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ASHI, FREA and NEHA Certified

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Inspected By:

Robert Schwindt

Client Information: Record Number 031009.1

Referral Information

Steve Pflasterer

Herriman, John

400 Whittier Street, NW

Washington, DC

Inspected 3/10/09 9:30am

CoverPage

Photo



Inspection Report Details

Record 031009.1 - Herriman, John 400 Whittier Street, NW, Washington, DC

(IL) INSPECTION LEGEND

Comment

(IL) INSPECTION LEGEND - THREE PART REPORT, INSPECTION LEGEND

INSPECTION REPORT CONTAINS THREE PARTS: 1. The pre-inspection agreement. 2. Inspection Base Report. 3. Inspection side notes- A separate set of pages which provide general information/details which may add clarity to the full report.

NOTE: Photographs may be used in the report to illustrate defects or condition of items. Not all defects will be pictured.

INSPECTOR QUALIFICATIONS

Robert Schwindt - Inspections since 1990

ASHI (American Society of Home Inspectors) Certified

Maryland MHIC Licensed Contractor

Virginia State, Certified Home Inspector, #3380 000038

Licensed Maryland Home Inspector #29360

District of Columbia - No license yet available.

FREA (Foundation of Real Estate Appraisers) as A Commercial / Residential Real Estate Inspector

DEFINITIONS USED THROUGHOUT THE REPORT

SATISFACTORY - Item is functional, with no obvious signs of defect. Item is in normal condition. (at time of inspection)

DEFECTIVE/REPAIR - Item needs repairs or replacement. Item is unable to perform its intended function or is not in normal condition.

MARGINAL/AGED - Item is marginally acceptable, due to age or generalized deterioration, repairs or replacement will be needed in near future.

COMMENT - Important or Key comment regarding this item.

(PI) PROPERTY INFO.

Comment

(PI) PROPERTY INFO. - Inspection Comment

Inspection Comment:

Buyer was present at home inspection.

The buyers agent was present at the inspection.

Vacant Home at inspection.

Satisfactory

Water On? - Yes

Satisfactory

Gas On? - Yes

Satisfactory

Electricity On? - Yes

Satisfactory

Approximate Temperature? - 30-40

Satisfactory

Weather? - Cloudy

Comment

Soil Condition? - Damp

Some rain and snow in the past week. No rain in the past two days. Ground was damp not wet.

Satisfactory

Space Below Grade? - Basement, Crawl Space

Comment

Water Source? - Public

Public water is typical for this area, water source not verified.

Comment

Sewage Disposal? - Public

Public sewage disposal is typical for this area, disposal source not verified.

Satisfactory

Building Type? - Single Family

Satisfactory

Approximate Age of Structure - Suspected Age

Suspected Age of House= 70

(PI) PROPERTY INFO.

Satisfactory

Garage? - Attached, Tuck Under

(LG) LOTS/GROUNDS

Satisfactory

(LG) LOTS/GROUNDS - General Comment

Satisfactory

Walks - Concrete, Flagstone

Defective/Repair

Yard Steps - Concrete, Flagstone, Railings Installed

Metal hand rails on the front yard entry steps are rusted. They need scrape and paint to extend service life.

Satisfactory

Building Steps - Concrete

Defective/Repair

Patio - Concrete

Left house concrete patio is also the roof for the garage area that has been turned into living space. There is hairline cracking in this patio slab and some minor leaking was seen on the ceiling of the living space below.

There is a stone wall at the end of the patio to keep people from falling down to the driveway below. There is an open section of this wall that has been filled with metal railing. The gaps in the rails are wide and small children could fall through (safety). The rail needs scrape and paint also.



The gaps in the rails are wide and small children could fall through (safety). The rail needs scrape and paint also.

(LG) LOTS/GROUNDS

Defective/Repair

Porches - Concrete

Front porch

- a. The center roof support post on the porch has rot damage where it rests on the porch floor. This post is not carrying load and needs carpentry repairs.
- b. Water stains were seen on the porch ceiling due to roof leaks. Roofing repairs are needed. (pictured elsewhere) see roof.



The center roof support post on the porch has rot damage where it rests on the porch floor. This post is not carrying load and needs carpentry repairs.

Defective/Repair

Vegetation/Trees (near house) - Observed

Tree/s closer than ten feet to house needs to be removed to prevent damage to House structure. Two at house front.



Tree/s closer than ten feet to house needs to be removed to prevent damage to House structure. Two at right side.

Satisfactory

Retaining Wall/s - Stone, Mortared Joints

Comment

Basement Stairwell/s - N/A Walk Out Basement

Basement door walks out onto the driveway.

(LG) LOTS/GROUNDS

Defective/Repair

Grading - Flat grade next to house

Flat grade next to the house at: Front center and Front right, Rights side of the house.

Fill dirt needs to be added to improve grade to move surface water away from the house.

Water standing next to the house can increase risk of water entry and can over time cause damage to foundation.

The front center window well needs to be made taller to permit fill dirt to be added for grading improvement.



The front center window well needs to be made taller to permit fill dirt to be added for grading improvement.

Defective/Repair

Grading (continued) - Reversed Grade Next To House

Grading is reversed next to the house at: Front right and right sides of the house. Window wells need to be added at the three crawl space vents to permit fill dirt to be added. The ground needs to slope away from the house at all sides.



Front right and right sides of the house. Window wells need to be added at the three crawl space vents to permit fill dirt to be added.

(LG) LOTS/GROUNDS

Defective/Repair

Grading (continued 2) - Other

Lot Grading: The newer rear house side walk slopes away from the house at the building rear. This is good and proper. Ground water that flows off the rear side walk will sit in the rear yard and could flow back towards the house under the walkway. A yard swale, ground gutter or perimeter in ground drain needs to be installed all along the rear yard property line. This drain or swale will collect and move ground water away from the building.

There has been some rear basement seepage in this area. Seepage could be due to standing water.



A yard swale or perimeter in ground drain needs to be installed all along the rear yard property line. This drain or swale will collect and move ground water away from the buildi

Defective/Repair

Window Wells - Masonry

Front front house window well needs to be made taller to permit fill dirt to be added next to the house. (pictured elsewhere)

All window well bottoms need to be cleared of debris. Drains were seen in the bottoms of some wells. When cleared it may be discovered that all wells have drains. All existing drains should be checked and cleared if needed for normal function. There has been some rear house seepage. Keeping these drains clear will help with this issue.



All window well bottoms need to be cleared of debris. Drains were seen in the bottoms of some wells. When cleared it may be discovered that all wells have drains.

(LG) LOTS/GROUNDS

Defective/Repair

Window Wells (continued) - Well Needed

Window Wells Needed At: Crawl space vent grills at front right and right sides of the house. The vent grills are even with or buried into the yard grade at these areas. There are signs of seepage into the crawl space at the grills. Once the small window wells are added here, then additional fill dirt can be added next to the house for grading improvements.



Window Wells Needed At: Crawl space vent grills at front right and right sides of the house.

Defective/Repair

Driveway/s - Asphalt

Some cracking noted in driveway.
Aged Asphalt, with cracking, sagging and deterioration.



Aged Asphalt, with cracking, sagging and deterioration.

Satisfactory

Fences/Walls - None

(EX) EXTERIOR SURFACES

Satisfactory

(EX) EXTERIOR SURFACES - General Comment

(EX) EXTERIOR SURFACES

Defective/Repair

#1 Surface Location - Main House

#1 Exterior Surface=Main house

Cracking and house brick wall motion was seen at the rear corner of the house where main house connects to the dining room, kitchen wing. The house brick wall has moved 3/4 inch at this area. The cracking is seen up high on the wall. This is a structural defect. This wall motion has not put the house at current risk of failure. The cracks have been filled with mortar to stop water entry.

The inspector is not a structural engineer. The inspector is not sure what dynamic has caused this type of cracking. The buyer might want to get further evaluation by a licensed engineer. Even though the house is not at current risk, should the wall continue to move some expensive structural repairs could be needed.



Cracking and house brick wall motion was seen at the rear corner of the house where main house connects to the dining room, kitchen wing.

Satisfactory

#1 Surface Type - Brick, Stone

Satisfactory

#2 Surface Location - Shed Dormer

#2 Exterior Surface= Shed Dormer at rear house upper.

Defective/Repair

#2 Surface Type - Wood Siding

Some shed dormer wood siding has rot damage and repairs are needed.



Some shed dormer wood siding has rot damage and repairs are needed.

(EX) EXTERIOR SURFACES

Defective/Repair

Trim Work - Inspected

Trim Work inspected from ground.
House shutter have flaked paint. Other house trim has flaked paint. All house wood trim should be painted to prevent rot damage.



House shutter have flaked paint. Other house trim has flaked paint. All house wood trim should be painted to prevent rot damage.

Defective/Repair

Soffit/Fascia - Inspected

Soffit/Fascia inspected from ground.
Several sections of fascia rake trim are loose and may have rot damage. House front and right sides. Repairs and paint needed.

All fascia, gutter boards and soffit should be inspected and repaired as needed to be in normal condition by a licensed contractor.



Several sections of fascia rake trim are loose and may have rot damage. House front and right sides. Repairs and paint needed.

(EX) EXTERIOR SURFACES

Defective/Repair

Entry Doors/Storms - Not all operated

Kitchen front door was locked. No key available. The screen door here has torn screen. All doors should be operational and all keys provided.



Kitchen front door was locked. No key available. The screen door here has torn screen. All doors should be operational and all keys provided.

Defective/Repair

Basement Doors/Storms - Operated

Basement door has some cracking which needs caulk repairs. The door and trim needs to be painted. The trim to wall joints need to be caulked.



Basement door has some cracking which needs caulk repairs. The door and trim needs to be painted. The trim to wall joints need to be caulked.

(EX) EXTERIOR SURFACES

Defective/Repair

Windows - Wood Double Hung, Vinyl Double Hung

Lower house windows have been replaced with modern insulated windows.
The upper house wood windows have extensive rot damage and need to be replaced also. Very poor condition.



The upper house wood windows have extensive rot damage and need to be replaced also.

Defective/Repair

Windows (continued) - Wood Double Hung, Vinyl Double Hung

Additional picture



The upper house wood windows have extensive rot damage and need to be replaced also. Very poor condition.

Comment

Window Screens - Present on some windows

New windows have screens.

(EX) EXTERIOR SURFACES

Aged or Marginal

Basement Windows - Old Metal Drop Down

Old metal windows typically operate poorly if at all. For easy operating basement windows, replacement is typically needed.



Old metal windows typically operate poorly if at all. For easy operating basement windows, replacement is typically needed.

Satisfactory

Vent Caps - Kitchen Vent, Dryer Vent

(RO) ROOF

Defective/Repair

(RO) ROOF - General Comment, Roofing Repairs

ASHI Standards to not require inspectors to walk roof surfaces in the process of a home inspection.

Roofing defects or issues were discovered and are discussed in the report. All roof surfaces, flashings, gutters and spouts should be inspected and repaired/replaced as needed for normal function, by a licensed roofing contractor. Receipts describing repairs made and general roofing condition should be provided.

Satisfactory

Method of Inspection: - From Ground, From Ladder

Satisfactory

Portion of Roof Not Viewed - Viewed All

Satisfactory

#1 Roof Location - Front Porch

#1 Roof Location= Front Porch

(RO) ROOF

Defective/Repair

#1 Roof Style - Shed



Front porch roof has been leaking at the lower right corner.
Roofing repairs are needed. The roof sheathing may be damaged here.

Defective/Repair

#1 Roof Material - Slate

Front porch roof has been leaking at the lower right corner.
Roofing repairs are needed. The roof sheathing may be damaged here.
Further investigation and repairs are needed.

There are other roof slates on the porch and main house that are cracked or broken. The entire roof surface needs to be inspected and repaired by a licensed Roofer.

This roof surface is not at the end of its service life but will need repairs.



Front porch roof has been leaking at the lower right corner.
Roofing repairs are needed. The roof sheathing may be damaged here.

Defective/Repair

#1 Approx. Age - Suspected Age

Suspected Age is: 70
Aged slate roof coverings will require periodic maintenance and replacement of failed slates. Slate repairs are needed now on all roof surfaces.

A licensed roofer should inspect the entire roof and make needed repairs.

This roof surface is not at the end of its service life but will need repairs.

(RO) ROOF

Defective/Repair

#2 Roof Location - Main House

#2 Roof Location= Main House and rear bump out roof surface. The bump out is shedding type of roof. There are cracked or broken off slates on all roof surfaces. There are slates with metal flashings installed under the slates which is a less costly sign of past repairs. There is a damaged area at the rear of the house which is causing leaking to the bedroom ceiling below. Repairs are needed.



There is a damaged area at the rear of the house which is causing leaking to the bedroom ceiling below. Repairs are needed.

Satisfactory

#2 Roof Style - Gable

Defective/Repair

#2 Roof Material - Slate

See Side Notes #(RO-2) for general information about slate roof coverings. Older slate roof coverings will require regular minor repairs. (typically)

Damaged slates can be seen at all sides of the roof. Repairs are needed.



Damaged slates can be seen at all sides of the roof. Repairs are needed.

Defective/Repair

#2 Approx. Age - Suspected Age

Suspected Age is: 70

Aged slate roof coverings will require periodic maintenance and replacement of failed slates. Slate repairs are needed now on all roof surfaces.

A licensed roofer should inspect the entire roof and make needed repairs.

(RO) ROOF

Defective/Repair

Additional Roof Surfaces - Additional Roof Surfaces

Left house concrete patio surface is also the roof covering for the garage living space area below. This patio has hairline cracking which is leaking to the ceiling of this space. Repairs are needed. Ceiling stains pictured in the basement section of the report.



Left house concrete patio surface is also the roof covering for the garage living space area below.

Defective/Repair

Flashing - Metal

The left house to roof chimney flashing has leaked to the ceiling of the left attic storage room. This flashing needs to be checked and repaired as needed. (pictured elsewhere) See chimney

The front roof has a valley which flows down into the chimney. This is a design flaw and leaking is almost expected. There are signs in the attic that this area has leaked in the past. Tar repairs can be seen at the flashing outside. Some dry water stains can be seen on the roof sheathing in the attic at this area. (pictured elsewhere) See attic. This area should be checked for active leaks. Suspect that periodic repairs may be needed here.



The front roof has a valley which flows down into the chimney. This is a design flaw and leaking is almost expected.

(RO) ROOF

Comment

Valleys - Metal

Some sections of valley are covered by leaves and condition could not be seen.
The roof in general needs repairs. All valleys and flashing should be checked by roofer.



Some sections of valley are covered by leaves and condition could not be seen.

Satisfactory

Plumbing Vents - Metal

Defective/Repair

Guttering - Aluminum

Gutters full of debris and need to be cleared. Blocked gutters can increase to risk of basement seepage.



Gutters full of debris and need to be cleared. Blocked gutters can increase to risk of basement seepage.

(RO) ROOF

Defective/Repair

Leader/Extensions - Buried

Testing buried storm drains is not in the scope of inspection. Storm drain should be inspected and serviced as needed for normal function by a licensed roofer or contractor.

Improper on ground plastic pipe extension is used at house front. The used pipe has holes in the pipe for use as a drain tile. Water will leak out. This on the ground pipe is a trip hazard. Buried storm drain pipe should be installed.



Improper on ground plastic pipe extension is used at house front. The used pipe has holes in the pipe for use as a drain tile. Water will leak out.

(CH) CHIMNEY/S

Satisfactory

(CH) CHIMNEY/S - General Comment

Satisfactory

#1 Chimney Location - Left Side

#1 Chimney Location = Left Side

Defective/Repair

#1 Chimney Type - Stone

Masonry stone chimney at the left house is for use with the kitchen ceiling exhaust. There are some open mortar joints which need masonry repairs. there are signs that the chimney to roof flashing has leaked or is leaking. Water stains were seen on the ceiling of the left attic storage room. This area should be checked by a roofer.



Masonry stone chimney at the left house is for use with the kitchen ceiling exhaust. There are some open mortar joints which need masonry repairs.

Comment

#1 Chimney Top - Cement, View limited

View limited due to height.

Inspection and repairs are needed by a masonry contractor or licensed chimney sweep.

(CH) CHIMNEY/S

Satisfactory

#1 Chimney Cap/s - Rain, Screen

Comment

#1 Chimney Flue - Metal

This metal flue is connected to kitchen vent. No view of condition. Not for use with any heating items. Vent only.

Satisfactory

#2 Chimney Location - Front

#2 Chimney Location = Front

Satisfactory

#2 Chimney Type - Brick

Defective/Repair

#2 Chimney Top - Other

Other = View was limited. The flue needs to be cleaned. The top of the chimney should be checked. Due to age a new mortar crown may be needed.



Rain caps needed, top crown and flues need to be checked.

Defective/Repair

#2 Chimney Cap/s - Screen

Rain caps need to be installed. There has been water entering the basement from the flues.



Rain caps need to be installed. There has been water entering the basement from the flues.

(CH) CHIMNEY/S

Defective/Repair

#2 Chimney Flue - Clay Tile, Two Flues, Heat Flue Not Observed

Heating system flue could not be viewed. The condition of this flue is not known.
Flue lining only inspected from the inside of the fireplace. Due to height restrictions, the chimney was NOT examined from the roof.
Creosote build up was seen in the fireplace flue. This flue needs to be cleaned and fully inspected. There may be defects not seen by the inspector. The heating flue needs to be checked also.
entire chimney should be evaluated by a qualified chimney contractor and all needed repairs made..

The ash drop clean out door in the basement is stuck shut. This door needs to be made operational.



The ash drop clean out door in the basement is stuck shut. This door needs to be made operational.

(GA) GARAGE/CARPORT

Comment

(GA) GARAGE/CARPORT - General Comment

The garage area has been turned into living space and is part of the basement.

(ELS) ELECTRICAL SERVICE

Satisfactory

(ELS) ELECTRICAL SERVICE - General Comment

Satisfactory

Electrical Service Drop - Attached To House

Comment

Service Size, Amps - 100 amps

100 amp service is marginal for a full size house. There is no capacity here for significant increased load. New larger 200 amp service may be needed as the house is improved.

Satisfactory

Service Conductor - Plastic Jacketed , Aluminum

Satisfactory

Volts - 120/240 volt

Aged or Marginal

Main Breaker/Fuse Size - None-Split Buss

Split buss breaker boxes are no longer used because they do not have a single breaker to protect the main box.

Satisfactory

Grounding - Water Pipe

(ELS) ELECTRICAL SERVICE

Aged or Marginal

#1 Panel Type - Breakers

Split Buss breaker boxes are no longer made. These old panels have no main disconnect to protect from over draw and they are obsolete. Suggest upgrading to a modern electrical panel.

Box is full, no open slots for additional breakers. (comment)

Suggest installing modern panel with a main breaker and more open slots.



Suggest installing modern panel with a main breaker and more open slots.

Satisfactory

#1 Panel Max Capacity - 100 amp

Satisfactory

#1 Panel Location - Basement

#1 Panel is in Basement

(ELB) ELECTRICAL BRANCH ITEMS

Defective/Repair

(ELB) ELECTRICAL BRANCH ITEMS - General Comment, Electrician Repairs

Closed walls and ceilings limit view of electrical wiring.

Electrical defects were discovered and are described in the report. The defective items should be repaired and the electrical system in general should be serviced by a licensed electrician to provide safe and normal function. Receipts of repairs and statement of general condition should be made available.

Satisfactory

Aluminum 120 volt Circuits? - No

Aged or Marginal

House Branch Wiring/Circuits - Metal Jacketed (BX), Copper Wires, View Limited

Closed walls and ceilings limit view of house electrical system.

The house electrical system has few circuits in general. This means when multiple items are operated a fuse or breaker may blow. New additional circuits will likely be needed in the house.

The main panel has no open slots. New panel needed, may want to do a heavy up at that time. Consult and electrician.

(ELB) ELECTRICAL BRANCH ITEMS

Defective/Repair

Branch Wiring/Circuits (cont.) - Metal Jacketed (BX), Copper Wires

The dryer is being operated from an extension cord connected to a light adaptor. A proper outlet needs to be installed. (safety)

Inspection and Repairs needed by a licensed electrician.

Wire enters disposal, not through approved connector.
(Safety)



The dryer is being operated from an extension cord connected to a light adaptor. A proper outlet needs to be installed. (safety)

Defective/Repair

Interior Outlets - Inspected

Some basement outlets are missing cover plates. (safety)

ASHI Standards require a representative number of outlets be tested.

Many house outlets are old two prong type. Changing these to new three prong grounded outlets would be a good safety improvement.

Defective/Repair

Lights/Ceiling Fans/Switches - Inspected

Some house lights were not operable. A few pull chain lights had broken chains. Some fixtures are missing globes.

All house lights and fixtures should be inspected and repaired as needed for normal function by a licensed electrician.

Incandescent light fixtures with exposed bulbs have been installed in some closets. This type of lighting is not longer used due to fire risk. Suggest replacing all closet lighting with florescent fixtures. (safety)



Some lights with broken pull chains. Repairs needed.

(ELB) ELECTRICAL BRANCH ITEMS

Defective/Repair

Lights/Ceiling Fans cont. - Inspected

One attic bulb light is contacting paper insulation. (safety)
Repairs needed.



One attic bulb light is contacting paper insulation. (safety)
Repairs needed.

Defective/Repair

GFCI Outlets - Kitchen GFCI Improvement, Bathroom GFCI Improvement, Outside GFCI Improvement

Suggest adding GFCI outlets to all kitchen outlets within 6 feet of the sink. The kitchen was renovated and proper outlets were not installed. Repairs needed.

Suggest adding GFCI outlets to all bathroom outlets. (safety improvement)

Suggest adding GFCI outlets to all outside outlets. (safety improvement)

Defective/Repair

Outside Electrical - Inspected, Photo Eye Flood Lights

Unable to test photo eye lighting at daytime inspection. The seller should make sure that these units are in operating order. House flood lights.
Damaged light fixture at left side of the house. (safety)
Repairs needed.



Damaged light fixture at left side of the house. (safety) Repairs needed.

(ELB) ELECTRICAL BRANCH ITEMS

Defective/Repair

Smoke Detectors - Not Present on Every Level, Carbon Monoxide Detector

Operating smoke detectors not present on every level of the house. (Safety) None installed.

This house uses fossil fuels. The addition of a Carbon Monoxide Detector/s would be a good Safety Improvement.

(ST) STRUCTURE

Defective/Repair

(ST) STRUCTURE - General Comment, Engineer Evaluation Needed

Structural Defects were discovered that will need further evaluation by a Licensed Structural Engineer. The evaluate the discovered defects and the house in general. A statement of current condition should be issued and an outline of needed repairs provided.

Comment

Type of Structure - Masonry

Wall coverings and finished inside walls limit the view of the house structure.

Defective/Repair

Foundation - Masonry Block, Limited View

Only Limited sections of the foundation could be viewed at the inspection.

High outside yard grade and finished inside walls limit view.

Cracking and house brick wall motion was seen at the rear corner of the house where main house connects to the dining room, kitchen wing. The house brick wall has moved 3/4 inch at this area. The cracking is seen up high on the wall. This is a structural defect. This wall motion has not put the house at current risk of failure. The cracks have been filled with mortar to stop water entry. The actual foundation at this area in the basement could not be seen due to covered walls.

The inspector is not a structural engineer. The inspector is not sure what dynamic has caused this type of cracking. The buyer might want to get further evaluation by a licensed engineer. Even though the house is not at current risk, should the wall continue to move some expensive structural repairs could be needed. Suggest further evaluation.



Motion in the house wall is a structural issue.

Comment

Beams - None Viewed

No Beams were viewed.

Satisfactory

Bearing Center Walls - Masonry

Comment

Joists - Conventional Wood Frame, Limited View

View of joists limited by:

Finished ceilings limit view.

Insulation blocks full view of floor joists. Crawl space.

Satisfactory

Sub Flooring - Diagonal Sheathing Boards, Limited View

View of Sub Flooring limited by:

Finished Ceilings block view.

Insulation blocks full view of floor sheathing. Crawl space

Satisfactory

Posts - None Viewed

(ST) STRUCTURE

Defective/Repair

Termite Activity? - Damage Observed

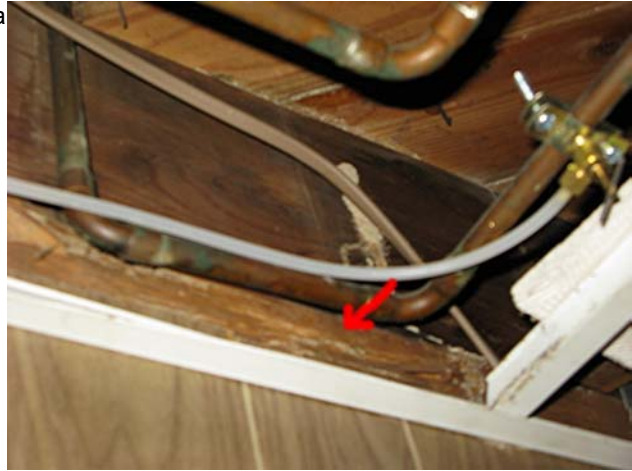
Termite damage observed:

Termite damage was seen on the wood top wall plate at the wall between the garage living space and basement. This is a non support wall. The full extent of the damage could not be evaluated due to wall coverings.

Further investigation is needed by a licensed pest control person.

Repairs to the wall should be by a licensed contractor.

Suggest having the house inspected for active termites by a licensed pest control person.



Termite damage seen on basement wall framing near the garage living space.

Comment

Roof Framing - Conventional, Limited View

View of roof framing limited by:

Finished attic ceilings block view of roof framing.

Much of the attic is finished living space and roof structure cannot be viewed.

Defective/Repair

Roof Sheathing - Board Sheathing, Limited View

View of Roof Sheathing limited by:

Finished attic ceilings block view of roof sheathing.

Much of the attic is finished living space and roof structure cannot be viewed.

The front porch roof has slate shingle damage. The roof surface at this area is sagging and there may be sheathing damage.

Further investigation and repairs are needed. (pictured elsewhere) See roof.

(AT) ATTIC

Comment

(AT) ATTIC - Attic is Living Space

Much of the attic is finished living space and roof structure cannot be viewed.

There is some small view of the attic in the eaves areas behind house walls.



There is some small view of the attic in the eaves areas behind house walls.

Satisfactory

Attic Ventilation - Gable End

Satisfactory

Attic Insulation - Wood fiber

Satisfactory

Attic Insulation Depth - 4-5 inches

Comment

Insulation Installed In: - Cripple Side Walls, Limited View

View of Insulation is limited by:
Finished ceilings limit view.

Defective/Repair

Evidence of Past/Present Leaking? - Dry Stains on Sheathing/Framing

Dry Stains on Attic Sheathing and Framing were viewed.
Stains were seen on the storage room ceiling near the left house chimney. This may be an active leak.
Stained area/s need further investigation by a licensed roofer.



Stains were seen on the storage room ceiling near the left house chimney. This may be an active leak.

(AT) ATTIC

Defective/Repair

Past/Present Leaking? (cont.) - Dry Stains on Sheathing/Framing

Dry Stains on Attic Sheathing and Framing were viewed. Dry stains were seen on the framing near the front house valley where it slopes down to the chimney. There are signs on the roof here of past leak repairs. Not known if this is current or old staining. Further investigation needed.

There are roof leak stain on the rear bedroom closet ceiling. Suspect this is due to damaged roof slates. (pictured elsewhere) See living space, ceilings.

Further investigation by a licensed roofer.



Dry stains were seen on the framing near the front house valley where it slopes down to the chimney.

Comment

Attic Storage - Partially Floored

Much of the attic is living space. There is an attic storage area at the left side of the house.

(BA) BASEMENT/ LOWER LEVEL

Satisfactory

(BA) BASEMENT/ LOWER LEVEL - General Comment

Defective/Repair

Past/Present Water Entry? - Some Signs Observed

Some signs of Past/Present water entry observed: Water damage and dry water stains were seen on the rear basement walls and floor. Signs of past seepage were seen in the rear of the garage living space area also. (pictured below in this section of the report)

Two sump pumps and partial French drain systems have been installed. Suspect that some occasional seepage still occurs.

Possible repairs to reduce the risk of basement seepage.

- The garage living space sump pump is not operating. Repairs needed.
- Yard grade needs to be improved next to the house at front center, right and all along the house rear. (Discussed in Detail, elsewhere in report) Key
- Gutters need to be cleared of debris and checked to see that they are in good working order.
- Down spouts need to be extended away from the house and storm drain need to be in good working order.
- Window wells need to be cleared and drains in the wells need to be checked to be sure they are clear.
- Should seepage continue after all the above repairs, additional sections of sub slab French drain would need to be installed.



Some signs of Past/Present water entry observed: Water damage and dry water stains were seen on the rear basement walls and floor.

(BA) BASEMENT/ LOWER LEVEL

Defective/Repair

Water Entry (continued) - Some Signs Observed

Some signs of Past/Present water entry observed:
Additional Picture



Signs of past seepage were seen in the rear of the garage living space area also.

Defective/Repair

Sump Pump/Piping - Partial French Drain, Two Sump Pots

The garage living space area sump pump is running but not pumping. This system is not operable and needs to be repaired.



The garage living space area sump pump is running but not pumping. This system is not operable and needs to be repaired.

Comment

Basement Walls - Finished

Finished walls can block view of structure and signs of water entry.

(BA) BASEMENT/ LOWER LEVEL

Defective/Repair

Basement Ceiling - Finished

Finished ceilings can block view of structure, electrical, plumbing and mechanical items.
Garage living space ceiling tiles are stained due to cracking in the concrete ceiling slab that serves as the roof for this area. Repairs are needed.



Garage living space ceiling tiles are stained due to cracking in the concrete ceiling slab that serves as the roof for this area. Repairs are needed.

Satisfactory

Basement Floor - Concrete, Resilient Tile

Comment

Basement Floor Drain - None Discovered, Sump Pot Serves

The sump pot serves as the emergency drain for the basement areas.

Satisfactory

Basement Ventilation - Window, Open to House, Conditioned Space

Satisfactory

Basement Insulation - limited view

View of Basement Insulation limited by:
Finished walls block view of wall insulation.

Satisfactory

Basement Vapor Barrier - Concrete Floor

Defective/Repair

Basement Stairs - Inspected

Hand rails are not complete. (Safety) The space between side rail balusters is wide and small children could fall through.(safety)



Hand rails are not complete. (Safety) The space between side rail balusters is wide and small children could fall through.(safety)

(CR) CRAWL SPACE

Comment

(CS) CRAWL SPACE - General Comment

Crawl space under the right side of the house.

Satisfactory

Method of Inspection - Partially Crawled

Defective/Repair

Past/Present Moisture? - Yes

There are signs that some water has leaked into the crawl space through the vent openings. (pictured below in this section of the report) No signs of major seepage were seen.

Repairs needed to reduce the risk of crawl space seepage:

- Crawl space vents need to have window wells installed.
- Yard grade next to the crawl space outside needs to be improved to slope away from the house.

Satisfactory

Crawl Space Floor Type - Dirt

Defective/Repair

Moisture Vapor Barrier? - None Installed

Plastic sheet vapor barrier needs to be installed to all open floor in the crawl space. This will help keep ground dampness from entering house structure.



Plastic sheet vapor barrier needs to be installed to all open floor in the crawl space. This will help keep ground dampness from entering house structure.

Satisfactory

Crawl Space Sump Pump - None Installed

(CR) CRAWL SPACE

Defective/Repair

Crawl Space Ventilation - Wall Vents

Some wall vents are blocked with dirt. Some signs of water entry through wall vents. Window wells need to be installed at these vents and grading improvements are needed.



Some wall vents are blocked with dirt. Some signs of water entry through wall vents. Window wells need to be installed

Defective/Repair

Crawl Space Insulation - Between Joist

Insulation between floor joists blocks view of floor structure. Improper insulation was installed in the crawl space ceiling joists. A backed type of insulation was used here. This creates a vapor barrier which will hold dampness in the crawl space areas. This can create mold and rot issues. Proper between joist insulation should be non backed type which is generally held in place with wire stays or chicken wire. Some sections of insulation are falling.

New proper insulation needs to be installed.



Improper insulation with vapor barrier installed. Some insulation is falling.

(AC1) COOLING SYSTEM

Comment

(AC1) COOLING SYSTEM - Window Air Conditions Units not in Scope of Inspec, No Central Cooling System

No Central Cooling System

Window air conditioner/s are not in the scope of the inspection. They could not be operated due to cool outside temps. Cooling systems CANNOT be checked when the ambient air temperature has not been above 65 degrees for a 12 to 24 hour period prior to the test.

(FP1) #1 FIREPLACE/STOVE

Satisfactory

(FP1) #1 FIREPLACE/STOVE - General Comment

Satisfactory

#1 (FP) Location - Living Room

#1 Fireplace/Stove Location= Living Room

Satisfactory

#1 (FP) Fireplace Type - Masonry

Satisfactory

#1 (FP) Fire Box - Masonry

Satisfactory

#1 (FP) Flue/Vent Material - Clay Liner

Defective/Repair

#1 (FP) Viewable Flue/Vent% - 50% View

Extensive creosote build up in flue, needs to be inspected and cleaned before use. (Safety)

Chimney flue and fire box should be inspected, cleaned and repaired as needed to assure safe function by a licensed chimney sweep or masonry contractor.

Defective/Repair

#1 (FP) Damper - Metal in Smoke Chamber

Damper has fallen down out of position and is not operable.

Repairs needed.

Repairs/Service are needed by licensed contractor or chimney sweep.



Damper has fallen down out of position and is not operable.
Repairs needed.

Satisfactory

#1 (FP) Hearth - Flush Mounted

(HE1) #1 HEATING SYSTEM

Satisfactory

(HE1) #1 HEATING SYSTEM - General Comment

Satisfactory

#1 (HE) Type - Boiler, Hot Water

Satisfactory

#1 (HE) Fuel - Natural Gas

Satisfactory

#1 (HE) Area Served - House System

#1 Heating System Serves= House

Satisfactory

#1 (HE) System Operation - Operating

Satisfactory

#1 (HE) Approx. Age - Suspected Age

Suspected Age : 3

Satisfactory

#1 (HE) Capacity - Other

#1 Capacity= 92,000 BTU

(HE1) #1 HEATING SYSTEM

Comment

#1 (HE) Thermostat - Individual

Only basic functions of the thermostat are operated. Calibrations are not checked.

Satisfactory

#1 (HE) Heat Distribution - Steel Pipes, Copper Pipes

Comment

Room Heat Sources - Radiator/s

Radiators are checked to see if they heat. Valves are not operated in the scope of this inspection.

Satisfactory

#1 (HE) Circulator - Single Pump

Comment

#1 (HE) Draft Control - Electronic Draft Diverter

Testing the function of the Electronic Draft Diverter is not within the scope of this inspection.

Comment

#1 (HE) Exhaust System - Metal Single Wall to Chimney, No View of Flue Condition

The interior condition of the flue could not be determined due to no view.

Chimney condition needs to be evaluated and repaired as needed by a licensed Chimney sweep or contractor to assure safe and proper function.

The fire place chimney flue needs to be cleaned and inspected this flue should also be checked.

Satisfactory

#1 (HE) Heat Exchanger - Partially Observed, No Water Leaks

(PL) PLUMBING

Comment

(PL) PLUMBING - General Comment

Some plumbing items are listed in other areas of the report. See: Kitchen Sink in "Kitchen"
Bathrooms and there plumbing issues are listed in "Bathrooms"

Satisfactory

Water Service Pipe - Copper

Comment

Main Water Shut Off - Basement

Valves are observed, not operated as per ASHI standards.

Defective/Repair

Interior Visible Water Pipes - Copper, Galvanized

Galvanized steel piping is very old and near end of service life. See Side Notes (#PL-2) for additional general information. (typical life of steel water pipes is 30-50 years)

Water pipe leak was seen near the shut off valve above the water heater. Repairs are needed.

When the water was turned on at the bath tubs. Rust flakes were seen in the water. This is due to the aged steel water pipes. Some house water pipes have all ready been changed to copper. All steel pipes are at the end of their service life and will need replacement in the very near future.



Water pipe leak was seen near the shut off valve above the water heater. Repairs are needed.

Aged or Marginal

Interior Vent Pipes - Cast Iron, Galvanized

Galvanized steel piping is very old and near end of service life. See Side Notes (#PL-2) for additional general information.

Some of the smaller vent pipes are galvanized steel, these pipes could need replacement in near future.

(PL) PLUMBING

Defective/Repair

Interior Waste Pipes - Cast Iron, Galvanized

Galvanized steel piping is very old and near end of service life. See Side Notes (#PL-2) for additional general information.

Some of the smaller drain pipes are made of galvanized steel and will need replacement in near future.

Laundry sink drain and bath tub drains are obstructed and very slow. Not normal function. Repairs are needed.

Satisfactory

#1 Water Heater Type - Gas

Defective/Repair

#1 Water Heater Operation - Functioning

The very old water heater makes loud knocking sounds when the hot water is used. This is due to mineral build up in the tank and cannot be repaired. Loud knocking is not normal and this water heater needs to be replaced by a licensed plumber.



Loud knocking is not normal and this water heater needs to be replaced by a licensed plumber.

Satisfactory

#1 Water Heater Size - 40

Aged or Marginal

#1 Water Heater Approx. Age - Suspected Age

Suspected age of water heater: 17

Typical life 6-12 years.

Aged Water Heater

Satisfactory

#1 Pressure Relief Valve and Pipe - Present

Comment

Exterior Hose Bibb/s - Spigots Present but Off

Hose Bibb/Garden spigots could not be tested due to off for winter. Sometimes spigots are off because they don't work or have broken supply pipes.

All spigots should be turned on and operable at the buyers walk through inspection.

(PL) PLUMBING

Defective/Repair

Laundry Sink/Faucet - Cement

Laundry sink drain is slow and needs to be cleared for normal operation. Laundry sink drain assembly is leaking. Repairs needed.



Laundry sink drain is slow and needs to be cleared for normal operation. Laundry sink drain assembly is leaking. Repairs needed.

Satisfactory

Gas Meter - Outside

Comment

Fuel Tank - None Discovered

No fuel tanks were observed during the visual inspection of this property. Note: this is not an environmental inspection.

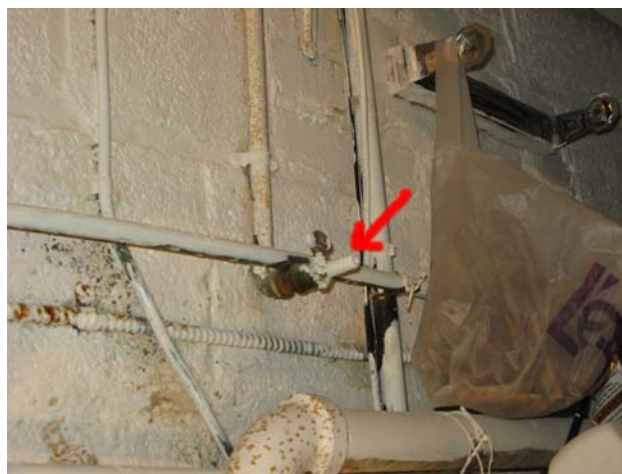
Satisfactory

Fuel Shut Off - At Meter, At Heating Unit, At Gas Appliances

Defective/Repair

Fuel Lines - Black Steel

Old, not in use gas pipe with twist valve at end. Laundry area.
This pipe needs to be capped. (safety)



Old, not in use gas pipe with twist valve at end. Laundry area.
This pipe needs to be capped. (safety)

(WC1) #1 BATHROOM

Satisfactory

#1 BATHROOM - General Comment

(WC1) #1 BATHROOM

Comment **#1 BATHROOM LOCATION - Basement**

#1 Bathroom=Basement Bath

Comment **#1 Bathroom Sink - Other**

#1 Bathroom Sink: no sink

Satisfactory **#1 Bathroom Toilet - 2 Piece, Operated**

Satisfactory **#1 Bathroom Ventilation - Window**

Satisfactory **#1 Bathroom Floor - Concrete**

(WC2) #2 BATHROOM

Satisfactory **#2 BATHROOM - General Comment**

Comment **#2 BATHROOM LOCATION - Hall Bath**

#2 Bathroom = Hall Bath at top level.

Satisfactory **#2 Bathroom Sink - Wall Hung**

Defective/Repair **#2 Bathroom Faucets - Sink/Tub**

Sink faucet knob is loose and not always catching the stem. Repairs needed.

Defective/Repair **#2 Bathroom Traps/Drains - Metal**

Sink drain assembly has extensive corrosion and needs replacement

Tub drain is obstructed and needs to be cleared.



Sink drain assembly has extensive corrosion and needs replacement

Satisfactory **#2 Bathroom Tub - Metal**

Satisfactory **#2 Bathroom Tub Surround - Plastic**

Satisfactory **#2 Bathroom Toilet - 2 Piece, Operated**

Satisfactory **#2 Bathroom Ventilation - Window**

Satisfactory **#2 Bathroom Floor - Ceramic**

(WC3) #3 BATHROOM

Satisfactory **#3 BATHROOM - General Comment**

(WC3) #3 BATHROOM

Satisfactory

#3 BATHROOM LOCATION - Hall Bath

#3 Bathroom = Hall Bath at main level.

Satisfactory

#3 Bathroom Sink - Wall Hung

Defective/Repair

#3 Bathroom Faucets - Sink/Tub

Sink faucet leaks when off.

Defective/Repair

#3 Bathroom Traps/Drains - Metal

The tub drain backs up when the sink is operated.

Sink drain assembly has extensive corrosion and needs replacement



The tub drain backs up when the sink is operated.

Satisfactory

#3 Bathroom Tub - Metal

Satisfactory

#3 Bathroom Tub Surround - Plastic

Satisfactory

#3 Bathroom Toilet - 2 Piece

Satisfactory

#3 Bathroom Ventilation - Window

Defective/Repair

#3 Bathroom Floor - Ceramic

Some cracking.

(KA) KITCHEN/APPLIANCES

Satisfactory

(KA) KITCHEN/APPLIANCES - General Comment

Satisfactory

Kitchen Location - Main House

Comment

Cooking Appliances - Electric Range/Oven, Operated

Basic functions are checked only. Timers are not operated. No calibration checks made.

Comment

Ventilator - Ductless Hood

There is a passive ceiling vent which is connected to ductwork in the left house chimney.

Satisfactory

Kitchen Sink/Faucets - Stainless, Operated

(KA) KITCHEN/APPLIANCES

Defective/Repair

Garbage Disposal - Operating/Defects

Wire enters disposal, not through approved connector.
(Safety)



Wire enters disposal, not through approved connector. (Safety)

Defective/Repair

Dishwasher - Operating/Defects

Dish washer air gap not installed. When no air gap is used, the discharge hose needs to be looped up to the under side of the counter top and secured before connecting to the disposal. This air gap is a health/safety issue. Dirty water from the disposal can enter the dishwasher.

Defective/Repair

Kitchen Refrigerator - Operating, Ice Maker

Ice maker was off at inspection, function not known.
Ice maker should be operable at buyers walk through.



Ice maker was off at inspection, function not known.

Satisfactory

Counter Tops - Laminate

Satisfactory

Kitchen Cabinets - Upper, Lower

Satisfactory

Kitchen Floors - Ceramic Tile

Comment

Clothes Washer - Operating

Clothes washers are operated in a single mode and not with load. Basic fill and drain are checked. Not detailed inspection of unit.

Aged Clothes Washer, Typical clothes washer life is 7-12 years.

(KA) KITCHEN/APPLIANCES

Satisfactory

Hose Bibs (washer) - Gate Type, Laundry Tub Discharge

Defective/Repair

Clothes Dryer - Not Operating, Gas

Gas, clothes dryer is aged and not operable. The dryer is disconnected from the vent pipe. Repairs needed.
The dryer is being operated from an extension cord connected to a light adaptor. A proper outlet needs to be installed. (safety)
Aged Clothes Dryer - Typical Clothes dryer life is 7-12 years.



Gas, clothes dryer is aged and not operable. The dryer is disconnected from the vent pipe.

(LS) LIVING SPACES

Comment

(LS) LIVING SPACES - General Comment, Cosmetic Defects

Living Space descriptions are in general. Specific locations provided for defects.

Cosmetic defects are not typically in the scope of this inspection. Some cosmetic defects may be disclosed at the inspectors discretion.

Satisfactory

Living Space Closets - Inspected

Defective/Repair

Living Space Ceilings - Plaster

There are roof leak stain on the rear bedroom closet ceiling.
Suspect this is due to damaged roof slates.



There are roof leak stain on the rear bedroom closet ceiling.
Suspect this is due to damaged roof slates.

(LS) LIVING SPACES

Satisfactory

Living Space Walls - Plaster

Satisfactory

Living Space Floors - Hard Wood

Defective/Repair

Living Space Doors - Inspected

ASHI Standards require a representative number of doors be tested.

House has old doors which will need adjustments and hardware repairs to fully function.

Basement garage living area door has water damage due to seepage. Door replacement needed.



Basement garage living area door has water damage due to seepage. Door replacement needed.

Defective/Repair

Living Space Windows - Wood Double Hung, Vinyl Double Hung

Top level wood windows are in very poor condition. Rot damage seen outside. New windows needed.

Main level has new windows.
Water has leaked down the wall near the new dining room window. Minor repairs needed.



Water has leaked down the wall near the new dining room window. Minor repairs needed.

Satisfactory

Living Space Stairs/Railings - Inspected, Railings Present