

BUILDING ANALYSIS REPORT

Client: *Darlene Marchand*

Property Location: *53-55 Cataract Ave.
Dover, NH 03820*

Date of Inspection: *1/30/2026*

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MESSAGE TO THE HOME BUYER

The Building Inspection

This building inspection is being conducted in accordance with nationally recognized standards of practice and is for the purpose of identifying major deficiencies which might affect your decision whether to purchase. Although minor problems may be mentioned, this report does not attempt to list them all.

You are urged to attend the inspection and accompany the inspector during the examination of the building. The information you gain from this will be of great value to you. This report is a summary of that information.

It is important for you to understand exactly what your professional building inspector is able to do for you and what the limitations are in the inspection and analysis. The inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector may not move furniture, lift carpeting, remove panels or dismantle any items or equipment.

An inspection is intended to assist in evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection.

The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied.

Your Inspection Report

Throughout your report where the age of appliances, roofs, etc., is stated, the age shown is approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence.

When an item in the report is checked "Satisfactory," the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection.

Problems with the Building

This report is not a guaranty or warranty; we cannot eliminate all your risk in purchasing. There are warranty programs which may be obtained to insure you against failure of some of the major systems of the house.

Home buyers, after settlement and occupying the building, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage which could have been prevented if the inspector's advice and recommendations had been followed.

After occupancy, all buildings will have some defects which are not identified in the inspection report. If a serious problem occurs that you feel the report did not give you sufficient warning of, call the inspector. A phone consultation may be helpful to you in deciding what corrective measures to take and the inspector may be able to advise you in assessing proposals offered by contractors for remedying the problem.

Please consult your inspector before you engage a contractor to correct a possible defect. Unless prior consultation occurs, this company cannot assist you further.

The Building Analysis Report (B.A.R.)

This report form was first developed in 1984 at the request of home inspectors who needed to present a concise but complete summary of the results of their inspections free from the sort of technical language which many home buyers would find bewildering. It is used today by hundreds of leading home inspection companies throughout the United States and Canada, including members of such respected professional organizations as the American Society of Home Inspectors (ASHI), the National Association of Home Inspectors (NAHI), and the California Real Estate Inspection Association (CREIA).

Many improvements and revisions in this report form have been made through the years from suggestions by home inspectors and home buyers. We welcome any suggestions and criticisms which will assist us in improving it in the future.

BUILDING ANALYSIS REPORT

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SUMMARY

List of electrical, mechanical and plumbing items not operating, roof leaks and major deficiencies:

This inspection was for a duplex, 55 was built in 1940, and 53 was built in 1986.
******Structural issues noted;*
**55 basement bulkhead and rear wall foundation have major structural damage and there is horizontal cracking on the left side and left front foundation walls. Recommend having a foundation repair specialist evaluate and repair the foundation.*
**55 basement has numerous temporary jacking posts that should be replaced with structural support posts.*
******Safety and Electrical issues noted;*
**53 basement stairs need a stronger railing installed for safety.*
**55 2nd floor stairs need a stronger railing installed for safety.*
******These issues should be evaluated and repaired as recommended by a licensed electrician.******
**There are water pipes above 55 basement subpanel which is a safety issue.*
**53 kitchen electrical outlets to the right of the stove and in the left corner beside the stove have open neutral feeds to them.*
**53 kitchen electrical outlet to the left of the stove has the hot and neutral wires reversed.*
**53 family room rear wall electrical outlets and both outlets in the left rear corner of the dining room have the hot and neutral wires reversed.*
**55 most of the electrical outlets are not grounded.*

Minor repairs during the first year of occupancy are estimated to be between \$0.00 and \$0.00

This estimated amount does not include costs listed above for correcting major deficiencies, roof leaks and items currently not operating.

List of some important items not at present defective or in need of repair or replacement, but may be within the next 3 years:

Item	Estimated Price Range
<i>53 2nd floor bedrooms were occupied by tenants and were not inspected.</i>	<i>No estimates are provided as a part of this home inspection.</i>

Remarks

*****The chimneys were only observed from the ground, it is recommended to have a Level II chimney inspection. The National Fire Protection Association (NFPA) recommends that a Level II Internal Chimney Inspection be conducted whenever a house is bought or sold, (NFPA 211). A Level II Internal Camera inspection is the only way to determine if internal fire hazards are present and is beyond the scope of a home inspection. A chimney inspection is advised on all structures regardless of age.***
**55 furnace is less than one year old and is due for service in September 2026.*
**The wood stove in 55 basement is installed properly and has its own chimney flue, the wood stove flue should be inspected and cleaned annually.*

The following pages cover in greater detail the items which are a part of this inspection.

Additional recommendations may also be found on the following pages.

STRUCTURAL AND BASEMENT

TYPE OF BUILDING	☐ Single ☒ Duplex ☐ Rowhouse / Townhouse ☐ Multi-Unit ☒ Gable Roof ☒ Shed ☐ Hip ☐ Gambrel ☐ Mansard ☐ Flat
STRUCTURE	Foundation Wall: ☒ Poured Concrete ☒ Block ☐ Brick ☐ Brick and Block Posts/Columns: ☒ Steel ☐ Masonry ☐ Wood ☐ Concrete ☐ Not visible Floor structure: Wood floor joists with plank and plywood sub floors. Wall structure: Closed construction, could not observe wall structure. Roof structure: 55 wood rafters with plank sheathing. 53 attic was not accessible. Water damage: ☒ Some signs ☐ Extensive ☐ None observed Signs of abnormal condensation: ☐ Some signs ☐ Extensive ☒ None observed ☐ No major structural defects noted -- in normal condition for its age
Remarks	55 basement bulkhead and rear wall foundation have major structural damage and there is horizontal cracking on the left side and left front foundation walls. Recommend having a foundation repair specialist evaluate and repair the foundation. 55 basement has numerous temporary jacking posts that should be replaced with structural support posts.
BASEMENT	☒ Full ☐ Partial ☐ None ☐ Slab on grade Walls: ☒ Open ☐ Closed Ceiling: ☒ Open ☐ Closed ☐ ☐ Limited visibility due to extensive basement storage
FLOOR	☒ Concrete ☒ Dirt ☒ Satisfactory ☐ Resilient tile ☐ Sheet goods ☐ Carpeting ☐ N/A
FLOOR DRAIN	☐ Tested ☐ Not tested ☐ Water observed in trap ☐ Satisfactory ☐ French drain ☒ N/A
SUMP PUMP	☒ Tested ☐ Not tested ☒ Water observed in crock ☒ Satisfactory Pipes: ☐ Copper ☐ Galvanized ☒ Plastic ☐ N/A
BASEMENT DAMPNESS	☒ Some signs ☐ Extensive ☐ Past ☐ Present ☐ Not known ☐ None observed
CRAWL SPACE	☐ Readily accessible ☐ Not readily accessible ☒ Not inspected ☐ Satisfactory ☐ Conditions inspected ☐ Method: ☐ N/A Floor: ☐ Concrete ☐ Dirt ☐ Wood to earth contact Dampness: ☐ Some signs ☐ Extensive ☐ None observed ☐ Vapor barrier ☐ Insulation ☐ Ventilation
Remarks	53 basement stairs need a stronger railing installed for safety. 53 concrete foundation had a crack sealed in the left front corner, this repair appears to be professionally done. The crawl spaces under 53 rear porch and family room were not accessible because of the deep snow around them, they were not observed.

STRUCTURAL AND BASEMENT PHOTOS



IMG_2372.JPG

55 basement bulkhead and rear wall foundation have major structural damage and there is horizontal cracking on the left side and left front foundation walls.



IMG_2383.JPG

55 basement bulkhead and rear wall foundation have major structural damage and there is horizontal cracking on the left side and left front foundation walls.



IMG_2373.JPG

55 basement bulkhead and rear wall foundation have major structural damage and there is horizontal cracking on the left side and left front foundation walls.



IMG_2376.JPG

55 basement bulkhead and rear wall foundation have major structural damage and there is horizontal cracking on the left side and left front foundation walls.

STRUCTURAL AND BASEMENT PHOTOS



IMG_2377.JPG

55 basement bulkhead and rear wall foundation have major structural damage and there is horizontal cracking on the left side and left front foundation walls.



IMG_2384.JPG

55 basement bulkhead and rear wall foundation have major structural damage and there is horizontal cracking on the left side and left front foundation walls.



IMG_2386.JPG

55 basement bulkhead and rear wall foundation have major structural damage and there is horizontal cracking on the left side and left front foundation walls.



IMG_2387.JPG

55 basement has numerous temporary jacking posts that should be replaced with structural support posts.

STRUCTURAL AND BASEMENT PHOTOS



IMG_2388.JPG

55 basement has numerous temporary jacking posts that should be replaced with structural support posts.



IMG_2391x.JPG

55 basement has numerous temporary jacking posts that should be replaced with structural support posts.



IMG_2407.JPG

55 basement has numerous temporary jacking posts that should be replaced with structural support posts.



IMG_2342.JPG

53 basement stairs need a stronger railing installed for safety.

STRUCTURAL AND BASEMENT PHOTOS



IMG_2343.JPG

53 basement stairs need a stronger railing installed for safety.



IMG_2334.JPG

53 concrete foundation had a crack sealed in the left front corner, this repair appears to be professionally done.



IMG_2296.JPG

The crawl spaces under 53 rear porch and family room were not accessible because of the deep snow around them, they were not observed.



IMG_2300.JPG

The crawl spaces under 53 rear porch and family room were not accessible because of the deep snow around them, they were not observed.

STRUCTURAL AND BASEMENT PHOTOS



IMG_2303.JPG

The crawl spaces under 53 rear porch and family room were not accessible because of the deep snow around them, they were not observed.



IMG_2284.JPG

The crawl spaces under 53 rear porch and family room were not accessible because of the deep snow around them, they were not observed.

HEATING AND COOLING

HEATING SYSTEM	Fuel: ☒ Gas ☐ Oil ☐ Electric ☒ Satisfactory ☒ Forced Air Furnace (see page 11) ☐ Gravity hot water ☐ N/A ☒ Forced Hot Water Boiler ☐ Steam Boiler ☐ ☐ Radiant Heat ☐ Electric Baseboard ☐ Heat Pump (see page 11) No. 1Capacity: 53-140,000 BTU Age: ? Yrs. No. 2Capacity: 55-60,000 BTU Age: 1Yrs. No. 3Capacity: Age: Yrs. When turned on by thermostat: ☒ Fired ☐ Did not fire				
FUEL SUPPLY	☐ Oil tank in basement ☐ Buried ☒ Public gas supply ☐ Tank ☐ Electricity ☐ Fuel supply shutoff location: 53 Beside the				
HEAT EXCHANGER	☒ Partially observed ☐ Not visible; enclosed combustion ☐ N/A ☒ Have condition checked before settlement (see page 11)				
HEAT DISTRIBUTION	☐ Radiators ☐ Convectors ☒ Baseboard Convectors ☐ Radiant Pipes: ☐ Galvanized pipes ☒ Copper ☐ Black iron ☐ Pipes not visible ☒ Satisfactory ☒ Ductwork Heat source in each room: ☒ Yes ☐ No ☐ N/A				
HUMIDIFIER	☐ Atomizer ☐ Evaporator ☐ Steam ☐ Not Functioning ☐ Not Tested ☒ N/A				
FILTER	☐ Washable ☐ Disposable ☐ Electronic ☐ Electrostatic ☒ N/A				
SUPPLE- MENTARY HEAT	<table style="width: 100%;"> <tr> <td style="width: 50%;">Location</td><td style="width: 50%;">Type</td></tr> <tr> <td>Basement</td><td>Wood burning stove</td></tr> </table> ☒ Satisfactory ☐ Satisfactory ☐ Satisfactory	Location	Type	Basement	Wood burning stove
Location	Type				
Basement	Wood burning stove				
Remarks	53 Forced hot water boiler is operating as designed but there are no service tags on the boiler. If the boiler has not been serviced within the last 12 months it should be inspected, cleaned and serviced as needed before closing on the property and annually after that. 55 furnace is less than one year old and is due for service in September 2026. 55 has no provision for an air filter in the return duct to the				
COOLING	☐ Cooling system integral with heating system ☐ Satisfactory ☐ Central Air ☐ Room Units ☐ Heat Pump ☐ Through Wall ☒ N/A ☐ Electric Compressor ☐ Gas Chiller ☐ Air Filter ☐ Air Handler ☐ Thermostat No. 1Condensing Unit Capacity: Age: Yrs. No. 2Condensing Unit Capacity: Age: Yrs. No. 3Condensing Unit Capacity: Age: Yrs. ☐ Tested ☐ Not Tested (see page 11) ☐ Ductwork ☐ Window units not tested				
Remarks					

HEATING AND COOLING PHOTOS



IMG_2319.JPG

53 Forced hot water boiler is operating as designed but there are no service tags on the boiler.



IMG_2324.JPG

If the boiler has not been serviced within the last 12 months it should be inspected, cleaned and serviced as needed before closing on the property and annually after that.



IMG_2412.JPG

55 furnace is less than one year old and is due for service in September 2026.55 has no provision for an air filter in the return duct to the furnace.



IMG_2414.JPG

55 furnace is less than one year old and is due for service in September 2026.55 has no provision for an air filter in the return duct to the furnace.

HEATING AND COOLING PHOTOS



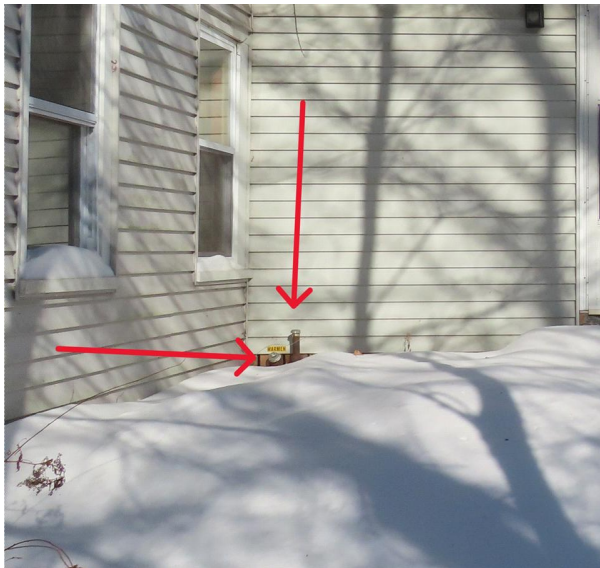
IMG_2326.JPG

The wood stove in 55 basement is installed properly and has its own chimney flue, the wood stove flue should be inspected and cleaned annually.



IMG_2400.JPG

55 has an abandoned oil tank and filler pipes that need to be removed to prevent accidental oil fill.



IMG_2284x.JPG

55 has an abandoned oil tank and filler pipes that need to be removed to prevent accidental oil fill.



IMG_2417.JPG

55 has an abandoned oil tank and filler pipes that need to be removed to prevent accidental oil fill.

HEATING AND COOLING PHOTOS



IMG_2324.JPG

53 boiler had no serial number on it, age could not be verified.

PLUMBING AND BATHROOM

WATER SERVICE ENTRANCE PIPE	Water Supply: ☒ Public ☐ Private (see page 12) ☐ Not known ☒ Satisfactory Pipe: ☒ Copper ☐ Galvanized ☐ Brass ☐ Plastic ☐ Lead ☐ Unknown ☐ N/A Main shutoff location: <i>See Pictures</i>
PIPES	☒ Copper ☐ Galvanized ☐ Brass ☒ Plastic ☐ Unknown ☒ Satisfactory Water Flow: ☐ Tested ☒ Not tested ☐ N/A Leaks: ☒ Some signs ☐ None observed Cross connections: <i>None observed</i> ☐ None observed Hose bibbs: ☐ Operating ☐ Frost free ☐ Not tested (see page 12)
DRAIN/WASTE/ VENT	Drain/Waste/Vent Pipes: ☒ Copper ☐ Galvanized ☐ Brass ☒ Plastic ☐ Lead ☒ Cast Iron ☐ Unknown ☒ Slow drain ☐ Leaks ☐ None observed Waste disposal: ☒ Public ☐ Private (see page 12) ☐ Not known
WATER HEATER	☒ Gas ☐ Electric ☐ Oil ☐ Tankless ☐ Integral with heating system ☒ Satisfactory ☐ In line system: Fuel cutoff location: <i>Beside the water heaters</i> ☐ N/A Capacity: <i>2x40</i> Gal. Ample for: <i>6 - 8</i> people Age: <i>11&2</i> Yrs. ☒ Pressure relief valve ☒ Extension
Remarks:	<i>There is evidence of a prior water leak from the water shutoff area underneath 53 first floor bathroom sink,no leaks were observed today.kitchen sink drains slowly,it should be diagnosed and repaired by a licensed plumber.</i>

BATHROOM NO. 1	Location: 53 1st floor	BATHROOM NO. 2	Location: 53 2nd floor
☐ Built in tub ☐ Leg tub ☒ Stall shower ☐ Whirlpool ☒ Toilet ☐ Bidet ☐ Lavatory ☒ Vanity ☒ Fan ☐ Window Shower wall: ☐ Ceramic tile ☒ Fiberglass Room floor: ☒ Ceramic tile ☐ Resilient Leaks: ☒ Some signs ☐ None observed ☒ Satisfactory		☒ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☒ Toilet ☐ Bidet ☐ Lavatory ☒ Vanity ☒ Fan ☒ Window Shower wall: ☐ Ceramic tile ☒ Fiberglass Room floor: ☐ Ceramic tile ☒ Resilient Leaks: ☒ Some signs ☐ None observed ☐ Satisfactory	
BATHROOM NO. 3	Location: 55	BATHROOM NO. 4	Location:
☒ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☒ Toilet ☐ Bidet ☐ Lavatory ☒ Vanity ☒ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass ☒ Vinyl Room floor: ☒ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☒ None observed ☐ Satisfactory		☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass Room floor: ☐ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory	
BATHROOM NO. 5	Location:	BATHROOM NO. 6	Location:
☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass Room floor: ☐ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory		☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass Room floor: ☐ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory	

Remarks:	<i>There is evidence of a prior water leak from the water shutoff area underneath 53 first floor bathroom sink, no leaks were observed today. 53 2nd floor bath sink faucet leaks when on and needs to be replaced. 53 2nd floor bath has wall damage around the tub that needs to be repaired. 53 2nd floor bath exhaust fan does not work. 55 bath needs a total renovation.</i>
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PLUMBING AND BATHROOM PHOTOS



IMG_2318.JPG

53 Water shutoff is in the right front basement corner.



IMG_2392.JPG

55 Water shutoff is in the right front basement corner



IMG_2323.JPG

53 water heater is 11 years old and is operating as designed.



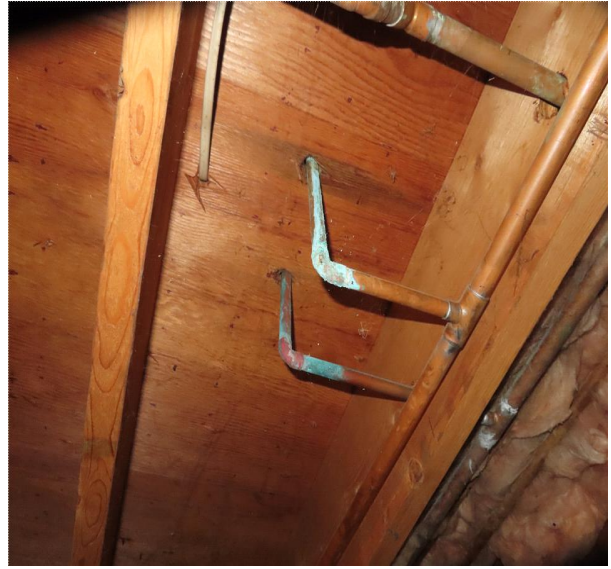
IMG_2408.JPG

55 water heater is 2 years old and is operating as designed.



IMG_2348.JPG

There is evidence of a prior water leak from the water shutoff area underneath 53 first floor bathroom sink, no leaks were observed today.



IMG_2314.JPG

There is evidence of a prior water leak from the water shutoff area underneath 53 first floor bathroom sink, no leaks were observed today.



IMG_2367.JPG

53 2nd floor bath sink faucet leaks when on and needs to be replaced.



IMG_2365.JPG

53 2nd floor bath has wall damage around the tub that needs to be repaired.

PLUMBING AND BATHROOM PHOTOS



IMG_2364.JPG

53 2nd floor bath has wall damage around the tub that needs to be repaired.



IMG_2362.JPG

53 2nd floor bath has wall damage around the tub that needs to be repaired.



IMG_2361.JPG

53 2nd floor bath has wall damage around the tub that needs to be repaired.



IMG_2366.JPG

53 2nd floor bath exhaust fan does not work.

PLUMBING AND BATHROOM PHOTOS



IMG_2442.JPG

55 bath needs a total renovation.



IMG_2443.JPG

55 bath needs a total renovation.



IMG_2440.JPG

55 bath needs a total renovation.



IMG_2447.JPG

55 kitchen sink drains slowly should be diagnosed in repaired by a licensed plumber.

ELECTRICAL AND KITCHEN

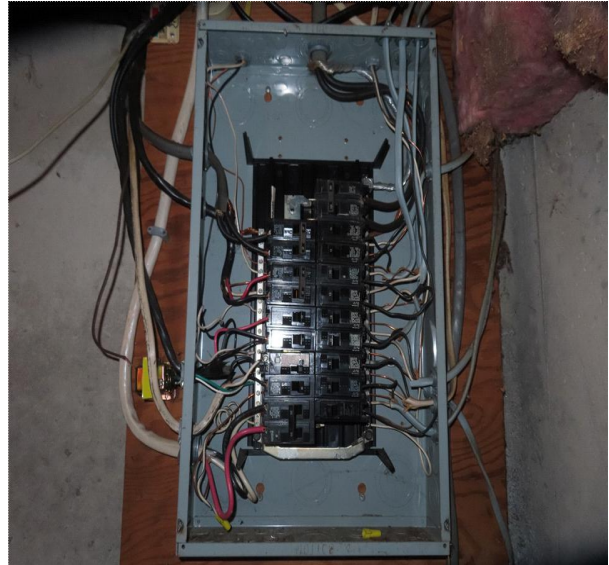
SERVICE ENTRANCE CABLE	Capacity: 100Amps, 120/240 Volts ☒ Satisfactory Service line entrance: ☒ Overhead ☐ Underground ☐ Raceway Conductor material: ☐ Copper ☒ Aluminum
MAIN PANEL BOX	Location: See pictures ☒ Grounded ☒ Bonded ☐ Satisfactory 100 Amps ☐ Fuses ☒ Circuit Breakers ☐ N/A ☐ Subpanel Location: Capacity of Main Current Disconnect: 100Amps
CIRCUITS AND CONDUCTORS	Quantity: ☒ Ample Branch Wiring: ☒ Copper ☐ Aluminum ☒ Satisfactory Wiring method: ☒ Romex ☐ BX ☐ Knob and Tube ☐ Raceway ☐ Conduit ☐ Overfused circuit ☐ Double tap breaker GFCI: ☐ Exterior ☐ Garage ☒ Kitchen 2 Bathroom(s)
OUTLETS, FIXTURES AND SWITCHES	☒ Random testing ☒ Reversed polarity ☒ Open ground ☐ Satisfactory ☐ Smoke detectors absent
Remarks	<i>**These issues should be evaluated and repaired as recommended by a licensed electrician.**There are water pipes above 55 basement subpanel which is a safety.53 kitchen electrical outlets to the right of the stove and in the left corner beside the stove have open neutral feeds to them.53 kitchen electrical outlet to the left of the stove has the hot and neutral wires reversed.53 family room rear wall electrical</i>
CABINETS AND COUNTER TOP	☒ Satisfactory
SINK	Plumbing Leaks: ☐ Some signs: ☒ None observed ☐ Satisfactory Disposal: ☐ Operating ☐ Not Operating Age: Yrs.
DISHWASHER	☒ Operating ☐ Not Operating Age: 2 Yrs. ☒ Satisfactory ☐ Air gap or high loop ☐ N/A
RANGE/ OVEN	☒ Range ☒ Operating ☐ Gas ☒ Electric Age: 2 Yrs. ☒ Satisfactory ☐ Wall oven ☐ Operating ☐ Gas ☐ Electric Age: Yrs. ☐ N/A ☐ Cooktop ☐ Operating ☐ Gas ☐ Electric Age: Yrs.
REFRIGERATOR	#1 ☒ Operating ☒ Frost free ☒ Ice maker Age: 13 Yrs. ☒ Satisfactory #2 ☒ Operating ☒ Frost free ☐ Ice maker Age: 28 Yrs. ☐ N/A
OTHER APPLIANCES	☐ Operating Age: Yrs. ☐ Satisfactory ☐ Operating Age: Yrs. ☒ N/A
FLOOR COVERING	☐ Resilient tile ☒ Sheet goods ☒ Ceramic ☒ Wood ☒ Satisfactory ☐ Laminate
VENTILATION	☒ Exhaust fan ☒ Ductless ☐ Vented to outside ☒ Satisfactory ☒ Filter ☒ Light ☐ N/A
CLOTHES WASHER	☒ Operating Age: 6 Yrs. ☒ Satisfactory ☐ Not tested ☐ N/A
CLOTHES DRYER	☒ Operating ☐ Gas ☒ Electric Age: 6 rs. ☐ Not tested ☒ Satisfactory ☐ Vented To: Outside ☐ N/A
Remarks	<i>-Ages above are for 53,54 fridge and gas stove are 28 years old- *55 kitchen sink drains slowly,it should be diagnosed and repaired by a licensed plumber.</i>

ELECTRICAL AND KITCHEN PHOTOS



IMG_2337.JPG

53 100 amp main electrical panel and 55 60 amp main electrical shutoff breaker are located in 55 right rear basement corner.



IMG_2340.JPG

No issues were observed in 53 main electrical panel.



IMG_2445.JPG

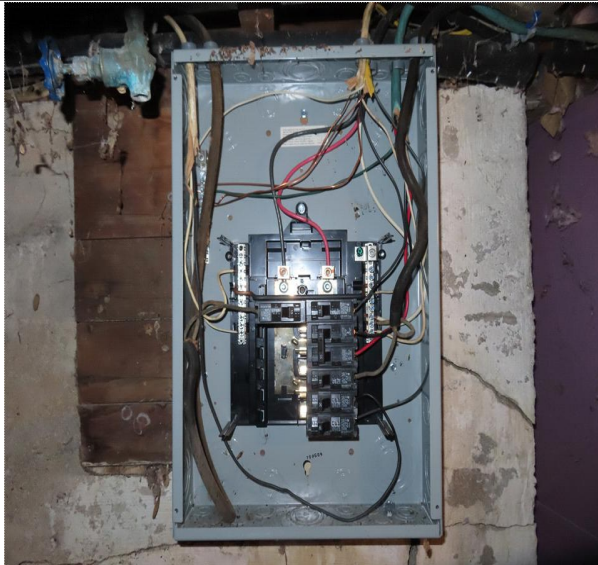
55 Main sub panel is in the kitchen behind the refrigerator, it was not accessed during the inspection. This panel feeds the sub panel in 55 basement



IMG_2371.JPG

55 sub panel is located on the rear wall of 55 basement, no issues were observed inside the panel but there are water pipes above it which is a safety issue.

ELECTRICAL AND KITCHEN PHOTOS



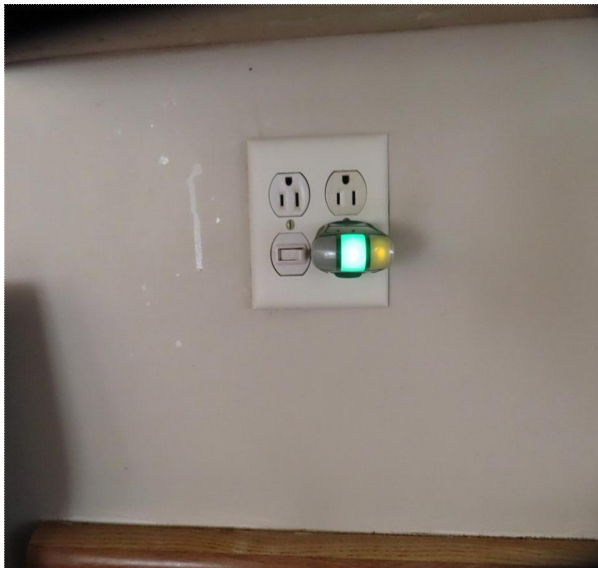
IMG_2415.JPG

55 sub panel is located on the rear wall of 55 basement, no issues were observed inside the panel but there are water pipes above it which is a safety issue.



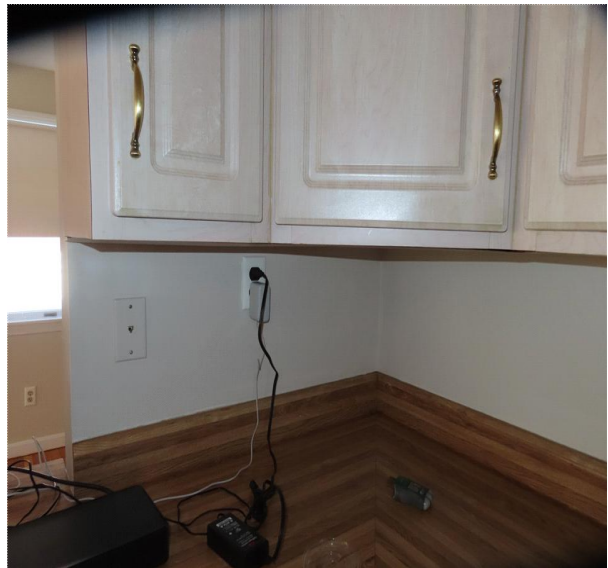
IMG_2416.JPG

55 sub panel is located on the rear wall of 55 basement, no issues were observed inside the panel but there are water pipes above it which is a safety issue.



IMG_2346.JPG

53 kitchen electrical outlets to the right of the stove and in the left corner beside the stove have open neutral feeds to them.



IMG_2347.JPG

53 kitchen electrical outlets to the right of the stove and in the left corner beside the stove have open neutral feeds to them.

ELECTRICAL AND KITCHEN PHOTOS



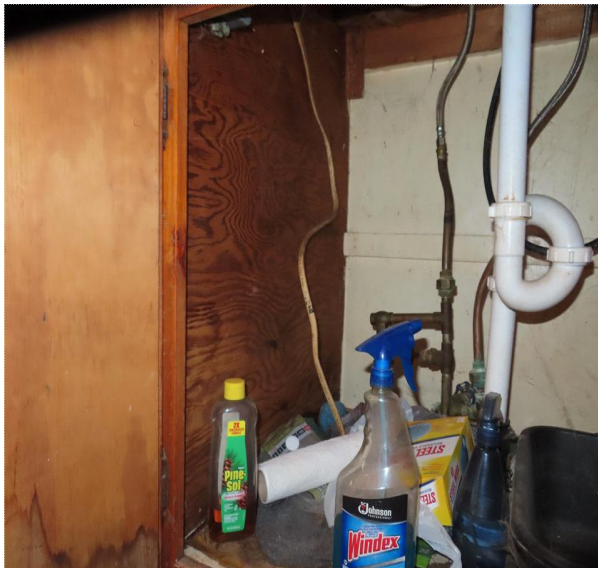
IMG_2356.JPG

53 family room rear wall electrical outlets and both outlets in the left rear corner of the dining room have the hot and neutral wires reversed.



IMG_2354.JPG

53 family room rear wall electrical outlets and both outlets in the left rear corner of the dining room have the hot and neutral wires reversed.



IMG_2448.JPG

55 has a wire under the kitchen sink that should be in conduit to protect it from damage.



IMG_2449.JPG

55 has a wire under the kitchen sink that should be in conduit to protect it from damage.

INTERIOR AND ATTIC

FLOOR	☒ Hardwood ☐ Softwood ☐ Plywood ☒ Wall-to-Wall Carpet ☒ Satisfactory ☒ Resilient ☒ Laminate ☒ Tile ☐ Not visible
WALLS	☐ Plaster ☒ Drywall ☒ Wood ☐ Masonry ☒ Wood paneling ☒ Satisfactory
CEILING	☐ Plaster ☒ Drywall ☐ Wood ☒ Satisfactory
STAIRS / RAILINGS	☐ Balcony ☒ Stairs ☒ Railings ☐ Satisfactory ☐ N/A
FIREPLACE	☐ Flue liner ☐ Partially observed ☐ Satisfactory ☐ Damper ☐ Operating ☐ Not operating ☒ N/A ☐ Metal pre-fab ☐ Free-standing ☐ Wood stove ☐ Pellet stove ☐ Gas ☐ Operating ☐ Not operating ☐ Clean chimney before use
DOORS (INSIDE)	☐ Satisfactory
WINDOWS AND SKYLIGHT	☒ Double hung ☐ Single hung ☐ Casement ☐ Awning ☒ Sliding ☐ Fixed ☒ Satisfactory ☒ Wood ☐ Vinyl or aluminum clad wood ☒ Vinyl ☐ Aluminum ☐ N/A ☐ Steel ☒ Insulated Glass ☒ Single pane glass ☐ Roof windows and skylights ☐ Moisture stains ☐ Extensive
Remarks	<i>55 2nd floor stairs need a stronger railing installed for safety. 55 has ceiling and wall damage from roof leaks that need repair. 53 1st floor front bedroom door is delaminating and needs to be repaired or replaced. 53 1st floor bathroom door does not latch and needs to be adjusted. 53 2nd floor bedrooms were occupied by tenants and were not inspected.</i>
ACCESS	How Inspected: Kneewall access only ☐ Not inspected ☐ Satisfactory ☐ Stairs ☐ Pulldown ☐ Scuttlehole ☐ No access ☐ N/A
MOISTURE STAINS	☐ Some signs ☐ Extensive ☒ None observed ☐ Condensation
STORAGE	☐ Heavy ☐ Light ☒ Floored ☐ Not floored ☐ No storage
INSULATION	Type: Couldn't observe insulation Avg. Inches: ☐ Satisfactory Installed in: ☐ Rafters ☐ Floor Approx. R Rating: ☐ N/A ☐ Vapor retarders
VENTILATION	☐ Window(s) ☐ Attic Fan ☐ Whole House Fan ☐ Turbine ☒ Satisfactory ☐ Ridge Vent ☐ Soffit Vent ☐ Roof Vent(s) ☒ Gable end louvers ☐ N/A
Remarks	***Attic access was limited with no overhead access and the only accessible kneewall access was in 55 2nd floor.***

INTERIOR AND ATTIC PHOTOS



IMG_2444.JPG

55 2nd floor stairs need a stronger railing installed for safety. 55 has ceiling and wall damage from roof leaks that need repair.



IMG_2439.JPG

55 has ceiling and wall damage from roof leaks that need repair.



IMG_2423.JPG

55 has ceiling and wall damage from roof leaks that need repair.



IMG_2425.JPG

Attic access was limited with no overhead access and the only accessible kneewall access was in 55 2nd floor.

INTERIOR AND ATTIC PHOTOS



IMG_2428.JPG

Attic access was limited with no overhead access and the only accessible kneewall access was in 55 2nd floor.



IMG_2429.JPG

Attic access was limited with no overhead access and the only accessible kneewall access was in 55 2nd floor.

ROOFING SYSTEM AND EXTERIOR

ROOF COVERING	Location <i>55 front roof</i> <i>All other roofs</i>	Materials <i>3 Tab shingles</i> <i>Snow covered</i>	Age ? ?	Yrs. Yrs. Yrs. Yrs.	☐ Satisfactory ☐ Satisfactory ☐ Satisfactory ☐ Satisfactory
How inspected: <i>Mostly snow covered, not observable</i> Roof leaks: ☐ Some signs ☐ Extensive ☐ None observed					
FLASHING	☐ Aluminum ☐ Galvanized ☐ Copper ☐ Rubberized membrane ☒ <i>Snow covered not observable</i>				☐ Satisfactory ☐ N/A
GUTTERS AND DOWNSPOUTS	☒ Aluminum ☐ Galvanized ☐ Copper ☒ Vinyl ☐ Wood Extensions: ☒ Yes ☐ No				☐ Satisfactory ☐ N/A
Remarks	<i>Most of the roofs and the gutters were snow covered and not fully observable, age and condition could not be verified. The only roof that was not snow covered was 55 front but there is evidence of roof leaks inside 55. There are a couple of spots in 55 front kneewall attic area where you could see light from the outside through the roof.</i>				
EXTERIOR DOORS	☒ Satisfactory				
WINDOWS AND SKYLIGHTS	☐ Satisfactory				
EXTERIOR WALL COVERING	Location <i>All</i>	Materials <i>Vinyl siding</i>	☒ Satisfactory ☐ Satisfactory ☐ Satisfactory ☐ Satisfactory		
EXTERIOR TRIM	☒ Eaves ☒ Fascia ☒ Soffits ☒ Rake ☒ Signs of deterioration ☐ Extensive ☐ None observed				☐ Satisfactory
CHIMNEY	☒ Brick ☐ Metal ☐ Block ☐ Flue liner partially observed ☐ Clean before use				☐ In chase ☒ Satisfactory ☐ N/A
GARAGE/ CARPORT	☐ Garage ☐ Carport ☐ Attached ☐ Detached ☐ Door Operator ☐ Operating ☐ Safety Reverse				☐ Satisfactory ☒ N/A
PORCH	Floor: ☐ Wood ☐ Concrete ☒ <i>Enclosed</i> ☐ Railing / Guardrail				☒ Satisfactory ☐ N/A
Remarks:	<i>53 rear porch addition has rotted roof fascia trim that also has wood destroying insect damage, this trim needs to be replaced. Both 55 front basement windows are rotted and are open to the basement, the windows, trim and sills need to be replaced. 55 attic gable windows need to be scraped and painted. 55 front windows have torn screens that need to be replaced. 53 front door trim has peeling paint that needs to be scraped and painted. The chimneys were only observed from the ground, it</i>				

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_2275.JPG

Most of the roofs were snow covered and not fully observable. The exterior of the home is in normal condition for its age with some issues observed.



IMG_2293.JPG

Most of the roofs were snow covered and not fully observable. The exterior of the home is in normal condition for its age with some issues observed.



IMG_2295.JPG

Most of the roofs were snow covered and not fully observable. The exterior of the home is in normal condition for its age with some issues observed.



IMG_2302.JPG

Most of the roofs were snow covered and not fully observable. The exterior of the home is in normal condition for its age with some issues observed.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_2303.JPG

Most of the roofs were snow covered and not fully observable. The exterior of the home is in normal condition for its age with some issues observed.



IMG_2304.JPG

Most of the roofs were snow covered and not fully observable. The exterior of the home is in normal condition for its age with some issues observed.



IMG_2307.JPG

Most of the roofs were snow covered and not fully observable. The exterior of the home is in normal condition for its age with some issues observed.



IMG_2278.JPG

The only roof that was not snow covered was 55 front but there is evidence of roof leaks inside 55.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_2422.JPG

The only roof that was not snow covered was 55 front but there is evidence of roof leaks inside 55.



IMG_2444.JPG

The only roof that was not snow covered was 55 front but there is evidence of roof leaks inside 55.



IMG_2431.JPG

There are a couple of spots in 55 front kneewall attic area where you could see light from the outside through the roof.



IMG_2299.JPG

53 rear porch addition has rotted roof fascia trim that also has wood destroying insect damage, this trim needs to be replaced.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_2297.JPG

53 rear porch addition has rotted roof fascia trim that also has wood destroying insect damage, this trim needs to be replaced.



IMG_2298.JPG

53 rear porch addition has rotted roof fascia trim that also has wood destroying insect damage, this trim needs to be replaced.



IMG_2301.JPG

53 rear porch addition has rotted roof fascia trim that also has wood destroying insect damage, this trim needs to be replaced.



IMG_2283.JPG

Both 55 front basement windows are rotted and are open to the basement, the windows, trim and sills need to be replaced.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_2394.JPG

Both 55 front basement windows are rotted and are open to the basement, the windows, trim and sills need to be replaced.



IMG_2397.JPG

Both 55 front basement windows are rotted and are open to the basement, the windows, trim and sills need to be replaced.



IMG_2398.JPG

Both 55 front basement windows are rotted and are open to the basement, the windows, trim and sills need to be replaced.



IMG_2277.JPG

55 gable attic windows need to be scraped and painted.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_2286.JPG

55 gable attic windows need to be scraped and painted.



IMG_2280.JPG

55 front windows have torn screens that need to be replaced.



IMG_2281.JPG

55 front windows have torn screens that need to be replaced.



IMG_2289.JPG

53 front door trim has peeling paint that needs to be scraped and painted.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_2291.JPG

The chimneys were only observed from the ground, it is recommended to have a Level II chimney inspection.
(Internal camera inspection)



IMG_2305.JPG

The chimneys were only observed from the ground, it is recommended to have a Level II chimney inspection.
(Internal camera inspection)

GROUNDS

GRADING	General grading, slope and drainage (see pages 10 and 16) Grading and slope at house wall(within 5 feet from building)	☐ Satisfactory ☐ N/A ☐ Satisfactory ☐ N/A
SIDEWALK AND WALKWAY	☐ Concrete ☐ Brick ☐ Flagstone ☒ <i>Snow covered, not observable</i>	☐ Satisfactory ☐ N/A
DRIVEWAY	☐ Concrete ☐ Asphalt ☐ Gravel ☐ Brick ☒ <i>Snow covered, not</i>	☐ Satisfactory ☐ N/A
WINDOW WELLS	☐ Metal ☐ Brick ☐ Concrete ☒ <i>Snow covered, not observable</i>	☐ Satisfactory ☐ N/A
RETAINING WALL	☐ Brick ☐ Block ☐ Stone ☐ Timber	☐ Satisfactory ☒ N/A
TREES AND SHRUBBERY		☐ Satisfactory ☐ N/A
FENCING	☐ Metal ☐ Wood ☐ Plastic	☐ Satisfactory ☒ N/A
Remarks	<i>The grounds were snow covered, grading, window wells, the driveway and walkway were not observable. The trees over 55 roof need to be trimmed away from the home to prevent physical damage to the roof.</i>	
DECK/ BALCONY	☐ Signs of deterioration ☐ Extensive ☐ None observed ☐ On grade ☐ Raised ☐ Wood ☐ Metal ☐ Handrail	☐ Satisfactory ☒ N/A
PATIO, TERRACE	☐ Concrete ☐ Brick ☐ Flagstone	☐ Satisfactory ☒ N/A
STEPS TO BUILDING	Landing: ☒ Concrete/Masonry ☒ Wood Steps: ☒ Concrete/Masonry ☒ Wood ☐ Metal Handrails: ☒ Wood ☒ Metal ☐	☒ Satisfactory ☐ N/A
OUTBUILDING	☐ Not inspected	
Remarks		

GROUNDS PHOTOS



IMG_2279.JPG

The trees over 55 roof need to be trimmed away from the home to prevent physical damage to the roof.

REMARKS (continued)

SUMMARY: MAJOR DEFICIENCIES (cont'd)

*55 kitchen counter electrical outlets need to be updated to GFCI outlets for safety.

*55 has a wire under the kitchen sink that should be in conduit to protect it from damage.

*****Exterior issues noted;

Most of the roofs and the gutters were snow covered and not fully observable, age and condition could not be verified. The only roof that was not snow covered was 55 front but there is evidence of roof leaks inside 55. There are a couple of spots in 55 front kneewall attic area where you could see light from the outside through the roof.

*Both 55 front basement windows are rotted and are open to the basement, the windows, trim and sills need to be replaced.

*53 rear porch addition has rotted roof fascia trim that also has wood destroying insect damage, this trim needs to be replaced.

*55 attic gable windows need to be scraped and painted.

55 front windows have torn screens that need to be replaced.

*53 front door trim has peeling paint that needs to be scraped and painted.

*The trees over 55 roof need to be trimmed away from the home to prevent physical damage to the roof.

****Interior issues noted;

*53 Forced hot water boiler has no service tags on the boiler. If the boiler has not been serviced within the last 12 months it should be inspected, cleaned and serviced as needed before closing on the property and annually after that.

*55 has no provision for an air filter in the return duct to the furnace.

*55 has an abandoned oil tank and filler pipes that need to be removed to prevent accidental oil fill.

*53 2nd floor bath sink faucet leaks when on and needs to be replaced.

*53 2nd floor bath has wall damage around the tub that needs to be repaired.

*53 2nd floor bath exhaust fan does not work.

*55 bath needs a total renovation.

*55 kitchen sink drains slowly, it should be diagnosed and repaired by a licensed plumber.

*55 has ceiling and wall damage from roof leaks that need repair.

*53 1st floor front bedroom door is delaminating and needs to be repaired or replaced. *53 1st floor bathroom door does not latch and needs to be adjusted.

SUMMARY: MINOR REPAIRS (cont'd)

*There is evidence of a prior water leak from the water shutoff area underneath 53 first floor bathroom sink, no leaks were observed today.

*53 concrete foundation had a crack sealed in the left front corner, this repair appears to be professionally done.

*The crawl spaces under 53 rear porch and family room were not accessible because of the deep snow around them, they were not observed.

HEATING & COOLING: SUPPLEMENTARY HEAT REMARKS (cont'd)

furnace. The wood stove in 55 basement is installed properly and has its own chimney flue, the wood stove flue should be inspected and cleaned annually. 55 has an abandoned oil tank and filler pipes that need to be removed to prevent accidental oil fill.

ELECTRICAL: OUTLETS, FIXTURES, AND SWITCHES REMARKS (cont'd)

outlets and both outlets in the left rear corner of the dining room have the hot and neutral wires reversed. 55 most of the electrical outlets are not grounded. 55 kitchen counter electrical outlets need to be updated to GFCI outlets for safety. 55 has a wire under the kitchen sink that should be in conduit to protect it from damage.

EXTERIOR: PORCH REMARKS (cont'd)

is recommended to have a Level II chimney inspection. (Internal camera inspection)

FACTS ABOUT THIS HOME INSPECTION

Throughout this report where the age of appliances, roof, etc., is stated, the age shown is approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence.

When any item in the report is stated to be "Satisfactory," the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection.

STRUCTURAL AND BASEMENT

Basement or Crawl Space Dampness

Basement dampness is frequently noted in houses and the conditions that cause it are usually capable of determination by an experienced home inspector. Often, however, in houses that are being offered for sale, the visible signs on the interior of a basement which would indicate a past or present water problem are concealed. For example an area may be painted over, or basement storage may be piled against a wall where a problem has occurred. If there has been a dry period before the time of the inspection, signs of past water penetration may not be visible. In such cases, the inspector may not be able to detect the signs of basement dampness or water penetration.

Elimination of basement dampness, whether slight or extensive, can usually be accomplished by one or both of the following actions: realigning gutters and extending downspouts to discharge some distance from the house; and regrading in the vicinity of the house so that the slope goes away from the house rather than toward it.

In most soils, a minimum recommended slope away from the house is a 5 inch drop over a 5 foot distance (one inch per foot).

Expensive solutions to basement dampness problems are frequently offered, and it is possible to spend many thousands of dollars for such unsatisfactory solutions as a system for pumping out water that has already entered the basement or the area around or under it. Another solution sometimes offered is the pumping of chemical preparations into the ground around the house. This has been found not to be of value.

Independent experts recommend solutions that prevent water from entering the basement around or under the building, and their solutions can be as simple as purchasing a splash block for \$10 and placing it under a downspout outlet, or the purchasing of a load of fill dirt for building up the grade around the house.

Crawl spaces require the same care and water control as basements. Cross ventilation is necessary and installation of a plastic vapor barrier over a dirt floor is strongly recommended.

If you have a basement dampness problem that persists in spite of efforts you have made in solving it, call the inspector for further consultation and advice.

Insect Boring Activity and Rot

If there is an inaccessible basement or crawl space, there is a possibility that past or present termite activity and/or rot exists in this area. Since no visual inspection can be made, it is not possible to make a determination of this damage if it exists.

Insect Boring Inspection

No inspection is made by this company to detect past or present insect boring activity or rot. We recommend you contact a qualified exterminator should you desire more information or a possible examination of the building and/or a warranty.

HEATING AND COOLING

Testing the Air Conditioning System

If the outside temperature has not been at least 65 degrees F. for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on an one-time start-up and cool-down basis when warmer weather allows.

Compressor/Condensing Unit

The major components of an air conditioning condensing unit are the compressor and the condensing coil. A compressor has a normal life of 8 to 15 years; a condensing coil may last longer. The estimated age of a condensing unit is taken from the specification plate. Sometimes the compressor, which is not visible, may have been replaced since the original installation.

Electric Furnace

Electric furnaces have a normal life of 15 to 20 years, although at times the heating elements have to be replaced

Oil and Gas Fired Furnaces

Oil and gas fired forced air furnaces have a normal life of 15 to 20 years.

Heat Exchanger

The heat exchanger in a gas or oil furnace is partially hidden from view; it cannot be fully examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that a service contract be placed on the unit and a service call made prior to settlement to check the condition of the heat exchanger

Air Filter

Air filters should be changed or cleaned every 30 to 60 days to provide proper air circulation throughout the house and help protect the heating and cooling system.

Humidifier

Since it is not possible during a visual inspection to determine whether the humidifier is operating properly, it is recommended that it be serviced at the same time as the furnace, and be cleaned regularly.

Cast Iron Boiler

Cast iron hot water boilers have a normal life of 30 to 50 years.

Steel Boiler

Steel hot water boilers have a normal life of 15 to 30 years.

Circulating Pump

Circulating pumps have a normal life of 10 to 15 years.

Heat Pump

Outside units have a normal life of 6 to 10 years. Heat pumps operate best when serviced at least once a year. Adequate air flow is more critical than with other forced air systems; it is important that the filter be kept clean. It is not advisable to shut off supply grilles to rooms except as required to balance heat and cooling.

Heat pumps cannot be checked on the heat cycle if the outside temperature has been over 65 degrees F. within the past 24 hours. The total heating capacity of a heat pump system varies with outside temperature conditions.

Electric Baseboard Heater

Electric baseboard heaters have a normal life of 10 to 15 years.

PLUMBING AND BATHROOM

Wells

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought

Septic Systems

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of a septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days

Water Pipes

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed.

Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

Hose Bibbs

During the winter months it is necessary to make sure the outside faucets are turned off. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibbs cannot be tested when turned off.

Water Heater

The life expectancy of a water heater is 8 to 12 years. Water heaters generally are not replaced unless they leak.

The heating element in an electric water heater may require replacing prior to the end of life expectancy of the heater itself.

Leg Tub

If the bathroom has a leg tub, it is probable that the waste lines are made of lead. In many jurisdictions, the lead waste pipes must be changed to copper or PVC pipes when remodeling work is performed in the bathroom.

Ceramic Tile

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wall board. Special attention should be paid to the area around faucets, other tile penetrations and seams in corners and along the floor.

Stall Shower

The metal shower pan in a stall shower has a probable life of 8 to 10 years. Although a visual inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use with a person standing in it.

ELECTRICAL AND KITCHEN

Aluminum Wiring

Houses built after 1960 may have aluminum lower branch wiring. Initially, this wiring was pure aluminum which proved unstable and subject to surface corrosion when placed in direct contact with dissimilar metals at fixture and outlet connections.

Later, aluminum alloy was used and although its performance was much better, special care and special connections must be used to prevent corrosion, overheating, arcing and fire. The practice of using aluminum alloy wiring was generally stopped around 1973; however, its use has continued on a limited basis.

Ground Fault Circuit Interrupters

Ground Fault Circuit Interrupters (GFCIs) are recommended on all outdoor outlets and on interior outlets in wet areas such as bath-rooms and kitchen counter areas. GFCIs should be tested monthly to insure they are functioning.

Smoke Detectors

If no smoke detectors are presently installed in the building, it is recommended that smoke detectors be installed at least in the ceiling of the basement near the mechanical equipment as well as in the hallway ceiling outside sleeping rooms

Carbon monoxide detectors are now required by some jurisdictions when the house contains any gas-burning appliances or has an attached garage. These devices should be placed and maintained in accordance with the manufacturer's directions.

Smoke detectors installed in the house should be checked every 2 to 3 weeks to ensure that they are functioning.

Power Usage of Appliances and Mechanical Equipment

Electric Range	30 - 50 Amps
Electric Dryer	25 - 40 Amps
Electric Hot Water Heater	25 - 30 Amps
Electric Central A/C	30 Amps
Room A/C	7 - 20 Amps
Electric Heat	50 - 75 Amps
Electric Heat Pump	50 - 75 Amps

Dishwashers and Disposals

Dishwashers and disposals have a normal life of 5 to 12 years

Ranges, Ovens and Refrigerators

Ranges, ovens, cook tops and refrigerators have a normal life of 15 to 20 years.

Clothes Washers and Dryers

Clothes washers and dryers cannot be inspected properly without a load of laundry, so these appliances are not tested other than to determine whether they are operating.

A washer or dryer has an average life of 6 to 12 years.

When hooking up a dryer, it must be kept vented to the exterior to prevent excessive moisture from building up in the house.

Washers and dryers often are not included in "as is" condition.

INTERIOR AND ATTIC

Fireplace

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During a visual inspection it is common to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper, or lack of access from the roof.

Asbestos and Other Environmental Hazards

Asbestos fiber in some form is present in many homes, but it is often not visible or cannot be identified without testing.

If there is reason to suspect that asbestos fiber may be present and it is of particular concern, a sample of the material in question may be removed and examined in a testing laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of or danger from lead in water, radon gas, mold, mildew, lead paint, urea formaldehyde, EMF (electromagnetic fields), toxic or flammable chemicals and all other similar or other potentially harmful substances and environmental hazards.

Plaster on Gypsum Lath (Rock Lath)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound, or drywall can be laminated over the existing plaster.

Nail Pops

Drywall nail pops are due in part to normal expansion and contraction of the wood member to which the gypsum lath is nailed, and are usually only of cosmetic significance.

Wood Flooring

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove the deep stains.

Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

Animal odors and stains are common in older homes. These problems cannot be positively identified in a general or visual inspection.

Carpeting

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

Access to Attic

If there are no attic stairs or pulldown, the attic may be inaccessible and therefore uninspected. Lacking access, the inspector will not be able to inspect the attic insulation, framing, ventilation or search for evidence of current or past roof leaks

ROOFING

Inspection of Roof

Many roofs are hazardous to walk on and in most cases can be satisfactorily inspected from the ground with or without binoculars or from a window with a good view of the roof. Some roofs, such as asbestos cement, slate, clay or concrete tile, shingles or shakes, may be seriously damaged by persons walking on them. Accordingly, the building analyst will base the inspection report on visible evidence which can be seen without walking on the roof.

The condition of a built-up or flat metal roof often cannot be determined unless it is possible for the building analyst to closely inspect its surface. Access to the roof from within the building is sometimes possible, but in many cases an additional inspection may be scheduled with special ladders to reach the roof from the outside.

“Satisfactory” Roof Covering

When the report indicates that a roof is “satisfactory,” that means it is satisfactory for its age and general usefulness. A roof which is stated to be satisfactory may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

Asphalt and Fiberglass Shingles

In cold and temperate climates, asphalt and fiberglass shingle roofs have a normal life of 15 to 20 years. In the South and Southwest, they have a normal life of 12 to 15 years. If a new roof is required, it may be installed over the original roof unless prohibited by local building codes. If two layers of roofing have already been installed, most building codes require both layers to be removed before installing a new roof covering.

Built-up Roof

Four-ply built-up roofs have a normal life of 15 to 20 years if they drain properly. If there is standing water on the roof, the rate of deterioration is doubled. One-ply flexible sheet membrane roofs have a normal life of 15 to 20 years.

Roll Roofing

Selvage or asphalt roll roofing is an inexpensive type of roof with a life of 5 to 10 years.

Wood Shingles and Shakes

Wood shingles and shakes have more insulating value than other roofs. Wood shingles have a normal life of 12 to 15 years, and shakes have a normal life of 15 to 20 years.

Slate Roof

Slate roofs have a normal life of 30 to 75 years depending upon the grade of slate. Slate roofs do need annual maintenance, and it is necessary to replace defective slates and tar ridges as required from time to time.

If improperly installed, the nails fastening slates may rust through; individual slates can be lifted and re-laid with copper slating nails. When one set of nails rusts through, it is likely it will happen soon to other slates, so lifting and relaying of all the slates may be required in the near future.

Clay Tile Roof

A clay tile roof has a normal life of 30 to 50 years, but individual pieces can become cracked or broken or the nails rust out. Tiles may have to be replaced periodically.

Asbestos Cement Shingles

Asbestos cement shingles have a normal life of 30 to 50 years, but they are brittle and individual shingles should be replaced as needed. In many states, removal of asbestos cement shingles must be according to EPA standards.

Metal Roof

Metal roofs have a very long life if the exposed metal is kept coated with paint. When a metal roof has been tarred, it is impossible to determine the condition of the metal under the tar. While there may be no evidence detected of any ongoing leaks, it is possible the roof has rusted through and will need replacement in the near future.

EXTERIOR AND GROUNDS

Wood Siding

Western red cedar and redwood are excellent siding materials and should be kept painted or stained to preserve them from deterioration.

Cedar shingles or shakes may be painted, stained or left to weather.

Aluminum and Vinyl Siding

Aluminum siding has a factory finish and vinyl siding has solid color throughout each piece.

Upkeep on aluminum and vinyl sidings is minimal and they only need to be cleaned periodically with a sponge and water solution.

Stucco

It is important to prevent cracks from forming in exterior stucco since water can seep into cracks, freeze, expand and cause deterioration of the framing as well as further cracking of the stucco.

Masonry

Solid brick, block or stone exterior walls require little maintenance, but it is necessary to inspect the walls regularly to detect signs of mortar deterioration.

At some point, masonry walls will always require tuckpointing of the mortar joints to prevent water penetration and wall damage.

Vines growing into the mortar joints of a masonry wall can also cause water penetration.

The brick walls of a brick veneer house are attached to the wall structure of the house and are not themselves structural. They should be cared for the same as a solid masonry wall, but cracks in the brick veneer wall do not necessarily indicate structural damage to the wall.

Exterior Wood Surfaces

All surfaces of untreated wood need regular applications of oil based paint or special chemicals to resist rot. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will rot within a year or two.

All posts and wood members with ground contact should be of treated wood or constructed of wood which has natural resistance to rot, such as redwood.

Decks should always be nailed with galvanized or aluminum nails.

Sidewalks and Driveway

Spalling concrete cannot be patched with concrete because the new wall will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended.

Window Wells

The amount of water that enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. See page 16 for proper corrective action.

Plastic window well covers are useful in keeping out leaves and debris, but they do block ventilation and light.

Retaining Walls

Retaining walls deteriorate because of excessive pressure build-up behind them, generally due to water accumulation. Often conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometimes suffer from tree root pressure or from general movement of top soil down the slope. Normally these conditions require rebuilding the retaining wall.

Roof and Surface Water Control

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and building up the grade so that roof and surface water are diverted away from the building.

A positive grade of approximately 1 inch per foot slope for at least 5 feet from the foundation walls is recommended. Where trees, air conditioning units and other obstructions do not permit the recommended slope, surface drains can be used instead. Failure to control surface water will usually result in a wet basement.