



# HOWSON

## HOME INSPECTIONS LLC

### Home Inspection Report



8883 Sam Snead Hwy, Hot Springs, VA 24445

**Inspection Date:**

Thursday March 2, 2023

**Prepared For:**

Shannon Hogan

**Prepared By:**

Howson Home Inspections LLC  
343 Wheatland Rd.  
Buchanan, VA 24066  
5403141246  
howsonhi@gmail.com

**Report Number:**

16-03-2023

**Inspector:**

Russell Howson

**Inspector Signature:**



# Report Overview

## Scope of Inspection

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All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

## Main Entrance Faces

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North

## State of Occupancy

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Vacant

## Weather Conditions

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Sunny

## Recent Rain

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Yes

## Ground Cover

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Damp

## Approximate Age

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1890s

# Report Summary

## Major Concerns

- Corner of rear unit not bearing on foundation. Significant wood rot to sill support. Recommend repair

## Safety Hazards

- Exterior receptacle open ground and not GFCI protected. Receptacle not secured. Recommend repair
  - Kitchen and bathroom recepticals not GFCI protected. Recommend installing.
  - Limited emergency egress in third floor rear rooms. Recommend installing if using as bedroom
  - Bedroom windows stick. Recommend maintaining emergency egress.
  - No gas shut off valve at fireplace. Recommend installing
  - Open electrical junction boxes in basement. Recommend repair
  - Smoke detectors didn't work and not installed to new code standards. Recommend maintaining and installing additional
  - No carbon monoxide detectors. Recommend installing
  - No handrail or safety rail with balusters on basement stairs. Recommend repair
  - Hot water tank temperature-pressure relief valve extension missing. Recommend installing
  - Hole in boiler flue. Recommend repair
  - Due to the age of the property it may contain knob and tube wiring. Recommend electrician review and make safe as needed.
  - In ground fuel oil tank prone to leaks. May consider removal.
- Property built before introduction of new safety codes so grandfathered in. Relevant recommendations are for personal safety unless area has been remodeled since.

## Deferred Cost Items

- Hot water tanks functional however nearing end of its life expectancy. 2008. Recommend budgeting for replacement.

## Repair Items

- Porch column settled, posts not plumb, moisture damage to porch wood, column bricks loose, steps damaged and handrail loose. Recommend repair
- Low soil levels at foundation. Recommend improving drainage so excess water doesnt pool and cause settlement and moisture issue in the basement/crawlspace.
- Missing/loose roof asphalt shingles. Missing damaged slate shingles. Recommend repair to reduce risk of moisture damage.
- Moisture damage to soffits and fascia. Recommend repair to reduce risk of moisture damage.
- No drip edge flashing on gable end. Recommend installing to reduce risk of moisture damage.
- Missing mortar on chimney brick. Recommend repair to reduce risk of moisture damage
- Recommend adding downspout extensions to discharge away from the house to help improve drainage.
- No gutters on unit. Recommend installing to help improve drainage.
- Original windows, missing damaged hardware. Moisture damage to window frames. Recommend repair to reduce risk of moisture damage.
- Moisture damage to wood siding. Recommend repair to reduce risk of moisture damage.
- Various moisture stains on ceilings. Recommend monitoring and repair as needed to reduce risk of moisture damage
- Sloping floors, doorways, window frames indicating settlement of structure. Recommend installing post support in foundation and repair as needed.
- Kitchen extraction fan didn't work. Fan missing. Recommend repair
- Toilet bowls are loose recommend repair to reduce risk of moisture damage.

# Report Summary

## Repair Items

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- Moisture stains on ceiling at roof window. High moisture reading taken indicating active leak. Recommend repair to reduce risk of moisture damage.
- Tape on plumbing in basement. Recommend repair to reduce risk of moisture damage.
- Termite damage to structural wood in basement. Recommend termite inspection treatment and repair as needed.
- Moisture damage to post support in basement. Structure not supported. Recommend repair
- Plumbing vents into basement. Recommend repair.
- Polybuteline plumbing in unit prone to leaks. Recommend monitoring and repair as needed.
- Cut floor joists in third floor utility closet. Recommend repair
- Water in propane tank access. Recommend repair to reduce risk of moisture damage

## Items To Monitor/Limitations/Comments.

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- Limited/no access to roof therefore limited inspection possible to that area.
- Water not on at property. Limited Inspection possible to that area.
- Heat not on to property. Limited Inspection possible to that area.
- No central air conditioning. May considered installing as needed. Electric heat only on third floor.
- Fireplaces not in use. No inspection possible to that area. Unlined flue. Recommend repair as needed.
- Foundation has settlement cracks and moisture stains. Standing water in basement indicating moisture penetrates basement in heavy rain. Recommend improving drainage on exterior, installing dehumidifier and monitoring.
- Galvanized plumbing prone to corrosion. Recommend monitoring and repair or replacement as needed
- Recommend all repairs completed by licensed contractors
- Photos and comments represent general condition of each item. Each occurrence of that item is not individually documented
- Due to the age of the property it may contain lead, lead paint, or asbestos. Recommend monitoring especially during renovations to ensure safe removal.

# Receipt/Invoice

**Howson Home Inspections LLC**  
343 Wheatland Rd.  
Buchanan, VA 24066  
5403141246

**Property Address**  
8883 Sam Snead Hwy  
Hot Springs, VA 24445

Date: Mar 2, 2023

Inspection Number: 16-03-2023

Inspected By: Russell Howson

Payment Method: Check

Client: Shannon Hogan

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$850.00
Radon Test	\$400.00

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<b>Total</b>	<b>\$1,250.00</b>
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# Grounds

## Driveway/Parking

None  Not Visible

**Material**  Concrete  Asphalt  Gravel/Dirt  Brick Other: .

**Condition**  Satisfactory  Marginal  Poor  Settling Cracks  Typical cracks  Pitched towards home  
 Trip hazard  Fill cracks and seal

**Comments** Damaged drive. Recommend repair as needed.

### Photos



## Porch

None  Not Visible

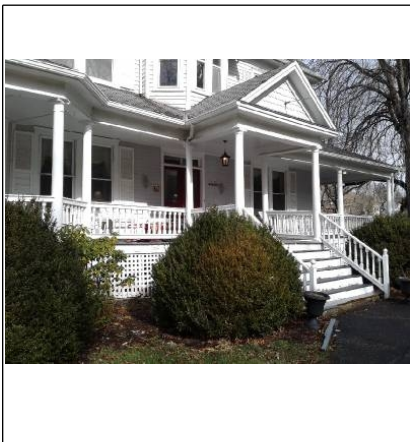
**Condition**  Satisfactory  Marginal  Poor  Railing/Balusters recommended

**Support Pier**  Concrete  Wood Other: Brick

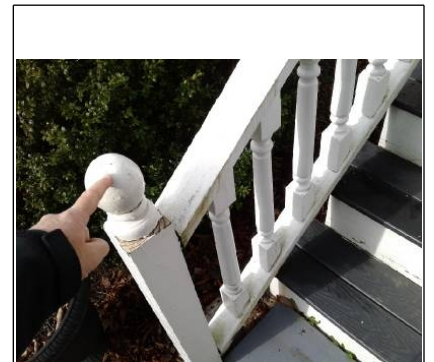
**Floor**  Satisfactory  Marginal  Poor  Safety Hazard

**Comments** Porch column settled, posts not plumb, moisture damage to porch wood, column bricks loose, steps damaged and handrail loose. Recommend repair

### Photos

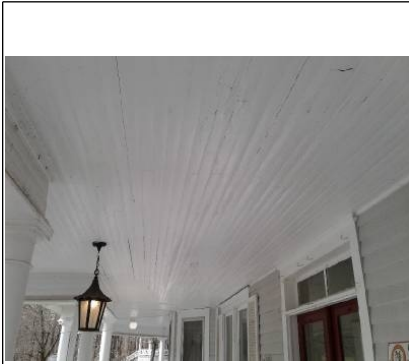


Step broken



Rail loose

# Grounds



Moisture damage to ceiling



Moisture damage to wood, posts not plumb, columns leaning and bricks loose.



Columns and posts not plumb



Columns lean



Post support damaged



Porch wood damaged

## Landscaping affecting foundation

N/A

**Negative Grade**  East  West  North  South  Satisfactory  Recommend additional backfill  
 Recommend window wells/covers  Trim back trees/shrubberies  
 Wood in contact with/improper clearance to soil

**Comments** Low soil levels at foundation. Recommend improving drainage so excess water doesn't pool and cause settlement and moisture issue in the basement/crawlspace.

## Photos

# Grounds



Low soil at foundation and slope towards house

## Retaining wall

None

### Material

Brick  Concrete  Concrete block Other: Rock  Railroad ties  Timbers

### Condition

Satisfactory  Marginal  Poor  Safety Hazard  Leaning/cracked/bowed  
 Drainage holes recommended

### Comments

No drainage holes at the bottom of the retaining wall. Recommend installing to reduce risk of cracking.

### Photos





# Roof

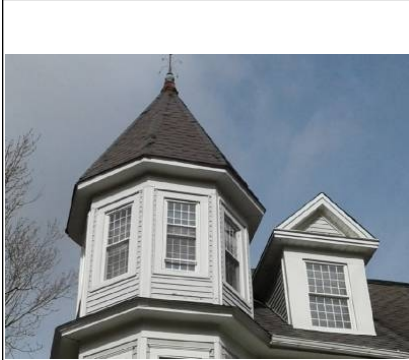
## General

**Visibility**  None  All  Partial Limited By: Height

**Inspected From**  Roof  Ladder at eaves  Ground  With Binoculars

Limited/no access to roof therefore limited inspection possible to that area.

## Photos



Missing shingles



Missing shingles and moisture damage at roof and turret

## Style of Roof

**Type**  Gable  Hip  Mansard  Shed  Flat Other: .

**Pitch**  Low  Medium  Steep  Flat

**Roof #1** Type:Asphalt  
Layers:2+ Layers  
Age:10-15+  
Location:All

**Roof #2**  None  
Type:Metal  
Layers:1+ Layers  
Age:50 plus approx  
Location:Rear porch

**Roof #3**  None  
Type:Slate  
Layers:1+ Layers  
Age:20-25+  
Location:Unit

**Comments** Missing roof shingles. Missing damaged slate shingles. Recommend repair to reduce risk of moisture damage.

## Ventilation System

None  N/A

**Type**  Soffit  Ridge  Gable  Roof  Turbine  Powered Other: .

**Comments** Limited attic ventilation. Recommend additional ventilation to reduce risk of heat damage to roofing shingles

## Flashing

**Material**  Not Visible  Galv/Alum  Asphalt  Copper  Foam  Rubber  Lead Other: .

**Condition**  Not Visible  Satisfactory  Marginal  Poor  Rusted  Missing

Separated from chimney/roof  Recommend Sealing Other: .

**Comments**

# Roof

## Condition of Roof Coverings

- Roof #1**  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage
- Roof #2**  N/A  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage
- Roof #3**  N/A  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

## Comments

## Plumbing Vents

- Not Visible  Not Present

**Condition**  Satisfactory  Marginal  Poor

**Comments** Recommend sealing maintenance to plumbing vent boots on roof to reduce risk of moisture damage

# Exterior

## Chimney(s)

None

**Location(s)** Middle of Roof

**Viewed From**  Roof  Ladder at eaves  Ground (Inspection Limited)  With Binoculars

**Rain Cap/Spark Arrestor**  Yes  No  Recommended

**Chase**  Brick  Stone  Metal  Blocks  Framed

**Evidence of**  Holes in metal  Cracked chimney cap  Loose mortar joints  Flaking  Loose brick  Rust  
 No apparent defects

**Flue**  Tile  Metal  Unlined  Not Visible

**Evidence of**  Scaling  Cracks  Creosote  Not evaluated  Have flue(s) cleaned and re-evaluated  
 Recommend Cricket/Saddle/Flashing  No apparent defects

**Condition**  Satisfactory  Marginal  Poor  Recommend Repair

**Comments** Missing mortar on chimney brick. Recommend repair to reduce risk of moisture damage  
Record sealing maintenance to roof flashings.

## Photos



## Gutters/Scuppers/Eavestrough

None

**Condition**  Satisfactory  Marginal  Poor  Rusting  Downspouts needed  Recommend repair/replace  
 Needs to be cleaned

**Material**  Copper  Vinyl/Plastic  Galvanized/Aluminum Other: .

**Leaking**  Corners  Joints  Hole in main run  No apparent leaks

**Attachment**  Loose  Missing spikes  Improperly sloped  Satisfactory

**Extension needed**  North  South  East  West  N/A

**Comments** Recommend adding downspout extensions to discharge away from the house to help improve drainage.  
No gutters on unit. Recommend installing to help improve drainage.

## Siding

**Material**  Stone  Slate  Block/Brick  Fiberboard  Fiber-cement  Stucco  EIFS\* Not Inspected  
 Asphalt  Wood  Metal/Vinyl Other: .  Typical cracks  Peeling paint  Monitor  Wood rot  
 Loose/Missing/Holes

**Condition**  Satisfactory  Marginal  Poor  Recommend repair/painting

**Comments** Moisture damage to siding. Recommend repair

## Photos

# Exterior



Moisture damage to wood



Moisture damage to wall



Moisture damage to sill on unit



Moisture damage to sill on unit

## Trim

**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting

Damaged wood Other: .

**Condition**  Satisfactory  Marginal  Poor

**Comments**

## Soffit

None

**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting

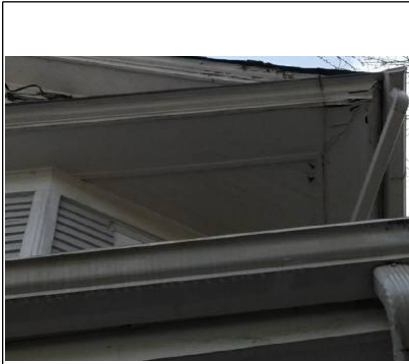
Damaged wood Other: .

**Condition**  Satisfactory  Marginal  Poor

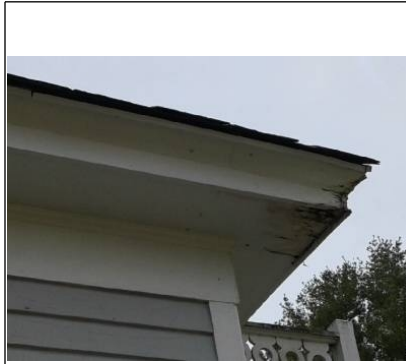
**Comments** Moisture damage to soffits. Recommend repair

**Photos**

# Exterior



Moisture damage to soffits



Moisture damage to soffits

## Fascia

None

**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other: .

**Condition**  Satisfactory  Marginal  Poor

**Comments**

## Flashing

None

**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other: .

**Condition**  Satisfactory  Marginal  Poor

**Comments**

## Caulking

None

**Condition**  Satisfactory  Marginal  Poor  
 Recommend around windows/doors/masonry ledges/corners/utility penetrations

**Comments**

## Windows/Screens

**Condition**  Satisfactory  Marginal  Poor  Wood rot  Recommend repair/painting  
 Recommend repair/replace damaged screens  Failed/fogged insulated glass

**Material**  Wood  Metal  Vinyl  Aluminum/Vinyl clad

**Screens**  Torn  Bent  Not installed  Satisfactory

**Comments** Damaged windows frames. Recommend repair to reduce risk of moisture damage.  
 Basement windows at ground level. Recommend installing wells so moisture doesn't penetrate basement.  
 Damaged frames. Recommend repair as needed.

**Photos**

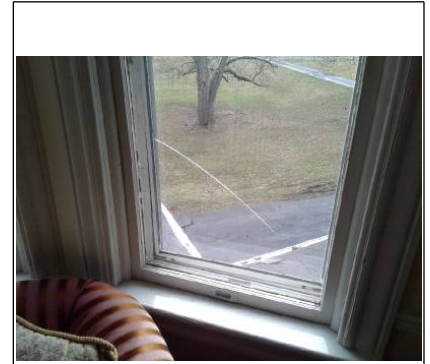
# Exterior



Rot in frames



Rot in frames



Broken window glass recommend repair

## Slab-On-Grade/Foundation

**Foundation Wall**  Concrete block  Poured concrete  Post-Tensioned concrete  Not Visible Other: Rock

**Condition**  Satisfactory  Marginal  Monitor  Have Evaluated  Not Evaluated

**Concrete Slab**  N/A  Not Visible  Satisfactory  Marginal  Monitor  Have Evaluated

**Comments** Foundation has settlement cracks. Recommend improving drainage exterior and monitoring. Loose missing more in rock foundation. Recommend repair  
Rear unit corner not bearing on foundation. Significant wood rot to sill support. Recommend repair

## Photos



Loose missing mortar recommend tuck point repair



Unit not supported

## Service Entry

**Location**  Underground  Overhead

**Condition**  Satisfactory  Marginal  Poor  Weather head/mast needs repair  Overhead wires too low

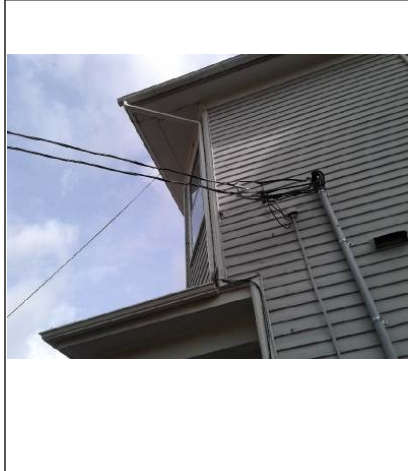
**Exterior receptacles**  Yes  No Operable:  Yes  No Condition:  Satisfactory  Marginal  Poor

**GFCI present**  Yes  No Operable:  Yes  No  Safety Hazard  Reverse polarity  Open ground(s)  
 Recommend GFCI Receptacles

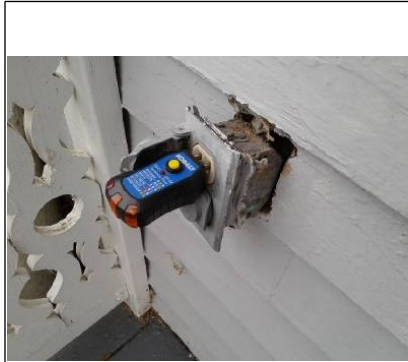
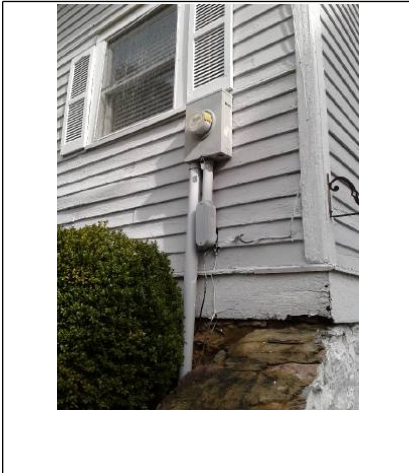
**Comments** Exterior receptacle open ground and not GFCI protected. Receptacle not secured. Recommend repair

## Photos

# Exterior



Open ground and not GFCI protected



Receptacle not anchored

## Building(s) Exterior Wall Construction

Type  Not Visible  Framed  Masonry Other: .

Condition  Not Visible  Satisfactory  Marginal  Poor

Comments

## Exterior Doors

Main Entrance  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  Satisfactory  Marginal  Poor

Patio  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  Satisfactory  Marginal  Poor

Rear door  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  Satisfactory  Marginal  Poor

Other door  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  Satisfactory  Marginal  Poor

Comments

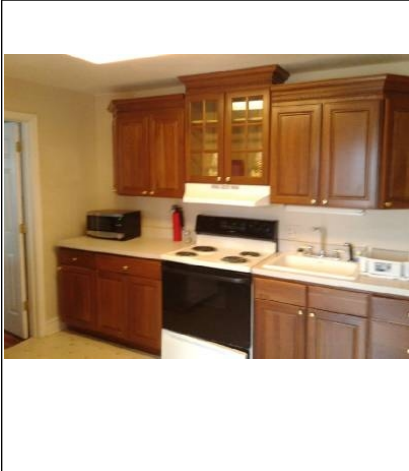
# Kitchen

## Countertops

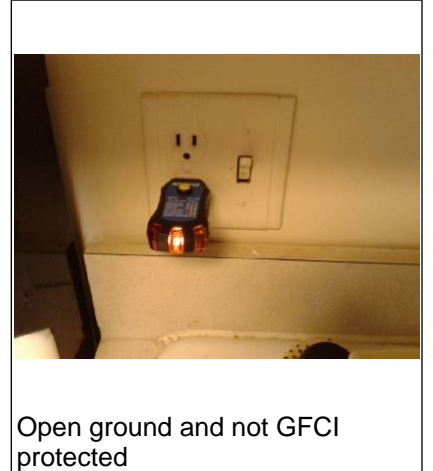
Condition  Satisfactory  Marginal  Recommend repair/caulking

Comments

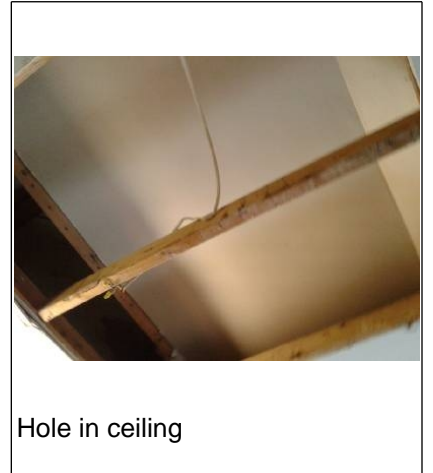
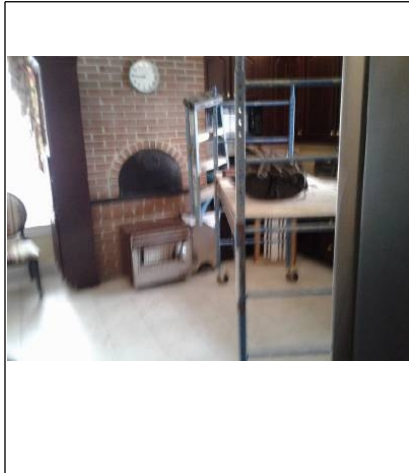
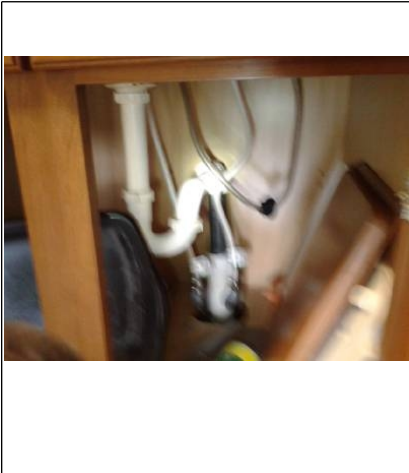
Photos



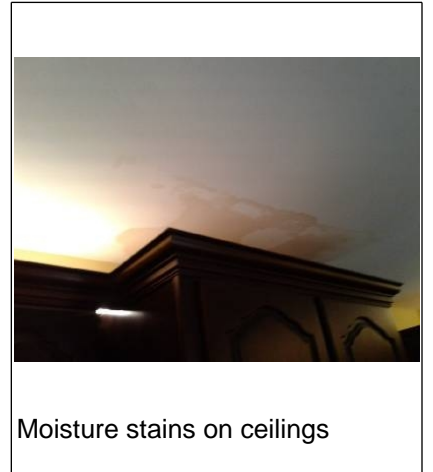
Didn't work



Open ground and not GFCI protected



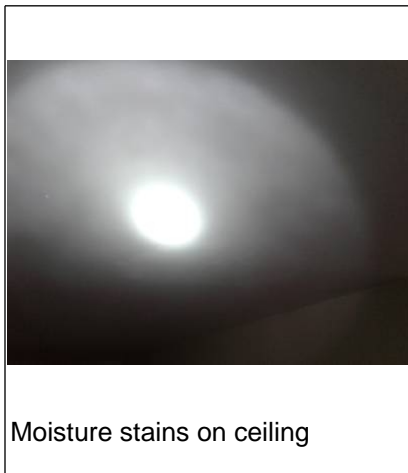
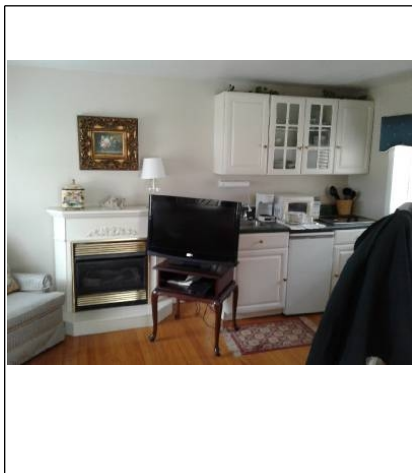
Hole in ceiling



Moisture stains on ceilings



# Kitchen



Moisture stains on ceiling



No extraction fan

## Cabinets

**Condition**  Satisfactory  Marginal  Recommend repair/adjustment

**Comments**

## Plumbing

**Faucet Leaks**  Yes  No

**Pipes leak/corroded**  Yes  No

**Sink/Faucet**  Satisfactory  Corroded  Chipped  Cracked  Recommend repair

**Functional drainage**  Satisfactory  Marginal  Poor

**Functional flow**  Satisfactory  Marginal  Poor

**Comments**

## Walls & Ceiling

**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

**Comments** Moisture stains on ceilings. Recommend monitoring and repair as needed to reduce risk of moisture damage

## Floor

**Condition**  Satisfactory  Marginal  Poor  Sloping  Squeaks

**Comments** Sloping floors. Recommend repair as needed

## Appliances

**Disposal**  N/A  Not tested Operable:  Yes  No

**Oven**  N/A  Not tested Operable:  Yes  No

**Range**  N/A  Not tested Operable:  Yes  No

**Dishwasher**  N/A  Not tested Operable:  Yes  No

**Trash Compactor**  N/A  Not tested Operable:  Yes  No

**Exhaust fan**  N/A  Not tested Operable:  Yes  No

**Refrigerator**  N/A  Not tested Operable:  Yes  No

**Microwave**  N/A  Not tested Operable:  Yes  No

**Other** Operable:  Yes  No

**Dishwasher airgap**  Yes  No

**Dishwasher drain line looped**  Yes  No

# Kitchen

## Appliances cont.

**Receptacles present**  Yes  No Operable:  Yes  No

**GFCI**  Yes  No Operable:  Yes  No Recommend GFCI Receptacles:  Yes  No  
 Potential Safety Hazard(s)

**Open ground/Reverse polarity:**  Yes  No  Potential Safety Hazard

**Comments** Kitchen recepticals not GFCI protected. Recommend installing.  
Kitchen extraction fan didn't work. Fan missing. Recommend repair

# Laundry Room

## Laundry

Laundry sink  N/A

Faucet leaks  Yes  No

Pipes leak  Yes  No  Not Visible

Cross connections  Yes  No  Potential Safety Hazard

Heat source present  Yes  No

Room vented  Yes  No

Dryer vented  N/A  Wall  Ceiling  Floor  Not vented  Plastic dryer vent not recommended  
 Not vented to exterior  Recommend repair  Safety hazard

Electrical Open ground/reverse polarity:  Yes  No  Safety hazard

GFCI present  Yes  No Operable:  Yes  No  Recommend GFCI Receptacles

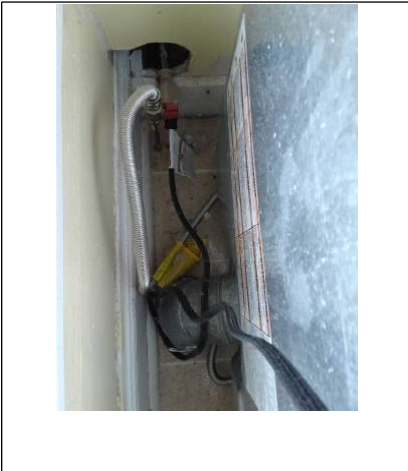
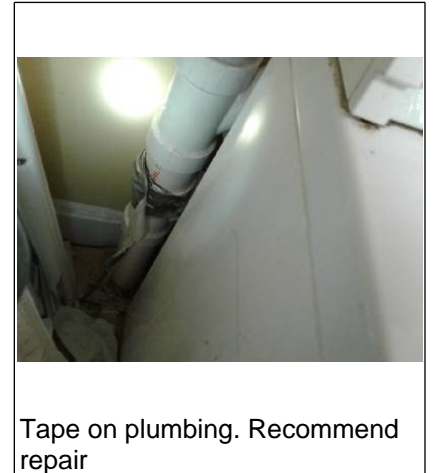
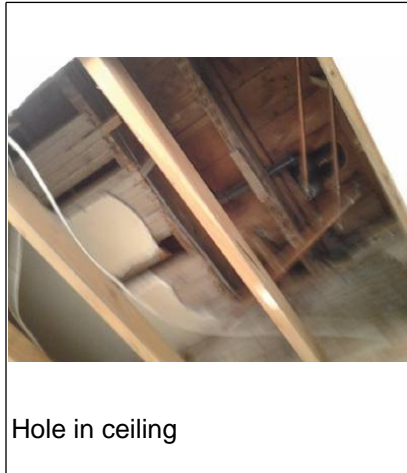
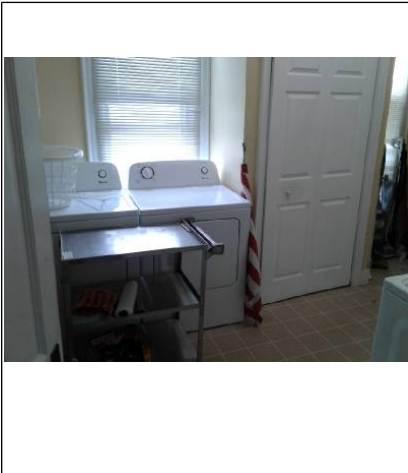
Appliances  Washer  Dryer  Water heater  Furnace/Boiler

Washer hook-up lines/valves  Satisfactory  Leaking  Corroded  Not Visible

Gas shut-off valve  N/A  Yes  No  Cap Needed  Safety hazard  Not Visible

## Comments

## Photos

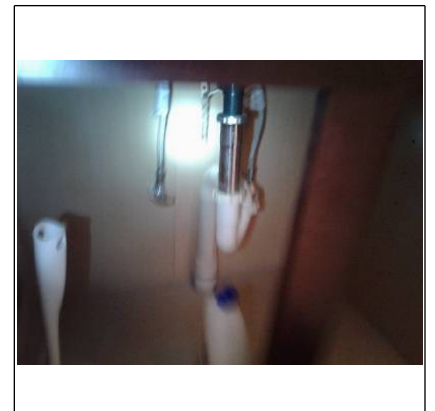
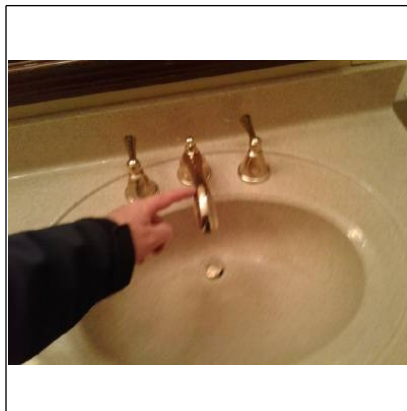
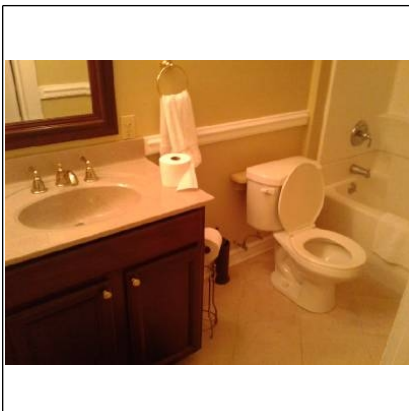


# Bathroom

## Bath

- Location** Master bath  
First floor bath  
First floor half bath  
Second floor bath  
Unit 1
- Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No
- Tubs**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible
- Showers**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible
- Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks
- Whirlpool**  Yes  No Operable:  Yes  No  Not tested  No access door GFCI:  Yes  No  
 GFCI Recommended
- Shower/Tub area**  Ceramic/Plastic  Fiberglass  Masonite Other: Condition:  Satisfactory  Marginal  
 Poor  Rotted floors Caulk/Grouting needed:  Yes  No  
Where:  
 N/A
- Drainage**  Satisfactory  Marginal  Poor
- Water flow**  Satisfactory  Marginal  Poor
- Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry
- Doors**  Satisfactory  Marginal  Poor
- Window**  None  Satisfactory  Marginal  Poor
- Receptacles present**  Yes  No Operable:  Yes  No
- GFCI**  Yes  No Operable:  Yes  No  Recommend GFCI
- Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard
- Heat source present**  Yes  No
- Exhaust fan**  Yes  No Operable:  Yes  No  Noisy
- Comments** Toilet bowl is loose recommend repair  
Bathroom recepticals not GFCI protected. Recommend installing

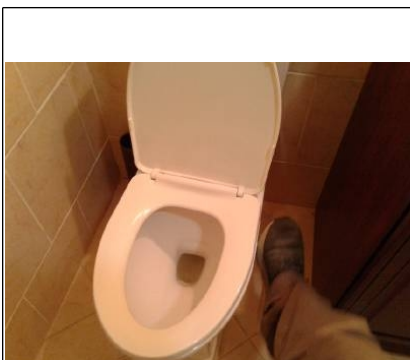
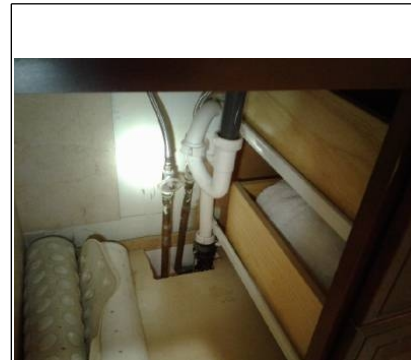
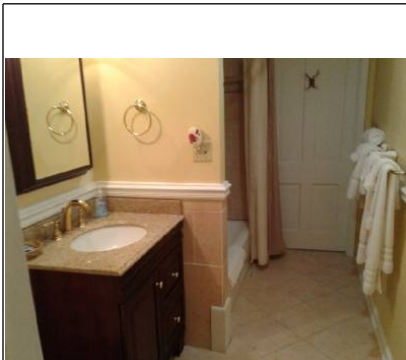
## Photos



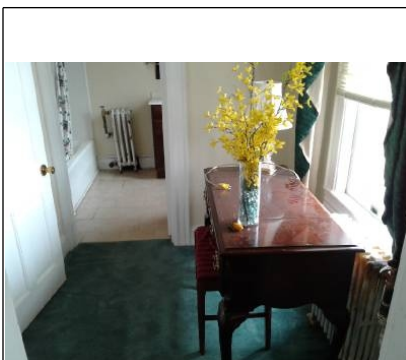
# Bathroom



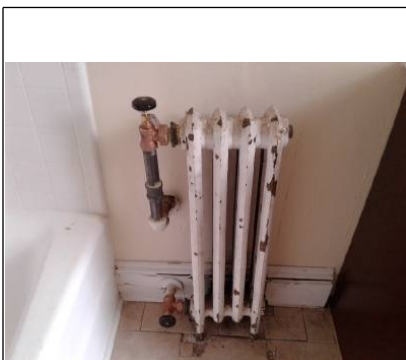
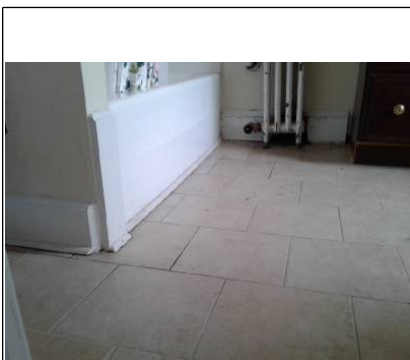
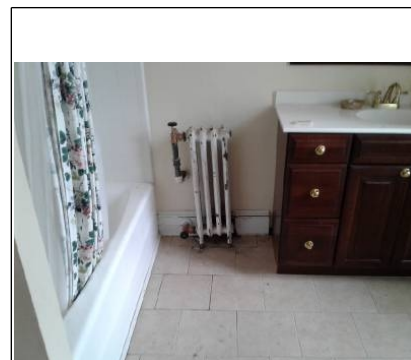
Not GFCI protected receptacle



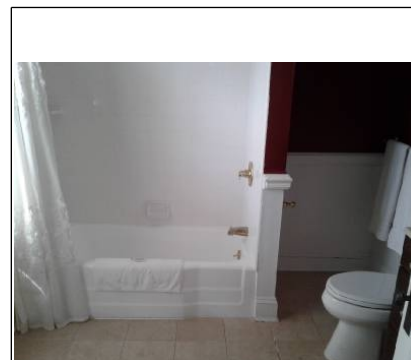
Loose toilet



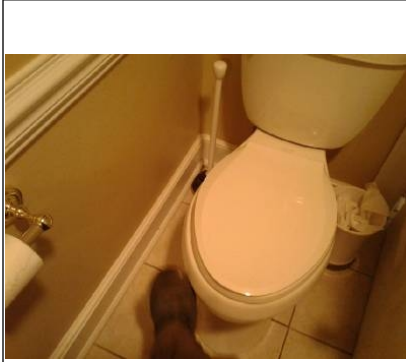
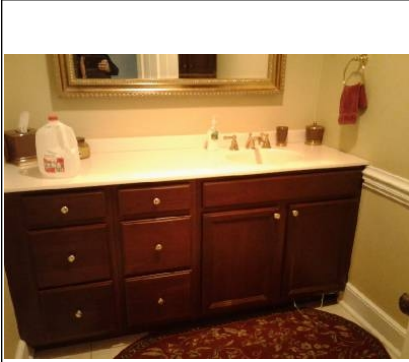
Floor slopes



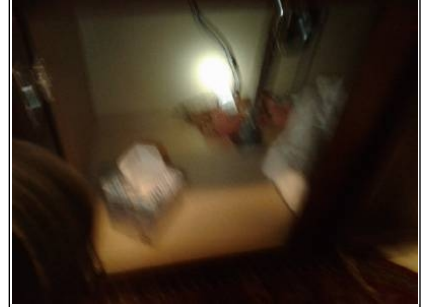
Replacing radiators



# Bathroom



Loose toilet



# Room

**Room**

**Location** Second floor  
Third floor  
Unit 1

**Type** FAMILY ROOM

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No  
Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Bedroom Egress restricted**  N/A  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

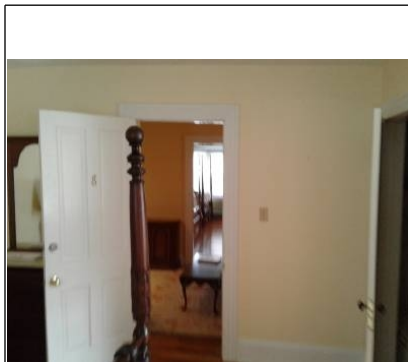
**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

**Comments** Limited emergency egress third floor rear room. Recommend installing if using as bedroom  
Bedroom windows stick. Recommend maintaining emergency egress.

**Photos**



Didn't work when tested



Settlement



Moisture stains on ceilings

# Room



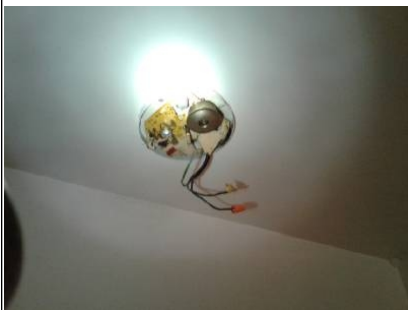
Moisture stains on ceilings



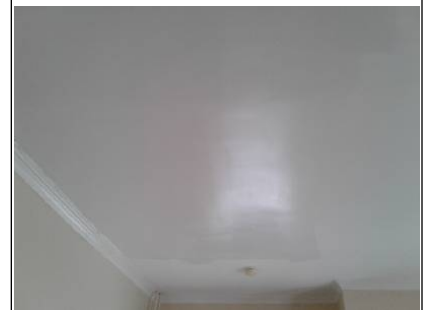
High moisture reading taken indicating active leak



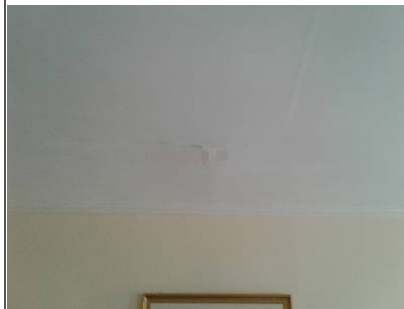
Moisture damage



Exposed electrical wiring



Patched ceiling

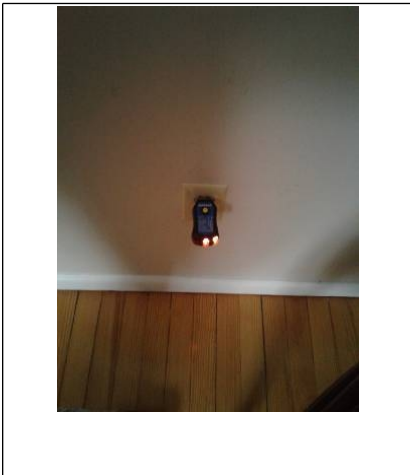
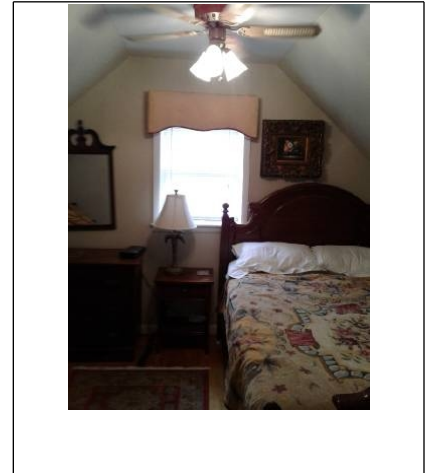
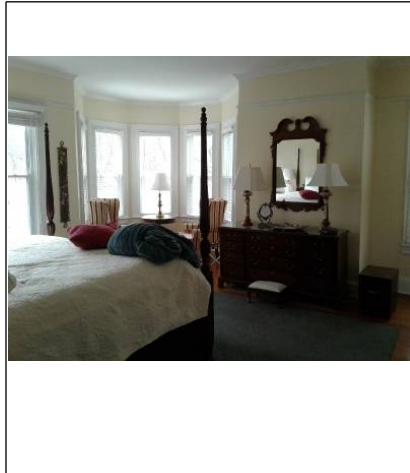
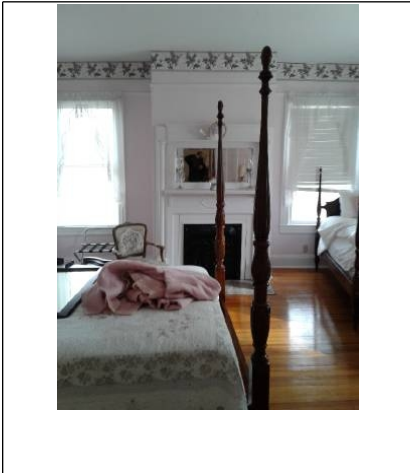


Moisture stains on ceilings





# Room



# Interior

## Fireplace

None

**Location(s)** Living room

**Type**  Gas  Wood  Solid fuel burning stove  Electric  Ventless

**Material**  Masonry  Metal (pre-fabricated)  Metal insert  Cast Iron

**Miscellaneous**  Blower built-in Operable:  Yes  No Damper operable:  Yes  No  
 Open joints or cracks in firebrick/panels should be sealed  Fireplace doors need repair

**Damper modified for gas operation**  N/A  Yes  No  Damper missing

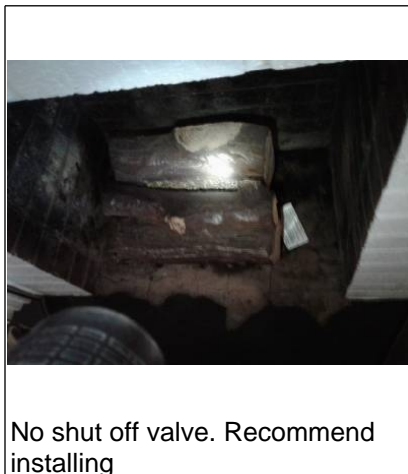
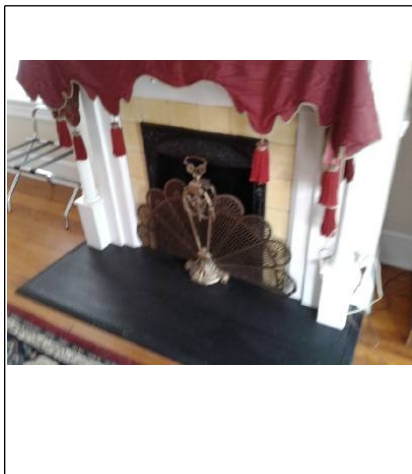
**Hearth extension adequate**  Yes  No

**Mantel**  N/A  Secure  Loose  Recommend repair/replace

**Physical condition**  Satisfactory  Marginal  Poor  Recommend having flue cleaned and re-examined  
 Not evaluated

**Comments** Fireplaces not in use. No inspection possible to that area. Unlined flue. Recommend repair as needed.

### Photos



No shut off valve. Recommend installing

## Stairs/Steps/Balconies

None

**Condition**  Satisfactory  Marginal  Poor  Loose/Missing

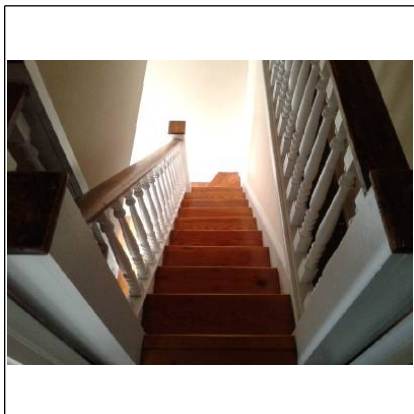
**Handrail**  Satisfactory  Marginal  Poor  Safety hazard  Hand Rail/Railing/Balusters recommended

**Risers/Treads**  Satisfactory  Marginal  Poor  Risers/Treads uneven  Trip hazard

**Comments** Narrow rear stairs.

### Photos

# Interior



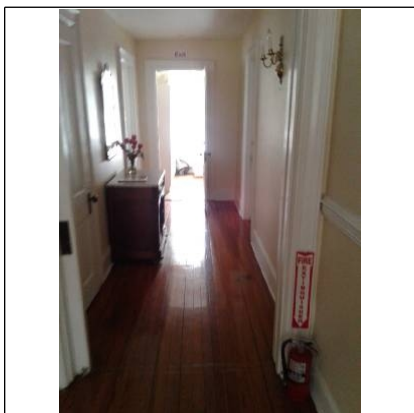
## Smoke/Carbon Monoxide detectors

**Smoke Detector**  Present  Not Present Operable:  Yes  No  Not tested  Recommend additional  
 Safety Hazard

**CO Detector**  Present  Not Present Operable:  Yes  No  Not tested  Recommend additional  
 Safety Hazard

**Comments** Smoke detectors not installed to new code standards. Recommend maintaining and installing additional No carbon monoxide detectors. Recommend installing

## Photos



## Attic/Structure/Framing/Insulation

N/A

**Access**  Stairs  Pulldown  Scuttlehole/Hatch  No Access Other: Access limited by:

**Inspected from**  Access panel  In the attic  Other

**Location**  Hallway  Bedroom Closet  Garage  Other

**Flooring**  Complete  Partial  None

**Insulation**  Fiberglass  Batts  Loose  Cellulose  Foam  Other  Vermiculite  Rock wool  
 Depth:  Damaged  Displaced  Missing  Compressed  Recommend additional insulation

**Installed in**  Rafters/Trusses  Walls  Between ceiling joists  Underside of roof deck  Not Visible

**Vapor barriers**  Kraft/foil faced  Plastic sheeting  Not Visible  Improperly installed

**Ventilation**  Ventilation appears adequate  Recommend additional ventilation  Recommend baffles at eaves

**Fans exhausted to** Attic:  Yes  No  Recommend repair Outside:  Yes  No  Not Visible

**HVAC Duct**  N/A  Satisfactory  Damaged  Split  Disconnected  Leaking  Repair/Replace  
 Recommend Insulation

# Interior

## Attic/Structure/Framing/Insulation cont.

**Chimney chase**  N/A  Satisfactory  Needs repair  Not Visible

**Structural problems observed**  Yes  No  Recommend repair  Recommend structural engineer

**Roof structure**  Rafters  Trusses  Wood  Metal  Collar ties  Purlins  Knee wall  Not Visible Other: .

**Ceiling joists**  Wood  Metal  Not Visible

**Sheathing**  Plywood  OSB  Planking  Rotted  Stained  Delaminated

**Evidence of condensation**  Yes  No

**Evidence of moisture**  Yes  No

**Evidence of leaking**  Yes  No

**Firewall between units**  N/A  Yes  No  Needs repair/sealing

**Electrical**  No apparent defects  Open junction box(es)  Handyman wiring

Knob and tube covered with insulation  Safety Hazard

**Comments** Finished space. No visibility therefore no inspection possible to that area.

# Basement

## Stairs

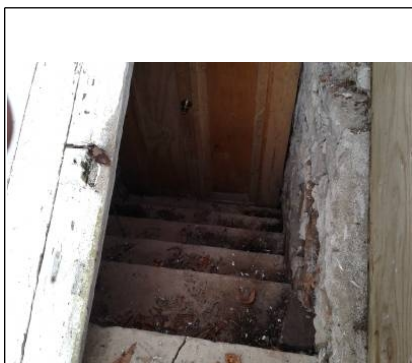
**Condition**  Satisfactory  Marginal  Poor  Typical wear and tear  Need repair  Risers Uneven  
 Safety Hazard

**Handrail**  Yes  No Condition:  Satisfactory  Loose  Handrail/Railing/Balusters recommended

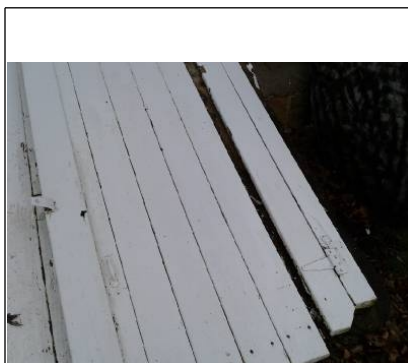
**Headway over stairs**  Satisfactory  Low clearance  Safety hazard

**Comments** No balisters on basement stairs and limited connection to structure. Recommend repair

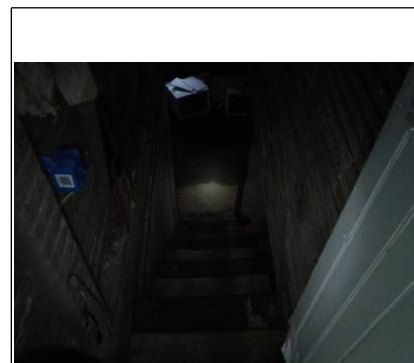
## Photos



No handrail



Cover damaged recommend repair



No handrail or balusters on basement stairs. No overhead light

## Foundation

**Condition**  Satisfactory  Marginal  Have evaluated  Monitor  Not Elevated

**Material**  ICF  Brick  Concrete block  Stone Masonry  Poured concrete  wood

**Horizontal cracks**  None  North  South  East  West

**Step cracks**  None  North  South  East  West

**Vertical cracks**  None  North  South  East  West

**Covered walls**  None  North  South  East  West

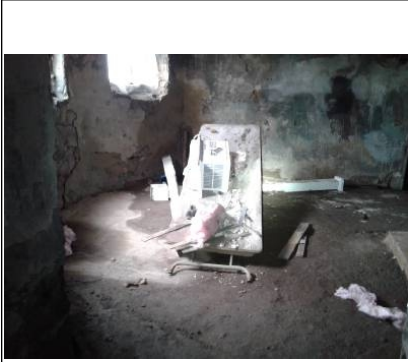
**Movement apparent**  None  North  South  East  West

**Indication of moisture**  Yes  No  Fresh  Old stains

**Comments** Finished space in basement limited visibility and therefore limited inspection possible to that area. Foundation has settlement cracks and moisture stains. Recommend improving drainage on exterior, installing dehumidifier and monitoring.  
 Open junction box in basement. Recommend repair  
 Taped on plumbing in basement. Recommend repair to reduce risk of moisture damage.  
 Termite damage to structural wood in basement. Recommend termite inspection treatment and repair as needed.

## Photos

# Basement



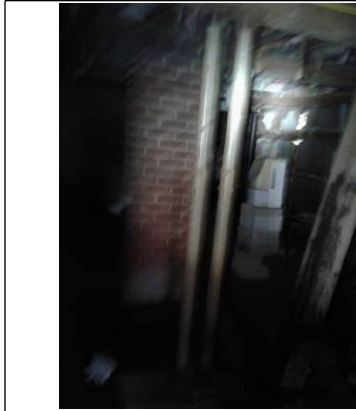
Moisture stains



Standing water



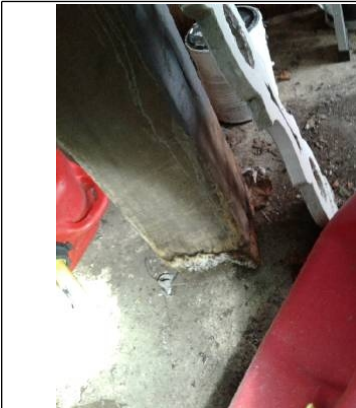
Post support installed



Post support installed



Open junction boxes



Moisture damage to post support

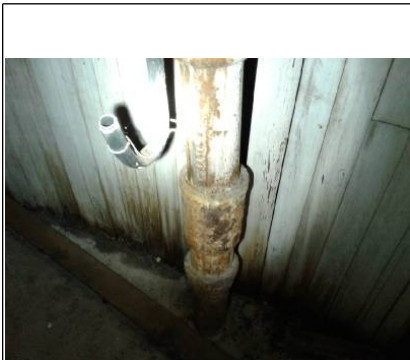


Sill not visible therefore no inspection possible to that area.

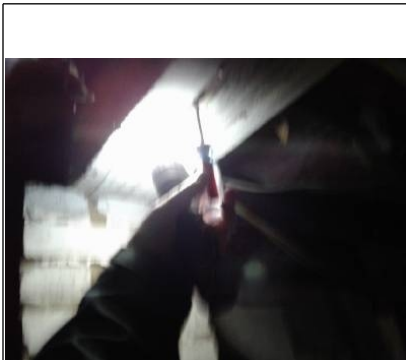


Tape on plumbing

# Basement



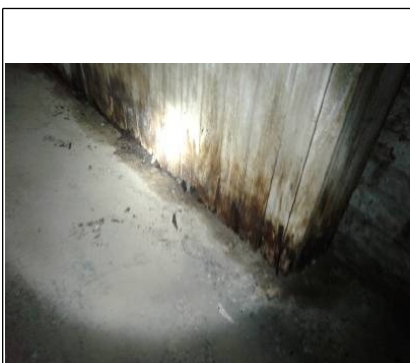
Corroded plumbing



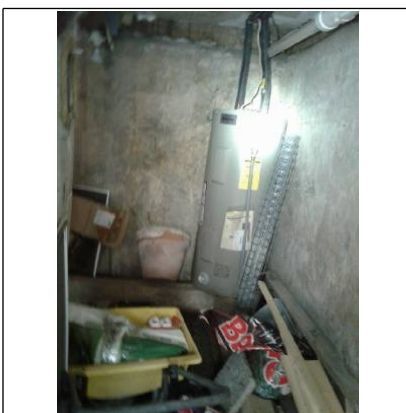
Termite damage to wood in basement



Plumbing vents in basement



Moisture damage to wood in basement



Settlement cracks and moisture stains

## Floor

**Material**  Concrete  Dirt/Gravel  Not Visible Other: .  
**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Not Visible

**Comments**

## Drainage

**Sump pump**  Yes  No  Working  Not working  Needs cleaning  Pump not tested  
**Floor drains**  Yes  Not Visible  Drains not tested

**Comments**

## Girders/Beams

Not Visible  
**Condition**  Satisfactory  Marginal  Poor  Stained/Rusted  
**Material**  Steel  Wood  Concrete  LVL  Not Visible

**Comments**

## Columns

Not Visible  
**Condition**  Satisfactory  Marginal  Poor  Stained/Rusted  
**Material**  Steel  Wood  Concrete  Block  Not Visible

**Comments**

# Basement

## Joists

Not Visible

**Condition**  Satisfactory  Marginal  Poor

**Material**  Wood  Steel  Truss  Not Visible  2x8  2x10  2x12  Engineered I-Type  
 Sagging/altered joists

**Comments**

## Subfloor

Not Visible

**Condition**  Satisfactory  Marginal  Poor  Indication of moisture stains/rotting

**Comments**



# Plumbing

## Water service

**Main shut-off location** In the basement/crawlspace

**Water entry piping**  Not Visible  Copper/Galv.  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic  Lead  Polyethylene

**Lead other than solder joints**  Yes  No  Unknown  Service entry

**Visible water distribution piping**  Copper  Galvanized  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic Other: .

**Condition**  Satisfactory  Marginal  Poor

**Flow**  Satisfactory  Marginal  Poor  Water pressure over 80 psi  Recommend plumber evaluate  
 Recommend pressure regulator

**Pipes Supply/Drain**  Corroded  Leaking  Valves broken/missing  Dissimilar metal Cross connection:  Yes  
 No  Safety Hazard  Recommend repair  Recommend a dielectric union  Satisfactory

**Drain/Waste/Vent pipe**  Copper  Cast iron  Galvanized  PVC  ABS  Brass

**Condition**  Satisfactory  Marginal  Poor

**Support/Insulation**  N/A  
 Type:

**Traps proper P-Type**  Yes  No  P-traps recommended

**Drainage**  Satisfactory  Marginal  Poor

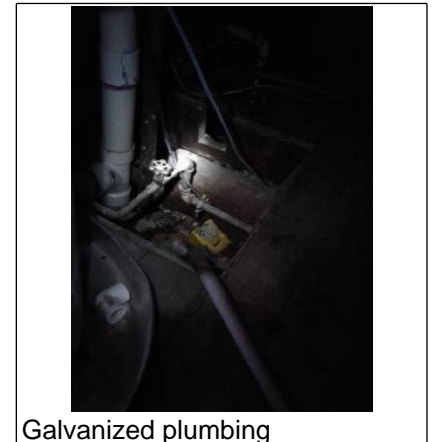
**Interior fuel storage system**  N/A  Yes  No Leaking:  Yes  No

**Fuel line**  N/A  Copper  Brass  Black iron  Stainless steel  CSST  Not Visible  Galvanized  
 Recommend CSST be properly bonded

**Condition**  N/A  Satisfactory  Marginal  Poor  Recommend plumber evaluate

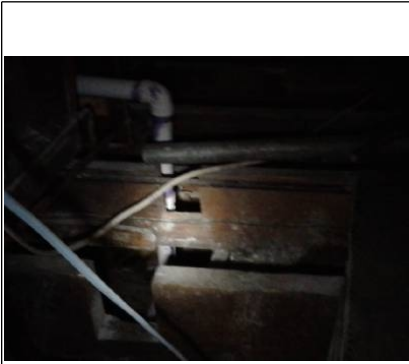
**Comments** Galvanized plumbing prone to corrosion. Recommend monitoring and repair or replacement as needed.  
 Polybuteline plumbing prone to leaks. Recommend monitoring and repair as needed.

## Photos

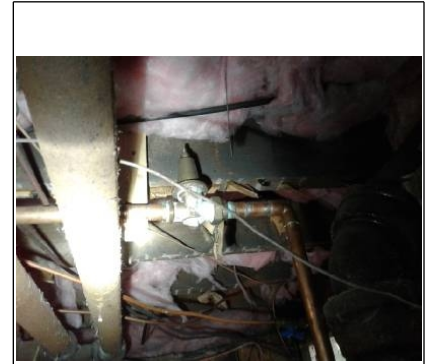
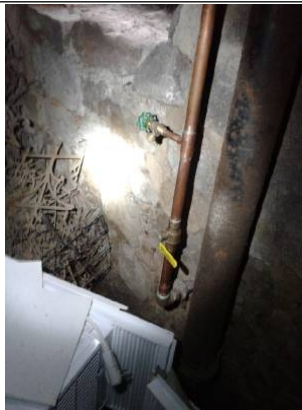


Galvanized plumbing

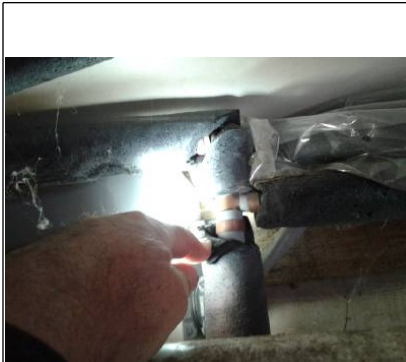
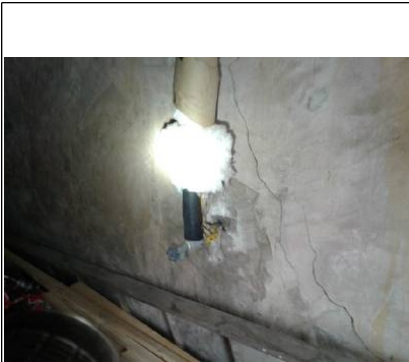
# Plumbing



Joists cut



Corrosion



Polybutylene plumbing prone to leaks

## Main fuel shut-off location

N/A

**Location** In the basement/crawlspace

**Comments** Water in propane tank tank access. Recommend repair to reduce risk of moisture damage.

## Photos

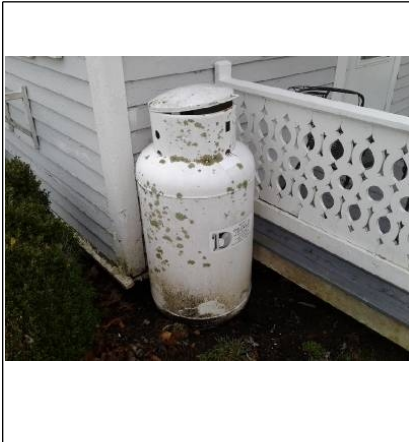


Water in access



Not level. Oil line not secured

# Plumbing



In ground fuel tank.

## Water heater #1

N/A

**General** Brand Name: Whirlpool  
 Serial #: Refer photo  
 Capacity: 40  
 50  
 Approx. age: 2008  
 2016

**Type**  Gas  Electric  Oil  LP Other: .

**Combustion air venting present**  Yes  No  N/A

**Seismic restraints needed**  Yes  No  N/A

**Relief valve**  Yes  No Extension proper:  Yes  No  Missing  Recommend repair  
 Improper material

**Vent pipe**  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair

**Condition**  Satisfactory  Marginal  Poor

**Comments** Hot water tank temperature-pressure relief valve extension missing. Recommend installing Hot water tank functional however nearing end of its life expectancy. Recommend budgeting for replacement.

## Water heater #2

N/A

**General** Brand Name:  
 Serial #:  
 Capacity:  
 Approx. age:

**Type**  Gas  Electric  Oil  LP Other: .

**Combustion air venting present**  Yes  No  N/A

**Seismic restraints needed**  Yes  No  N/A

**Relief valve**  Yes  No Extension proper:  Yes  No  Missing  Recommend repair  
 Improper material

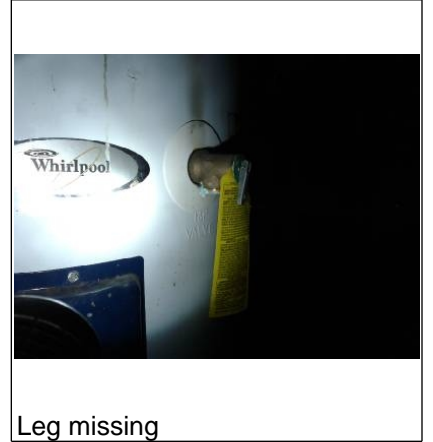
**Vent pipe**  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair

**Condition**  Satisfactory  Marginal  Poor

**Comments**

**Photos**

# Plumbing



Leg missing



Not supported properly



# Heating System

## Heating system

**Unit #1** Brand name: Refer photo  
 Approx. age: 2018  
 Unknown Model #: Refer photo Serial #: Refer photo  Satisfactory  Marginal  Poor  
 Recommended HVAC technician examine

**Unit #2**  None  
 Brand name:  
 Approx. age:  
 Unknown  
 Model #:  
 Serial #:  Satisfactory  Marginal  Poor  Recommended HVAC technician examine

**Energy source**  Gas  LP  Oil  Electric  Solid fuel

**Warm air system**  Belt drive  Direct drive  Gravity  Central system  Floor/wall furnace

**Heat exchanger**  N/A  Sealed  Not Visible  Visual w/mirror  Flame distortion  Rusted  
 Carbon/soot buildup

**Carbon monoxide**  N/A  Detected at plenum  Detected at register  Not tested  
 Tester:

**Combustion air venting present**  N/A  Yes  No

**Controls** Disconnect:  Yes  No  Normal operating and safety controls observed Gas shut off valve:  
 Yes  No

**Distribution**  Metal duct  Insulated flex duct  Cold air returns  Duct board  Asbestos-like wrap  
 Safety Hazard

**Flue piping**  N/A  Satisfactory  Rusted  Improper slope  Safety hazard  Recommend repair/replace

**Filter**  Standard  Electrostatic  Satisfactory  Needs cleaning/replacement  Missing  
 Electronic (not tested)

**When turned on by thermostat**  Fired  Did not fire Proper operation:  Yes  No  Not tested

**Heat pump**  N/A  Supplemental electric  Supplemental gas

**Sub-slab ducts**  N/A  Satisfactory  Marginal  Poor Water/Sand Observed:  Yes  No

**System not operated due to**  N/A  Exterior temperature Other: Water not on

**Comments** Hole in boiling flue. Recommend repair

### Photos



Expansion tank not supported



# Heating System



Hole in flue



## Boiler system

 N/A

### General

Brand name:

Approx. age:

Model #:

Serial #:

**Energy source**  Gas  LP  Oil  Electric  Solid fuel

**Distribution**  Hot water  Baseboard  Steam  Radiator  Radiant floor

**Circulator**  Pump  Gravity  Multiple zones

**Controls** Temp/pressure gauge exist:  Yes  No Operable:  Yes  No

**Oil fired units** Disconnect:  Yes  No

**Combustion air venting present**  Yes  No  N/A

**Relief valve**  Yes  No  Missing Extension proper:  Yes  No  Recommend repair/replace

**Operated** When turned on by thermostat:  Fired  Did not fire

**Operation** Satisfactory:  Yes  No  Recommend HVAC technician examine before closing

### Comments

## Other systems

 N/A

**Type**  Electric baseboard  Radiant ceiling cable  Gas space heater  Solid fuel burning stove

**Proper operation**  Yes  No

**System condition**  Satisfactory  Marginal  Poor  Recommend HVAC Technician Examine

### Comments

# Electric/Cooling System

## Main panel

**Location** Basement

**Condition**  Satisfactory  Poor

**Adequate Clearance to Panel**  Yes  No

**Amperage/Voltage**  Unknown  60a  100a  150a  200a  400a  120v/240v

**Breakers/Fuses**  Breakers  Fuses

**Appears grounded**  Yes  No  Not Visible

**GFCI breaker**  Yes  No Operable:  Yes  No

**AFCI breaker**  Yes  No Operable:  Yes  No  Not Tested

**Main wire**  Copper  Aluminum  Not Visible  Double tapping of the main wire Condition:  Satisfactory  
 Marginal  Poor

**Branch wire**  Copper  Aluminum  Solid Branch Aluminum Wiring  Not Visible  Safety Hazard

**Branch wire condition**  Satisfactory  Poor  Recommend electrician evaluate/repair  Romex  BX cable  
 Conduit  Knob/Tube  Double tapping  Wires undersized/oversized breaker/fuse  
 Panel not accessible  Not evaluated

Reason:

**Comments** Due to the age of the property it may contain knob and tube wiring. Recommend electrician review and make safe as needed.

## Photos



# Living Room

## Living Room

**Location** First floor

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

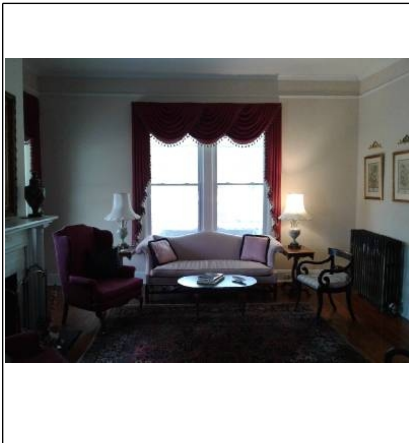
**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

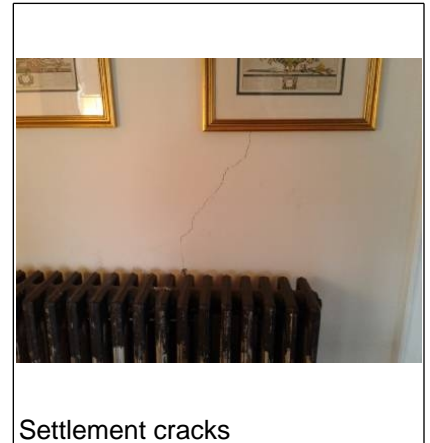
**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

**Comments**

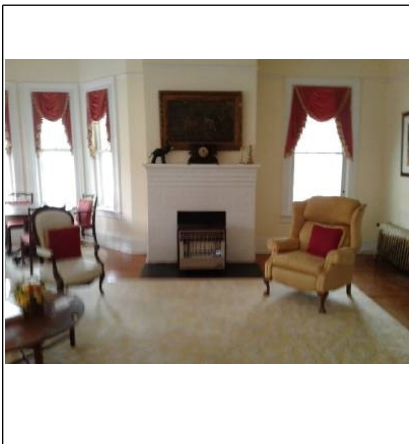
**Photos**



Moisture stains on ceilings



Settlement cracks





# Dining Room

## Dining Room

**Location** First floor

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

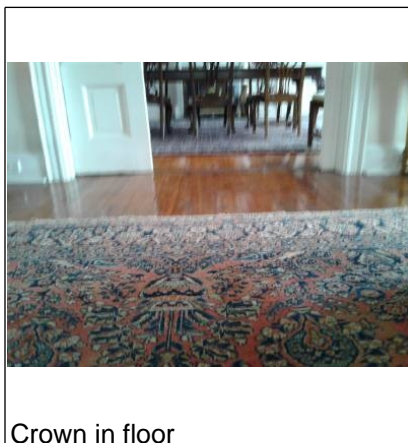
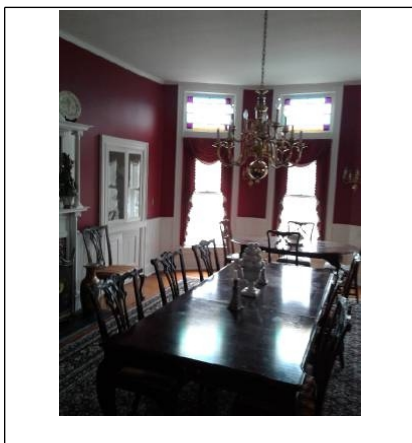
**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

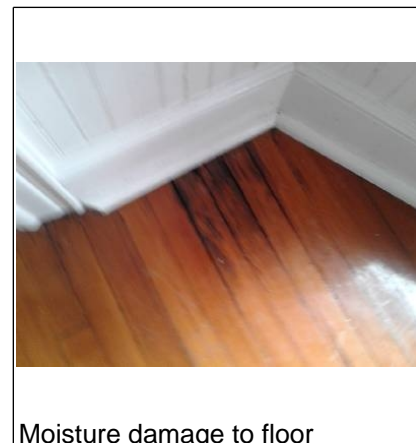
**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

### Comments

### Photos



Crown in floor



Moisture damage to floor