

# Building Inspection Report

\_\_\_\_\_, Suburban, VT

**Inspection Date:**  
5/7/2010

**Prepared For:**  
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**Report Number:**  
4261.0510

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# Report Overview / Summary

## THE HOUSE IN PERSPECTIVE

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This is an average quality 32+- yr. old condominium. It is a three level unit that can be considered in good, general, up to date condition. The street setting is pleasant and the complex, at first glance, appears well maintained. With recommendations followed, this should remain a comfortable, relatively easily maintained home. Apart from the short term need to deal with some lacking maintenance, the improvements that are recommended in this report are not considered unusual for a home of this age.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report:

**Major Concern:** a system or component that is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

**Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.

**Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements that are recommended but not required right away.

**Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

**Deferred Cost:** denotes significant improvements that are imminent – likely in the short term.

**Links:** URL links (colored in blue) will bring you to a helpful web page by using **Ctrl + click**



A qualified professional will be recommended to effect repairs/replacement in many of the recommendations in this report. Where not specifically stated, this recommendation should be assumed as noted at the beginning of each section.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements/suggestions.

### Adobe Acrobat Reader Tips:



<http://www.adobe.com/products/reader/>

1. Use the ‘zoom tool’ for the photos.

2. You can use the *pages (or thumbnails)* found on the left hand Navigation Pane to skip around this report quickly.

## SUMMARY OF DEFECTS / OBSERVATIONS

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The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term along with other selected observations. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations you may consider significant and/or necessary.

Any professionals consulted or contracted for the following should read the pages of the report that are relative to the concern.

### Major Item/Concern(s):

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### Safety Concern(s):

- **Safety Issue:** The electric system revealed the need for improvements and a few repairs. **Page 10**
- **Safety Issue:** The openings in the stairway railings are large enough to allow a child to fall through. **Page 17**
- **Potential Safety Issue:** The oven requires adjustments. **Page 18**
- **Safety Issue:** The AC system requires service **Page 14**

### Repair Item(s):

- **Repair:** Damage to the north wall is suspected to be the result of vermin activity. **Page 9**
- **Repair:** The shower faucet is leaking in the master bath. **Page 21**

### Improve:

- **Improve:** The cover for the basement window well is damaged. **Page 9**
- **Improve:** The walls in the laundry show evidence of water damage. **Page 17**
- **Improve:** Windows have lost their seal in two locations. **Page 17**
- **Improve:** The clothes dryer exhaust vent pipe should be improved and cleaned of lint. **Page 21**

### Monitor:

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### Deferred Cost:

- **Deferred Cost:** The air conditioning condenser is old. It would be wise to budget for new. **Page 14**
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## END OF SUMMARY

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the NAHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report. A copy is available upon request. These can also be accessed on the NAHI website: : <http://64.78.60.23/public/main.cfm> or my website: <http://burlingtonhomeinspection.net>.



It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. Representative samples of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Exterior and other ‘common’ components are excluded in this inspection. Common components can only be estimated because a full review of the Condominium Association Documents is necessary to fully define what is considered ‘common’. Such a review is not included in this inspection. However, the Inspector will inquire, at the inspection, if there are exterior areas that are the responsibility of the owner to maintain. Areas identified will be observed and included in the Inspection Report.

*Limited common areas* (areas considered common but limited to the owners use) will be included in the inspection report as a courtesy to the buyer in order to inform the Association.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### **WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection.  
The estimated outside temperature was 65+- degrees F.

### **RECENT WEATHER CONDITIONS**

Occasional rain has been experienced in the days leading up to the inspection.



For the purpose of this report, it is assumed that the house faces east.

# Structure/Basement

## DESCRIPTION OF STRUCTURE/BASEMENT

<b>Foundation Material:</b>	•Poured Concrete
<b>Foundation Design:</b>	•Basement Walk-Out Configuration
<b>Basement Floor:</b>	•Concrete Floor
<b>Columns:</b>	•Steel Columns – 3 inch
<b>Floor Carrying Beams:</b>	•Not Visible – Covered
<b>Floor Structure:</b>	•Wood Joist - Not Visible
<b>Wall Structure:</b>	•Wood Frame •Wall Frame Thickness – 6 Inch
<b>Attic Access:</b>	•In the 2nd Floor Bedroom Closet •See Limitations

## STRUCTURE/BASEMENT ATTRIBUTES AND COMMENTS

*A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.*

### Positive Attributes

The inspection did not discover evidence of substantial structural movement. The construction of the home is considered to be good quality. The materials and workmanship, where visible, appear to employ average to above average characteristics. The wood frame exterior walls of the home appear to be at least 6 inches thick. This typically provides for extra exterior wall insulation. When sighted down their length they were observed to be straight and flat.

The foundation walls were straight and even. No serious cracks or bulges were noted in the observed walls. The basement floor slab observed is in good condition – flat and even. It has typical cracks usually the result of shrinkage and/or settling of the slab.

### General Comments

No major defects were observed in the accessible structural components of the house. No repair to structural components is necessary at this time.

## DEFECTS / OBSERVATIONS / RECOMMENDATIONS

### Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. Think of the home as sitting on top of the Pitcher's mound in Baseball. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.  
In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step.



## LIMITATIONS OF STRUCTURE/BASEMENT INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- No access was gained to the roof space/attic. This is considered a 'common' area – part of the Association.
- No access was gained to the wall cavities of the home.
- No access was gained to the floor cavities.
- Interior finishes and/or insulation restricted the inspection of the basement.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Exterior

## DESCRIPTION OF EXTERIOR

<b>Exterior Doors:</b>	<ul style="list-style-type: none"> <li>•Insulated Metal with Storm Doors</li> <li>•Atrium Patio Doors (one panel is fixed, one swings open)</li> <li>•Sliding Glass</li> </ul>
<b>Window Frames and Trim:</b>	<ul style="list-style-type: none"> <li>•Wood Window Frames and Trim</li> </ul>
<b>Entry Walkways and Patios:</b>	<ul style="list-style-type: none"> <li>•Concrete Walk @ Front</li> <li>•Slate Paved Walk @ Rear</li> </ul>
<b>Porches, Decks, Steps, Railings:</b>	<ul style="list-style-type: none"> <li>•Two Treated Wood Decks @ Rear</li> <li>•Concrete Steps @ Front</li> <li>•Wood Railings</li> </ul>
<b>Overhead Garage Door(s):</b>	<ul style="list-style-type: none"> <li>•None</li> </ul>
<b>Surface Drainage:</b>	<ul style="list-style-type: none"> <li>•Steep Slope</li> <li>•Graded Towards House</li> </ul>
<b>Retaining Walls:</b>	<ul style="list-style-type: none"> <li>•None</li> </ul>
<b>Fencing:</b>	<ul style="list-style-type: none"> <li>•None</li> </ul>

## EXTERIOR ATTRIBUTES AND COMMENTS

*A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.*

### Positive Attributes

The exterior observed is in generally in good condition (See Limitations). The walkway, driveway and parking area appeared in good general condition. There were no serious dips, cracks, ruts, or holes.

The wood window frames are in generally good condition. All doors were opened and they operated freely. The sliding glass door was in good condition. It operated smoothly as did its screen door. The deck(s) appear to be constructed from pressure treated wood – a rot resistant material. The deck/porch railings are firm. The deck/porch railings are firm. Ledger flashing was noted at the deck/wall. This helps prevent rot by not trapping water here.

The concrete steps are in good condition. They are straight and even showing no damaged mortar or material.

### DEFECTS / OBSERVATIONS / RECOMMENDATIONS

#### Lot Drainage

- **Monitor:** An exterior 'Perimeter Drain' or 'Footing Drain' apparently exists. This item carries water away from the base of the foundation. Recommend periodic flushing with water and monitoring.



- **Improve:** The cover for the basement window well is damaged. It is there to keep storm water out of the well.

**Deck**

- **Repair:** The decks should be cleaned of algae and painted or stained to improve durability. A deck with algae is very slippery when wet.

**Exterior Walls**

- **Repair:** Damage to the north wall is suspected to be the result of vermin activity. Repairs are needed. Depending on the nature of the vermin activity, consulting an animal control specialist may be desirable.



**LIMITATIONS OF EXTERIOR INSPECTION**

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal

accessories, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Size of Electrical Service:</b>	•Unable To Determine
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Service Grounding:</b>	•Copper •Water Pipe Connection
<b>Main Disconnects:</b>	•Breakers •Location: at the meter
<b>Service Panel:</b>	•Breakers •Location: in the laundry room •Panel Rating: 200 Amp
<b>Sub-Panel(s):</b>	•Panel Rating: 150 Amp •Breakers •Located: near the furnace •Overcurrent Protection (Main Breaker) – 60 Amps - Located: in the main panel
<b>Circuit Sizes:</b>	•120V Circuits: 15, 20 amps •240V Circuits: 30, 40, and 60 amps
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	•Non-Metallic Sheathed Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Kitchen •Electrical Panel
<b>Smoke Detectors:</b>	•Present - Hard Wired with Battery Backup- Ionization Type
<b>Carbon Monoxide Detectors:</b>	•Present - Combined with Smoke Detector

## ELECTRICAL ATTRIBUTES AND COMMENTS

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*A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.*

### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The electrical panels are well arranged and rated for both copper and aluminum. Three prong outlets were tested randomly with a plug in circuit analyzer. All 3-prong outlets that were tested were appropriately grounded and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. The observed wiring within the home is copper, with exception of the larger aluminum wires. These are good quality electrical conductors.

Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly.

Dedicated 220-volt circuits have been provided for all 220-volt appliances within the home. The combination CO and smoke detector alarms responded when the test button was pushed in the second floor. These are located on each floor and are interconnected

### General Comments

The electric system revealed the need for improvements and a few repairs. These improvements should be considered high priority for safety reasons. ***Unsafe electrical conditions represent a shock and/or fire hazard.*** A licensed electrician should be consulted to undertake the improvements recommended below and further review the system.

## DEFECTS / OBSERVATIONS / RECOMMENDATIONS

### Grounding

- **Repair:** A jumper wire should be installed across the water meter to ensure sufficient grounding of the electrical service. Alternatively, the ground wire could be connected to the water main, upstream of the water meter.

### Main Panel

- **Improve:** The panel circuits should all be clearly and accurately marked by an electrician.

- **Repair:** Abandoned wiring should be replaced or appropriately terminated.
- **Improve:** Two 220V circuit(s) are not being utilized. An electrician should properly terminate the circuit(s). In the meantime, care should be taken to keep breakers switched off.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. A separate fuse or breaker should serve each circuit.
- **Repair:** Oversized breakers within the main distribution panel should be replaced if needed. A 60 amp breaker seems too much for the appliances found.
- **Improve:** Neutral and ground wires within the main distribution panel are doubled up and should be separated. A separate screw connection should serve each wire.

#### **Auxiliary Panel(s)**

- **Repair:** Abandoned wiring should be replaced or appropriately terminated.
- **Repair:** The auxiliary panel does not appear to be properly grounded/bonded. This should be investigated.

#### **Distribution Wiring**

- **Repair:** Abandoned wiring should be replaced or appropriately terminated.
- **Safety Issue:** Wiring in the laundry room should not touch hot air ductwork or hot water piping.

See **Photo** – page 17

## **LIMITATIONS OF ELECTRICAL INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating

## DESCRIPTION OF HEATING

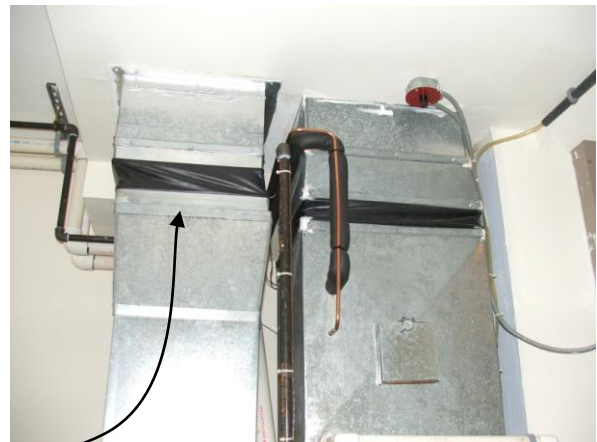
<b>Energy Source:</b>	•Natural Gas
<b>Heating System Type:</b>	•Forced Air Furnace
<b>Heating Unit:</b>	•Furnace Manufacturer: Carrier •Approximate Age: 14 •Serial Number: 4096A02789 •BTU output: 74,000 •# of Zones: 1
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Vents, Flues, Chimneys:</b>	•Plastic
<b>Other Components/Features:</b>	•Condensate Pump •Fan Assisted Direct Venting •Outside Air Intake •Ducting Filter

## HEATING ATTRIBUTES AND COMMENTS

*A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.*

### Positive Attributes

The central heating system appears in generally good condition. Heat distribution within the home appears adequate. This is considered a high efficiency heater. An automatic shut off device was noted for electricity to the unit. The boiler was determined to be middle aged as read on the information plate The expected lifespan for this type of unit is 20+- Years. It operated quietly, heated up, and distributed hot water throughout the activated zones as expected. No leaks were detected in the baseboard heaters.



Anti-vibration collars are installed on the plenums (large ducts above the furnace). The flue connections were secure and the clearances as observed seemed reasonable. The flue has a fan assist. This is an important safety consideration for a heating system of this type and eliminates the need for a chimney for this appliance. The burner gets its own combustion air from an intake flue – increasing efficiency.

### General Comments

The furnace requires service by a qualified, professional heating technician before use and every year thereafter. This should be a regular maintenance item to assure safe, reliable heat. The heating system shows no visible evidence of major defects.

## OBSERVATIONS / DEFECTS / RECOMMENDATIONS

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### LIMITATIONS OF HEATING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interiors of flues or chimneys, which are not readily accessible, are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning
<b>Cooling Unit:</b>	•Cooling Coil/Fan Located in the furnace Main Air Duct (Plenum)
<b>Condensing Unit:</b>	•Number of Units: 1 •Condenser Manufacturer: Singer – Located at the rear wall •Approximate Age: undetermined •Serial Number: not legible
<b>Other Components/Features:</b>	•Condensate Pump

## COOLING / HEAT PUMPS OBSERVATIONS

### Positive Attributes

The location of the return air vents is well suited to air conditioning. The condenser(s) is relatively level and sitting on a good pad; in this case - concrete.

### General Comments

The system shows no visible evidence of major defects. This system has not been maintained. The condenser is estimated to be older.

## DEFECTS / RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

- The system requires service by a qualified, professional heating/cooling technician before use and every year thereafter. This should be a regular maintenance item to assure safe, reliable cooling. **Note:** you should not switch right from heating mode to cooling mode and visa versa without a resting period. The condenser and cooling coils can be damaged this way. You should consult the Heating/Cooling technician and the manufacturer's manuals for more information.
- **Deferred Cost:** The air conditioning condenser is old. It may require a slightly level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. It would be wise to budget for new.
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.
- **Safety Issue:** The fan is easily accessible from the back side. Someone could be badly injured from this. Recommend a protective grate be installed before use.



## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The cooling supply adequacy or distribution balance are not inspected.
  - The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.
- Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	<ul style="list-style-type: none"> <li>•Public Water Supply – Evidenced by Basement Meter and Exterior Meter Reading Device</li> </ul>
<b>Service Pipe to House:</b>	<ul style="list-style-type: none"> <li>•Copper</li> </ul>
<b>Main Water Valve Location:</b>	<ul style="list-style-type: none"> <li>•Front Wall of Basement</li> </ul>
<b>Interior Supply Piping:</b>	<ul style="list-style-type: none"> <li>•Copper</li> </ul>
<b>Waste System:</b>	<ul style="list-style-type: none"> <li>•Public Sewer System (Reported by Seller) - Discharge Leaves the House at the Laundry Room Wall</li> </ul>
<b>Drain, Waste, &amp; Vent Piping:</b>	<ul style="list-style-type: none"> <li>•Plastic</li> </ul>
<b>Water Heater:</b>	<ul style="list-style-type: none"> <li>•Electric •Manufacturer: Rheem - Located in the Laundry Room •TPRV Valve with Extension Going Toward the Floor •Approximate Capacity (in gallons): 50 / Read on the information Plate •Approximate Age: 17 years / Read on the information Plate •Serial Number: 0493B41330</li> </ul>
<b>Gas Storage &amp; Distribution:</b>	<ul style="list-style-type: none"> <li>•Natural Gas – Metered – <b>Located:</b> outside</li> </ul>
<b>Gas Shut-Off Valves:</b>	<ul style="list-style-type: none"> <li>•Natural Gas Main Valve at the Meter •Valves at the Boiler and Hot water Heater</li> </ul>
<b>Other Components/Features:</b>	

## PLUMBING ATTRIBUTES AND COMMENTS

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*A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.*

### Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, seems a good system. All feeds and drains operated freely. No leaks or sewer odors were detected. The water pressure supplied to the fixtures is considered above average. Only a slight drop in flow was experienced when all fixtures in each bath were operated simultaneously. The plumbing fixtures appear to have been well-maintained.

### Hot Water

Connections were tight and no serious corrosion was seen. The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

## DEFECTS / OBSERVATIONS / RECOMMENDATIONS

### Water Heater

- **Monitor:** After turning on most available faucets and for 10 minutes at the kitchen faucet, the water heater produced hot water today. It did not show serious corrosion or leaking. Water heaters have a typical life expectancy of 7 to 12 years. The unit is in this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** It is recommended that the water heater be serviced.

## LIMITATIONS OF PLUMBING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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# Interior

## DESCRIPTION OF INTERIOR

<b>Wall and Ceiling Materials:</b>	•Drywall
<b>Floor Surfaces:</b>	•Carpet •Ceramic Tile •Vinyl/Resilient •Hardwood
<b>Window Type(s) &amp; Glazing:</b>	•Double Glazed: •Fixed Pane •Sliders •Double Hung
<b>Doors:</b>	•Wood-Solid Core •Wood-Hollow Core Passage Doors •Bi-Fold Closet Doors •Slide-by Closet Doors
<b>Other Components Observed:</b>	•Door Bell

## INTERIOR ATTRIBUTES AND COMMENTS

*A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.*

### General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

### General Condition of Windows and Doors

The majority of the windows are good quality. The majority of the doors are average quality. The windows have, for the most part, been well maintained. A sample of windows and doors were opened and seemed to operate freely. No rotted parts or inoperable hardware was noted in the windows that were opened. No fogged glass was observed. with exception of two windows.



### General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb. The observed hardwood flooring was very good. The finish was bright and the floor was lying flat and even with very little wear. The ceramic tile was in good condition – no obvious cracks were observed. The floors have a noticeable squeak.

## DEFECTS / OBSERVATIONS / RECOMMENDATIONS

### Wall / Ceiling Finishes

- **Improve:** The walls in the laundry show evidence of water damage. This condition is suspected to be the result of a plumbing leak. The stains were dry today. The seller of the home reports that this condition is the result of a one-time roof leak. It is further reported that this is not an ongoing problem. Recommend patching, sealing, painting and monitoring.
- **Monitor:** Larger than typical cracks were noted in the 3<sup>rd</sup> floor ceiling. This is a condition called truss lift. It may become more pronounced in winter. This condition is considered cosmetic and can be corrected. Recommend monitoring.



### Floors

- **Monitor:** The floor has a noticeable squeak in the 2<sup>nd</sup> floor living room. Improvement is discretionary.

### Windows

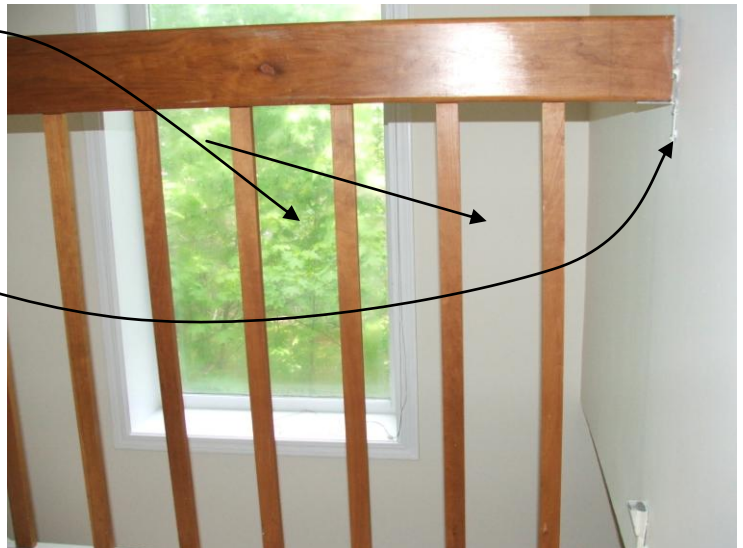
- **Improve:** Windows have lost their seal in two locations. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and reduces insulating value. Ideally, they would be replaced. A qualified experienced glass company or window manufacturer should perform this work. This is a costly repair.
- **Monitor:** Window screens should be replaced where missing. The owner should be consulted regarding any screens that may be in storage.

### Doors

- **Improve:** The rollers of the sliding glass screen door in the second floor could be improved to operate freely.
- **Monitor:** The screen for the sliding glass door is missing in the basement level.

### Stairways

- **Repair, Safety Issue:** The openings in the stairway railings are large enough to allow a child to fall through. In addition, the rail is loose from the wall. It is recommended that this condition be altered for improved safety.



## LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Kitchen and Appliances

## DESCRIPTION OF KITCHEN AND APPLIANCES

### Kitchen Sink:

- Enameled Cast Iron

### Kitchen Countertops:

- Plastic Laminate Countertops installed

### Tested Appliances:

- newer GE Electric Range •mid aged Hotpoint Dishwasher •mid aged ISE Waste Disposer •newer Maytag Refrigerator with Ice Maker •mid aged GE Microwave Oven

### Other Components Observed:

- Wood Cabinets Installed •Kitchen Exhaust Hood – Vented to the Interior

## KITCHEN AND APPLIANCES ATTRIBUTES AND COMMENTS

*A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.*

### Positive Attributes

Cabinets and counters were in good condition. No obvious damage, scratches or chips were observed. All cabinet hardware tested was firm and operated smoothly. The cabinets were firmly attached. The counters were secure. The kitchen cabinetry is above average quality. The cast iron sink is considered above average quality. Most of the major appliances in the home are newer. The appliances are considered to be in generally good condition. All appliances that were tested responded satisfactorily:

- The dishwasher ran through a short cycle and drained normally.
- All of the range burners/elements gave heat, as did the oven bake and broil.
- Items in the refrigerator compartments were frozen and cold respectively.
- The refrigerator ice dispenser was filled as expected.
- The garbage disposal operated as expected – no leaks or excessive noise.



## DEFECTS / OBSERVATIONS / RECOMMENDATIONS

### SINK

- **Repair:** The drain is leaking.

### Electric Range

- **Potential Safety Issue:** An anti-tip device could not be seen behind the oven. One should be installed according to the manufacturer's directions. This will reduce the risk of tipping of the appliance from abnormal usage or by excessive loading of the oven door.
- **Improve:** The stove does not fit its opening. Improvement is discretionary. This would involve trimming the countertop.
- **Potential Safety Issue:** Foam shipping blocks were noted under the unit. These should be removed as per the manufacturer's direction.

**Refrigerator**

- **Repair:** The refrigerator is noticeably out of “level”. This is easily corrected.

**Kitchen Counters**

- **Monitor:** The installation of the kitchen counters are “out of square” around the range. See **Electric Range** - above

**LIMITATIONS OF KITCHEN AND APPLIANCES INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Bathrooms and Laundry

## DESCRIPTION OF BATHROOMS AND LAUNDRY

<b>Bathroom Location:</b>	<ul style="list-style-type: none"> <li>•1 on the Second Floor: - Half bath, •2 on the Third Floor: - Full Bath (tub &amp; shower) - Master Bath (3/4 bath), - 3/4 Bath (shower), •None in the Basement Level: roughed in only</li> </ul>
<b>Floor Covering:</b>	<ul style="list-style-type: none"> <li>•Ceramic Tile</li> </ul>
<b>Laundry Facility:</b>	<ul style="list-style-type: none"> <li>•Located: in the basement •Circuit for Dryer: 240 Volt •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer</li> </ul>
<b>Tested Appliances:</b>	<ul style="list-style-type: none"> <li>•older Maytag Clothes Washer •Admiral Clothes Dryer</li> </ul>
<b>Other Components Observed:</b>	<ul style="list-style-type: none"> <li>•Laundry Tub</li> </ul>

## BATHROOMS AND LAUNDRY ATTRIBUTES AND COMMENTS

*A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.*

### Positive Comments

The bathroom, and laundry facilities appear neat, clean, well organized and in good working condition. The washer and dryer are newer. The laundry appliances were observed to be in generally good condition: Water came in the washer, splashed, pumped out and spun with no apparent leaks. The dryer turned and gave heat. It was hooked to an exterior vent.

The bathroom fixtures were in good working condition. The sinks drained as expected when the stoppers were pulled at every location. No leaks were noted under the sinks. Faucets were secure and gave water with no leaks. The sinks and toilets were firmly secured. The toilets flushed completely. The bathtub drain held an inch of water and then drained when released. The tub/shower surrounds were in good condition. Surfaces were bright with no serious damage/scratches or rot. No leaks under these fixtures were noted in the basement level. The ceramic tile was in good condition – no obvious cracks were observed.



2nd Floor 1/2 bath



3rd floor common bath



Master bath

## DEFECTS / OBSERVATIONS / RECOMMENDATIONS

### Clothes Dryer

- **Improve:** The clothes dryer exhaust vent pipe should be improved and cleaned of lint. If ignored, this can become a fire hazard.

### Bathroom Components

- **Improve:** The faucets are stiff.
- **Improve:** The sink stopper was not functioning in both locations. This is usually a simple task.
- **Repair:** The shower faucet is leaking in the master bath.

## DISCRETIONARY IMPROVEMENTS

- The clothes dryer exhaust vent pipe should be periodically cleaned of lint. If ignored, this can become a fire hazard.
- 'Flexible steel hoses' are recommended for the washing machine to reduce the possibility of a broken or burst hose. Washer hoses are under pressure (if not turned off) and can cause extensive damage when they burst.

## LIMITATIONS OF BATHROOMS AND LAUNDRY INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Clothes washing machine connections are not inspected.
- Components concealed behind finished surfaces could not be inspected.
- The bathtub overflow drain(s) are not tested.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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