhaust Fan	Not Present	
Washer	Functional	
Dryer, gas	Functional	
<b><u>Laundry</u></b>		
Fixtures/Outlets	Functional	Waste piping leaked below the laundry sink. <i>**Washer hoses and dryer gas connectors should be replaced if more than five years old. Modern gas connectors, and metal braided water hoses, have integral shutoff valves to sense and stop leaks; suggest upgrade. Dryer vent and integral dryer lint path should be cleaned regularly.</i>
Sink & Faucet	Deficient	
Washer Hookups	suggestion	
Dryer Gas Outlet Dryer Vent	suggestion suggestion	



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## BATHROOMS

### General Information

**The property has the following bathrooms - All are reported on this page**

- 1 - Full Bath - (Second Floor)
- 1 - 3/4 Bath - (First Floor)

Component	Condition	Comments	Location
Walls and Ceilings	Functional		
Floors (Ceramic Tile)	Functional		
Doors	See Comment	Door did not lock properly.	- second floor
Light Switches and Fixtures	Functional		
Outlets	Functional		
GFCI Outlets	Functional	GFCI outlets tripped properly when faulted.	each bath
Exhaust Fan	Functional		
Sink/Cabinet and Faucet	Functional	<i>Fans were usually not required if window present. However, they are recommended to convey moisture outside.</i>	
Toilets	Functional		
Tub/Shower and Faucet/Valve	Marginal	Shower valve was stripped/did not stop at hot position. Lever operated tub waste stopper did not operate properly.	- first floor - second floor
Tub/Shower Wall Surround	Functional		
Water, Waste and Vent Pipes	see plumbing pg.		
Heat Sources	Functional		
		**A degree of shrinkage cracking and wear is anticipated in any grouted tile surface. Maintain caulk on surfaces likely to become wet, including cracked inside corner grout lines.	



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# INTERIOR

## General Information

**The property has the following interior rooms - All are reported on this page**

First Floor:	Stairways	Second Floor:
Dining Room		2 - Bedrooms
Living Room	Hallways	Family Room
1 - Bedroom	Enclosed Porch	Den/Office

Component	Condition	Comments	Location
Walls and Ceilings (Plaster, Drywall)	Functional	Walls and ceilings are in overall serviceable condition. Imperfections like uneven surfaces and minor stress cracks, etc. are typical and considered cosmetic unless excessive.	Most Areas
	See Comment	Cracks in plaster were found at several areas, including areas over doors; uneven surfaces were noted at ceilings. These appeared typical/were not excessive given age/type of bldg.	
	Deficient	Older paint was peeling/cracking at the north side of the enclosed porch. Stains at rear wall are likely related to gutter ice dams. Ceiling was incomplete at 2d fl. rear.	Enclosed Porch
Floor Coverings (softwood--fir/pine)	Functional	Floor sloping was noted at several areas. As a result of walls and doorjambs which are not plumb and square, several doors open by themselves/do not stay in position: includes bathrooms, 1st fl. bedroom. This appears to be related to building movement noted on exterior page. Pantry door would not close in jamb. Kitchen door would not stay closed unless locked. <i>Bare bulb closet fixtures may come in contact with stored items; recommend covered fixtures as safety upgrade.</i>	Several Rooms
Floors	See Comment		
Doors and Windows	See Comment		
Light Switches and Fixtures	Quality Feature note	Most areas had newer, adequate switched lighting. Function not found for switch at right side of foyer's 3 switch panel.	
Outlets	see electrical pg.	No outlet was provided at window area of bedroom.	First Floor
Heating Source	Functional		
Ceiling Fans	Deficient	Fan's upper canopy was wobbling/not flush to the ceiling; this may indicate lack of professional installation on dedicated fan box designed for weight and movement.	Living Room
Stairs	Deficient	While a degree of wear is anticipated at older stairs, the rear stairs were in poor condition. Riser height was not uniform; stair treads were not level; landing was not level and was sagging underfoot. Bottom of stair stringer was rotten.	
Railings	Deficient	Railings were loose at rear stairs, and not complete at front bsmt. stairs	
Railings	suggestion	<i>Safety codes, which have changed over time, call for guards beside the open side of stairs, with vertical balusters no more than 4" apart. Most wood railings have some flexibility; however, rails should withstand 200 pounds of side pressure.</i>	

## FOUNDATION

### General Information

<u>Foundation</u>	<u>Type</u>	<u>Floor Type</u>	<u>Access</u>	<u>Floor Framing</u>
Basement	Stone	Concrete	Inside	Wood Joist Wood Beam
Enclosed	Poured Concrete	Concrete		

<u>Component</u>	<u>Condition</u>	<u>Comments</u>
<b><u>Access To:</u></b>		<i>Stored goods limit foundation visibility, Client should review concealed areas before closing.</i>
Basement	Visibility Limited	Basement has partially finished walls and ceilings.
Enclosed Porch	Visibility Limited Further Review	Considerable fuel oil odor was noted, coming from rear enclosed porch basement. Odor was noticeable upon entering the front door, and was prominent at 2d fl. rear. Recommend review/remediation estimate by qualified environmental contractor or consultant.
<b><u>Foundation</u></b>		
Exposed Walls	Further Review	Walls which are not plumb, etc. likely indicate differential settlement of the north side of the building. Pattern of mortar residue alongside the north end of the joists, may indicate movement (decades ago) of joists relative to N wall. Mortar was worn at stone foundation; concrete capping had cracked at exterior N. Concrete wall was cracked at the enclosed porch basement.
Floor	Deficient	Gaps between porch beams and columns indicate movement; part of N frame wall was bulging relative to a N porch beam. Bsmt. floor had cracked and heaved considerably.
<b><u>Floor Framing</u></b>		
Joists	See Above	Joists were otherwise mostly intact where viewed, though excessive notch was noted near S wall. Beams were overall intact. Bottom of wood column was damaged--near laundry sink.
Beams	Functional	Column which was not plumb was likely related to movement noted above.
Columns	Further Review	Sill plate was rotten at S side of rear enclosed porch. Powder post beetle infestation is likely indicated by small holes in wood. This is related to grading/framing getting wet.
Sill Plates	Deficient Further Review	
<b><u>Water Penetration</u></b>		
Basement	Past Signs	Damaged paneling at lower north wall indicates that water penetration had occurred. No evidence of recent/active flooding was noted. White spots on bottom of south paneled wall, likely indicate mold; this may be related to condensation of moisture from older foundation, trapped behind stored goods. Passage of humidity and seepage is typical to older stone foundations.
Floor Drain	Functional	
Sump Pump	Not Present	
<b><u>Insulation</u></b>		
Perimeter	Not Viewed	
<b><u>Ventilation</u></b>		
Windows	Not Functional	Blocked to deaden sound.  <i>**Even in the absence of water penetration, mold can grow in small unventilated areas near pumps, pipes, meters, etc. Such closets should be ventilated with louvered doors or grilles; dehumidifiers should be used spring through fall.</i>
<b><u>Exposed Plumbing</u></b>		
Heating System	see plumbing pg.	Unused basement furnace, which lacks a chimney vent connector, had not been removed. It is still attached to gas piping. Jagged rust at heat exchanger likely indicates cracking--unit should be removed. <i>Components are as described on plumbing and electrical pages.</i>
Signs of Leaks	See Comment	
Floor Drain		
<b><u>Exposed Electrical</u></b>		
GFCI Outlets	None Viewed	<i>"Minor" seepage leads to mold when trapped near paper faced drywall, insulation, etc. During any upgrades, consider products such as fiberglass backed gypsum/drywall, rigid insulation, etc. Wall vapor barriers are NOT recommended as they trap moisture.</i>
	general home suggestion	

## SUMMARY

This summary page is provided for quicker access to the information within the report. It is not intended as a substitute for reading the inspection report. Items listed below may be discussed further on the corresponding report page.

PAGE	REMARKS
	<p><i>This summary page is intended to highlight the concerns in the report which, in the inspectors opinion, were more than routine maintenance and normal minor concerns.</i></p>
<u>ROOF</u>	<p>Hole was present near SE corner of roof; caulk at NE corner is not a permanent repair. Plumbing vents have low (&lt; 6") clearance, indicating thickness of many layers of roofing. Wear was present at chimney mortar joints, including the interior of the unlined chimney.</p>
<u>EXTERIOR</u>	<p>Cracking was present at upper and lower south wall. Walls which are not plumb indicate the building is leaning to the north. Stone window sill was cracked. FR window was loose in its track.</p> <p>Rear windows were painted or stuck shut and lacked storms and screens.</p> <p>Much peeling paint and cracked glazing was present.</p>
<u>HEATING</u>	<p>Carbon monoxide levels were high (more than 100 parts per million) at the boiler's exhaust gases. Unit is past end of typical life expectancy. White fibrous insulation at boiler pipes very likely contains asbestos; some has been disturbed, so that fibers are friable/exposed.</p>
<u>PLUMBING</u>	<p>PVC enters concrete without cast iron; trap and pitch below shower were nonstandard. Plastic tubing was used to supply refrigerator icemaker; copper tubing should be used. Dishwasher drain line improperly enters the waste piping on the sewer side of the trap. Several gas leaks were present: at shutoff valves serving the boiler, water heater, and unused basement furnace; at the dryer's flexible connector and a union above it. Several leaks were detected at the front (SE) meter area: includes top right (discharge side) of the meter, nearby union.</p>
<u>ELECTRICAL</u>	<p>14 gauge wire was too small for the bottom half of a 20 amp half size breaker, at the bottom of the right hand (1st fl.) panel. Outlets tested with reversed polarity: at the 1st fl. rear enclosed porch, and at the dining room. Top of outlet was exposed, as it was installed in curved baseboard--at eating area to N of kitchen. Carbon monoxide detector was not found at 2d fl.</p>
<u>KITCHEN</u>	<p>Cabinets and counters beside the range were not secured. Waste pipe leaked at laundry sink.</p>
<u>BATHROOMS</u>	
<u>INTERIOR</u>	<p>Floor sloping was noted. Walls were not plumb; several doors open by themselves/do not stay in position. Fan's upper canopy was wobbling/not flush to the ceiling. Rear stairs were in poor condition. Riser height was not uniform; stair treads were not level; landing was not level and was sagging underfoot. Bottom of stair stringer was rotten. Older paint was peeling/cracking at the north side of the enclosed porch; stains are present at rear wall; ceiling was incomplete.</p> <p>Railings were loose at rear stairs, and not complete at front bsmt. stairs.</p>
<u>FOUNDATION</u>	<p>Walls which are not plumb, etc. likely indicate differential settlement of the north side of the building. Mortar was worn at stone foundation; concrete capping had cracked at exterior N. Concrete wall was cracked at the enclosed porch basement. Gaps between porch beams and columns indicate movement. Bsmt. floor had cracked and heaved considerably. Considerable fuel oil odor was noted, coming from rear enclosed porch basement. Recommend review by qualified environmental contractor or consultant. Damaged paneling at lower north wall indicates that water penetration had occurred. No evidence of recent/active flooding was noted. Unused basement furnace, which lacks a chimney vent connector, should be removed. Sill plate was rotten at S side of rear enclosed porch. Powder post beetle infestation is likely indicated by small holes in wood. This is related to framing getting wet due to grading/landscaping being too high.</p>