

XXXXXX 9876

XXXXXXX

Ohio

44XXX

6/2/19



● Statistics 1

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The home was occupied there was much storage and furniture that hampered proper observation.

Note: Code issues evolve over the years. A home should be built to that year's code. Major remodeling may trigger current code changes. Items relating to safety may be required to be changed to current code.

FINAL JUDGEMENT IS WITH THE AUTHORITY HAVING JURISDICTION.

Note: No property is perfect. The buyer should be comfortable spending some money for items that do not meet their standards. The buyer should obtain estimates from licensed professionals prior to closing. Maintenance and replacement costs are part of home ownership.

9876

● Statistics 2

Utilities

MAIN SHUT OFF



GAS	ON
SHUT OFF	BASEMENT
METER	BASEMENT
LOCATION	N.E
WATER	ON
APPARENTLY	PUBLIC
SHUT OFF	BASEMENT
METER	BASEMENT
LOCATION	N.E
ELECTRIC	ON
SERVICE	OVERHEAD
SHUT OFF	BASEMENT
SHUT OFF	PANEL
METER	OUTSIDE
LOCATION	N.E

N=north, S=south, E=east, W=west, C=center



WATER METER AND SHUT-OFF IN 9876 BASEMENT



9875

● Statistics 2

Utilities

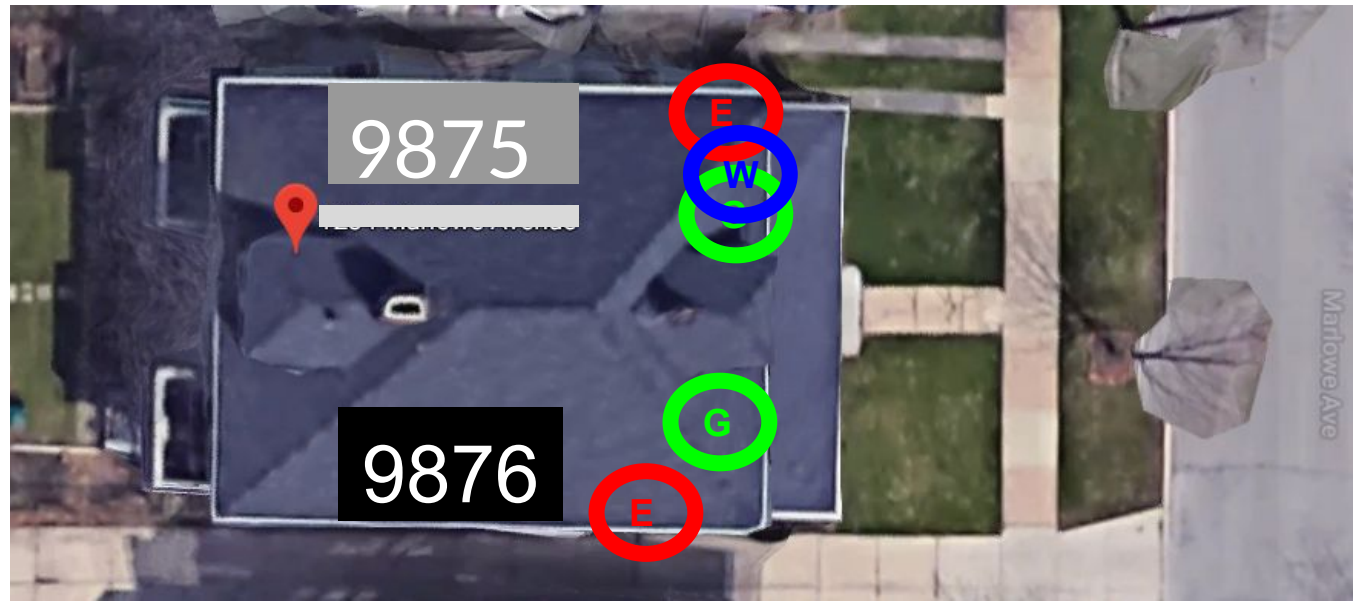
MAIN SHUT OFF



GAS	ON
SHUT OFF	BASEMENT
METER	BASEMENT
LOCATION	S.E.
WATER	ON
APPARENTLY	PUBLIC
SHUT OFF	BASEMENT
METER	BASEMENT
LOCATION	IN 1234 N.E.
ELECTRIC	ON
SERVICE	OVERHEAD
SHUT OFF	BASEMENT
SHUT OFF	PANEL
METER	OUTSIDE
LOCATION	S.E.

N=north, S=south, E=east, W=west, C=center

● Satellite



SHUT OFF LOCATION

SUMMARY

It is important to note that all homes have deficiencies whether they are weeks or centuries old. It is also unreasonable to expect that a seller will remedy all deficiencies.

I provide a summary based on my recollection of items the buyer or agent intend to present to the seller for remedy.

Also, the order of the items in the list, or if they made the list or not has no relationship to any urgency.

Every buyer and their agent have ideas of what they would like in the summary and I will be happy to place or remove them from the summary upon their request. (See second last page of report)

All items in the report should be remedied by a professional contractor.

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SUMMARY



Roofing. In general the roof seems in good shape. There are many water marks. Likely the watermarks are from the time prior to the latest roof installation. Likely it was a slate roof. There are two areas that appear to currently leak. Both are circled in red below. In apartment 1236 the stack pipe appears to leak. It does not appear to have a proper boot. The other one is in apartment 1234; it is not certain as where the leak originates. The red arrows are showing likely areas. Likely it leaks at the flashing and if properly roofed there is likely much of a iceguard like material in this area. This likely directs the water to the leak area.



SUMMARY

Kitchen

9876

NOTE Currently all kitchen countertops 1 foot or wider require a GFCI grounded receptacle within 2 feet of any point along the back wall of the counter. Since 1987, GFCI protected kitchen outlets were required within 6 foot of the sink bowl edge even if not serving a counter. Prior to 1975, the 2 foot spacing was not required on countertops. Prior to 1960, kitchen outlets were not required to be grounded. Current standards call for all countertop receptacles to be GFCI protected. Per 2017 standards, dishwashers must be GFCI protected and under sink receptacles serving disposals or dishwashers must be GFCI protected.

Kitchen. There are no counter top receptacles in the kitchen. Since the kitchen is newly remodeled it should follow current guidelines. For receptacle layout as shown above. All should be GFCI protected the stove too needs a receptacle The stove and the refrigerator need to be assembled. Since they were not assembled they could not be observed working.



SUMMARY

Living Room 1236. On the front door the dead bolt is inoperable and both latch plates are missing.



Site

Driveway: NONE

Sidewalk: Public: concrete

Sidewalk: Private: concrete & SANDSTONE

Lot slope: varies mostly, slight slope away from structure

Site

~~Site. The front private sidewalk has experienced major cracking and shifting that may be considered a trip hazard.



~~Site. The front private sandstone sidewalk has experienced some shifting that may be considered a trip hazard.



Site rear



Site. The rear sidewalk area is cracked and shifted and may be considered a trip hazard.



Site rear

Site rear. There is a patio area in the rear yard. Wood should not be in direct contact with earth. It appears currently intact. Some areas of the patio may be considered trip hazards.



Structure

Foundation material: structural teracota

Floor construction: joists 2x8

Exterior wall construction: wood frame,

Roof framing: roof joists,

Structure. In both apartments joist hangers are lacking. At time of construction they were not required. No ill effects were noted.



Roofing

Roof Type: asphalt shingles

Flashing : aluminum

Roof appears to be in its

First third of life expectancy

Gutters: aluminum

Downspouts: aluminum

Downspouts discharge: below above grade

Limitations: For safety reasons, walking on the roof is avoided.

To properly walk a roof, a restraining system would have to be installed. Permission would have to be obtained to drill the roof to install the restraining system. A waiver would also have to be signed by the homeowner for any damage from walking on the roof or installing the restraining system . This is above the ASHI Standard of Practice. So, all roof observations are from ground or roof edge on a ladder, or a telescoping camera and therefore cannot be comprehensive. If you wish a comprehensive investigation, this can be performed for additional cost when all paperwork is obtained.

Per the National Association of Homebuilders Study, the life expectancy of asphalt roofing is 20 years. Any aging of roof can only be visual and therefore not accurate. We would need proof of age and type of the material, as well as affidavit of the roofer's certification to install that brand of roofing and his guarantee that it was installed to manufacturer's specification.

It is advised that prior to closing, you obtain all information on the existing roof with the contractor who installed it and get any of their warranties. Current owner should provide list of any contractors who have worked on the roof or roof flashing and a detailed report of what work has been performed.

Roofing

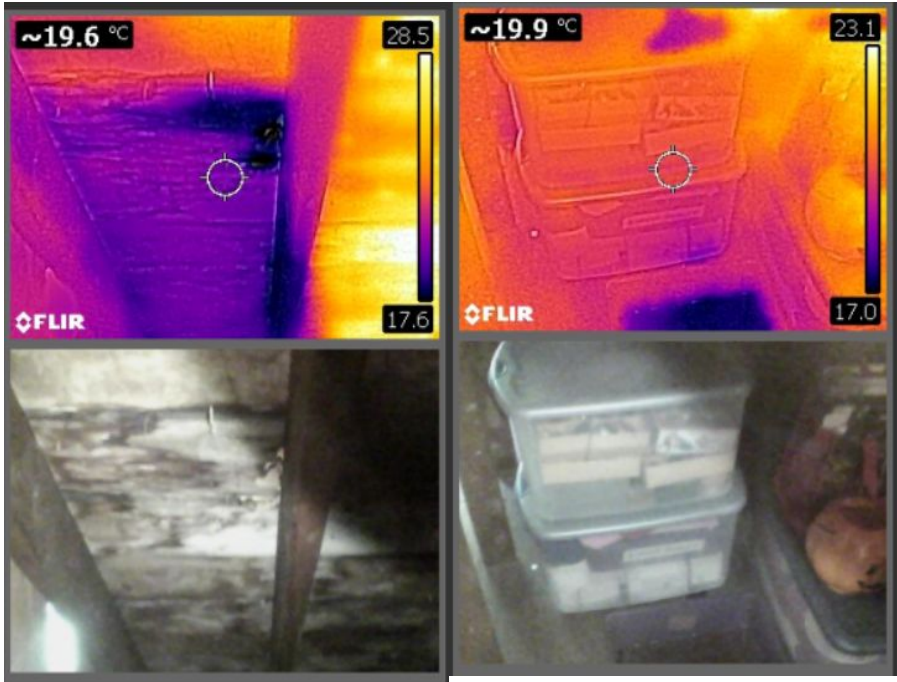
Roofing. In general the roof seems in good shape. There are many water marks. Likely the watermarks are from the time prior to the latest roof installation. Likely it was a slate roof.

There are two areas that appear to currently leak. Both are circled in red below. In apartment 1236 the stack pipe appears to leak. It does not appear to have a proper boot. The other one is in apartment 1234; it is not certain as where the leak originates. The red arrows are showing likely areas. Likely it leaks at the flashing and if properly roofed there is likely much of a iceguard like material in this area. This likely directs the water to the leak area.

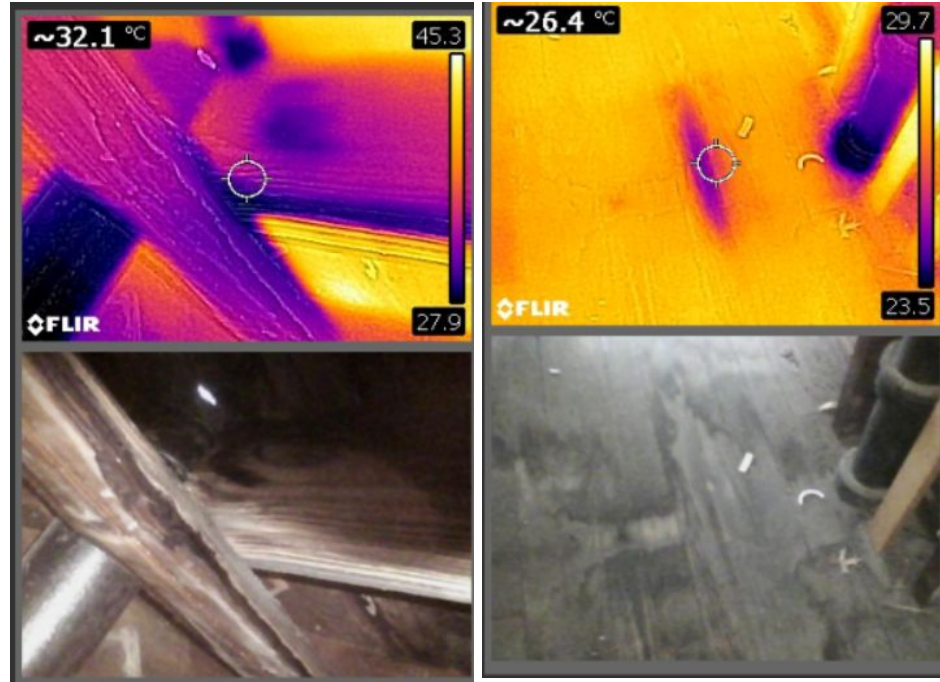


Roofing

Roofing. Thermal imaging of leak areas in 1234. The conditions were not the most optimum for the evaporation of water. This may result in the masking of other damp areas.



Roofing. Thermal imaging of leak areas in 1236. The conditions were not the most optimum for the evaporation of water. This may result in the masking of other damp areas.



Roofing

Roofing. General front roof view.



Roofing

Roofing. General rear roof view.



Roofing

Roofing. There are several areas where the gutters would benefit from cleaning.

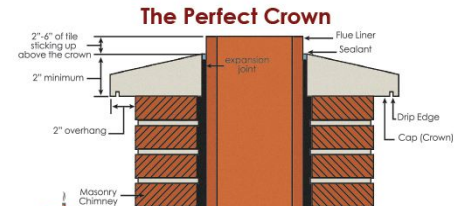


CHIMNEY

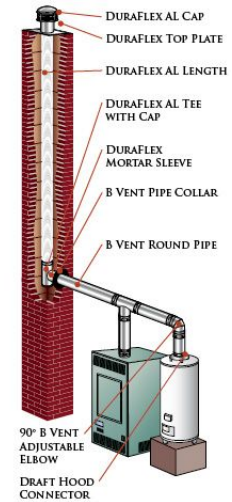
Chimney. There are two chimneys on the home. The front chimney is of little consequence. It served the fireplaces that are abandoned. It has some signs of deteriorating and may be wise to point, and cap so as not to become a hazard. Another option would be to remove it to below the roof line. Bracing may be needed in the attic. It may be wise to seal the dampers in the suites.



Chimney. The rear chimney has a major defect in that it has no ceramic flue liner. This chimney is in use for both furnaces and hot water tanks. Installing "B" vent liners may be the best fix. It may be necessary to brace the chimney above the roof line. Until this deficiency is removed smoke/co detectors should be installed on every floor in every suite near the chimney.(further comment in furnace section)



Masonry chimneys should have a perfect crown. It is important to keep the interior portions of the masonry dry and protected from frost damage. Unfortunately, the majority of Northern Ohio chimney crowns are not up to this standard.



● FIREPLACE

9875

~Fireplace. The fireplace appears to be an old style gas fireplace with ceramic inserts. The gas line is disconnected. The damper opens. It is not clear if the flue is open.



Typical old style gas fireplace with ceramic inserts.



● FIREPLACE

9876

~Fireplace. The fireplace appears to be an old style gas fireplace with ceramic inserts. The gas line is still connected; it should be disconnected and capped. There is some cracking of the masonry work. There are 2 receptacles above the mantel. They are 3 prong and not grounded.



Insulation

- Attic: a minimal mix of insulation most not insulated.
- Walls: Can't be visually detected.
- Exterior below siding: Can't be visually detected.
- Rim and band joist: some fiberglass
- Basement walls: None detected .
- Basement ceiling: None required



~Insulation is very complicated. The vast majority of homes I have seen are insulation deficient in some manner. The codes and building practices change rapidly and so much of deficient insulation is considered grandfathered. I have provided and edited these charts to give you a simplified view of current suggestions for insulation. Most of Ohio is in zone 5 so I removed the other zones from the chart. This is just a simplified overview. As always, I recommend seeking a qualified contractor for full evaluation. In our zone, basement wall insulation is recommended if the space is conditioned. If it is not conditioned, then the barrier between this unconditioned space and the conditioned space should be insulated. In all basements, it is recommended that the band joist and rim joist be insulated. It is recommended that the insulation that is in contact both with the basement walls and these joists be of a type that is not affected by moisture.

insulation Type:

R-Value per Inch:

Fiberglass (loose)	2.2 – 2.9
Fiberglass (batts)	2.9 – 3.8
Cellulose (loose)	3.1 – 3.8
Stone Wool (loose)	2.2 – 3.3

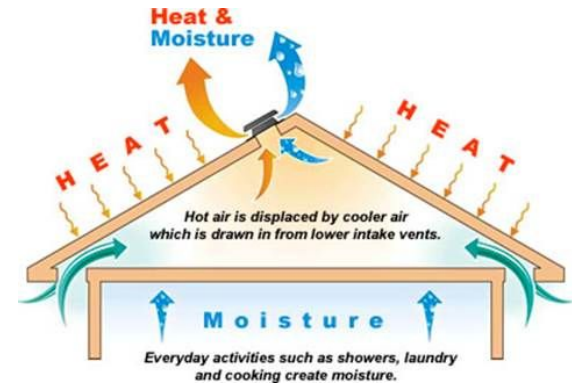
Zone	Gas	Heat pump	Fuel oil	Electric furnace	Ceiling		Wall (A)	Floor	Crawl space (B)	Slab edge	Basement	
					Attic	Cathedral					Interior	Exterior
5	✓				R-38	R-30	R-13	R-11	R-13	R-4	R-11	R-4
5		✓	✓		R-38	R-38	R-13	R-13	R-19	R-4	R-11	R-4
5				✓	R-49	R-38	R-18	R-25	R-19	R-8	R-11	R-10

Insulation attic ventilation

Insulation. The attic of 9875 has some vermiculite insulation. Since asbestos was mixed in with old vermiculite insulation the EPA advises to treat all old vermiculite as if it contained asbestos. There are funds available for the removal of the material under the zonolite trust.



Ventilation. There is no ventilation except the windows. It is desirable to create low to high ventilation. In old construction this was not a concern.



Exterior

Exterior wall surface: wood

Soffit: wood

Fascia: wood

~Exterior. Since the 1960's, an outside receptacle was required on homes. By 1970's, outdoor receptacles were required in the front and the rear of the home. And soon after, all porches, balconies and decks as well. In 1975, all exterior receptacles were required to be GFCI protected.

Exterior front receptacle.
is not installed.

Exterior rear receptacle
is not installed.

Exterior

Exterior. Both dining room window seats have planking below. Likely they leak air and can allow insects and small rodents in.



Front steps & porch/deck



~Front Steps Like many Northern Ohio front steps and porches, these are not built or maintained to current standards.

~The sidewalk in front of the steps has settled, creating a higher than acceptable step.

~ The step heights are not consistent.

The top step is very weathered sandstone and may be considered a trip hazard.

The porch ceiling shows signs of past leakage.



Front steps & porch/deck

Front Steps & porch. The area below the front porch is difficult to access. The lattice work is not hinged. There are hatches from the basements. However they are sealed. There appears to be much debris under the porches and I could not observe the structures.



Front vestibule

Vestibule. The window is cracked and the bottom of the door needs to be trimmed to properly close.



Rear steps & porch

9875

- ~Rear Steps & porch. Like many Northern Ohio Rear steps, these are not built or maintained to current standards.
- ~ The step heights are not consistent.
- ~The handrail is not considered graspable.
- ~The raiser back is open more than the acceptable 4"
- ~The rail needs remounting or bracing to achieve the minimum strength standard.
- ~The bollards have open spacing more than 4" wide.



Rear first floor porch/steps

9876

- ~Rear Steps & porch/deck. Like many Northern Ohio Rear steps, these are not built or maintained to current standards.
 - ~ The step heights are not consistent.
 - ~The steps are not high enough to require a handrail.
 - ~The rail needs remounting or bracing to achieve the minimum strength standard.
 - ~The bollards have open spacing more than 4" wide.
- There is some deterioration on the south west corner support
Access below is limited though it seems mostly intact.



Rear second floor porch

9875

Rear second floor porch. The floor is covered with roll roofing. This material is not designed for the purpose. Can I suggest covering it with rubber patio bricks. The lattice would not be considered a proper side rail. The corner posts have been spliced so likely it will not meet the minimum 200 Lbs strength standard. It is unclear how the rail is attached to the roof.



Rear second floor porch

9876

Rear second floor porch. The floor is covered with roll roofing. This material is not designed for the purpose. Can I suggest covering it with rubber patio bricks. The lattice would not be considered a proper side rail. The corner posts will likely not meet the minimum 200 Lbs strength standard. It is unclear how the rail is attached to the roof. The screen door closure is detached. The door drags on the carpet.



Interior

Major floor finishes: carpet, hardwood, ceramic tile, resilient tile composite flooring, sheet vinyl.

Windows: mostly double hung

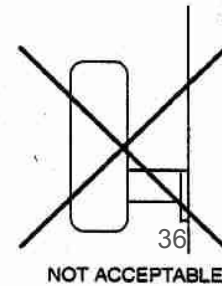
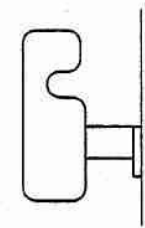
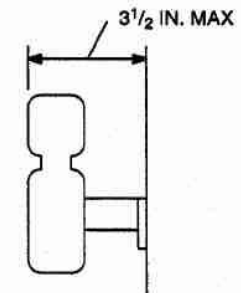
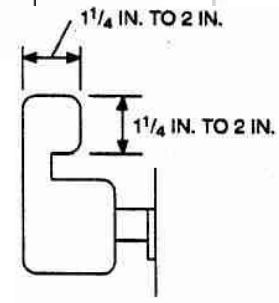
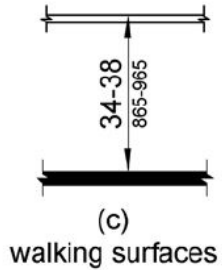
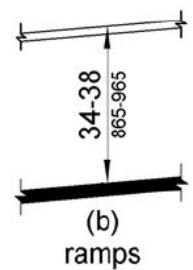
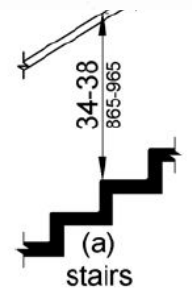
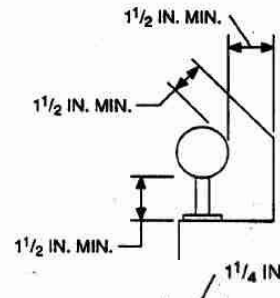
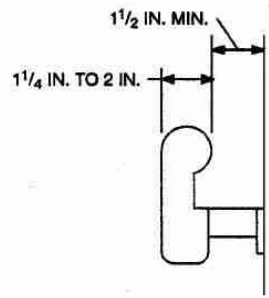
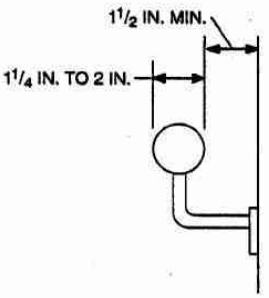
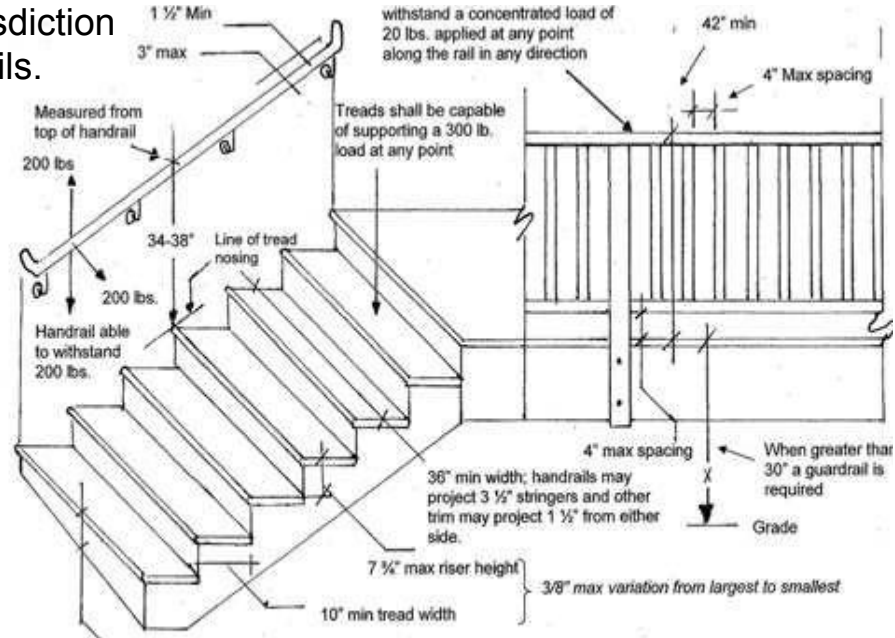
Glazing: single

Door type: hinged wood

must withstand a 200 lbs concentrated load

I have provided this page to give a basic set of rules for steps, handrails, and railings both inside and out. These are current good practice rules that have changed throughout the years. And the authority having jurisdiction Has the ultimate authority to the construction of steps and rails.

HANDRAIL RETURN: Handrails should be returned to the wall or floor to prevent clothing from catching. Most homes are not fully compliant with this requirement.

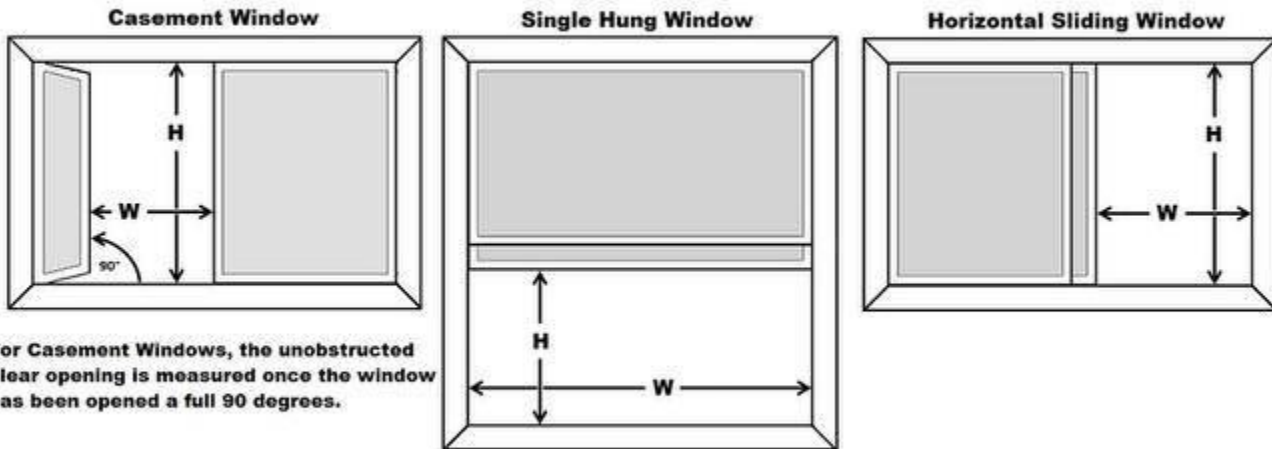


Interior

Many bedroom windows in older homes do not meet secondary egress requirements. Local fire marshals vary on their enforcement of secondary egress. Also, many consider parts of a window that are removable as egress.

I provide this as a guide line and recommend consulting with the local fire marshal.

Egress Window Size



Windows have not been thoroughly cleaned so leaking thermal panes could not be reliably observed.

W or H	15" (380mm)	16" (406mm)	17" (432mm)	18" (457mm)	19" (483mm)	20" (509mm)	21" (535mm)	22" (561mm)	23" (587mm)	24" (613mm)	27
W or H	36" (914mm)	34" (865mm)	32" (813mm)	30" (762mm)	29" (738mm)	27" (686mm)	26" (660mm)	25" (635mm)	24" (610mm)Etc.	

UNFINISHED ATTIC

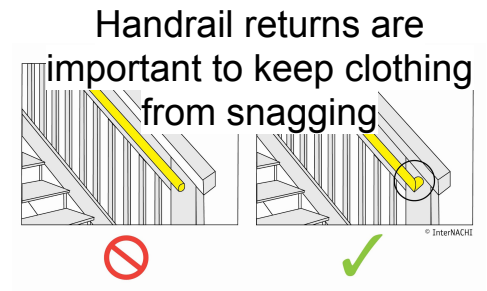
Both

Unfinished Attic. There is some damage to the sheathing from past roof leaks. By today's standard the wall between suites would need to be of fire material and at least smoke taped. It is one sided wood plank and not smoke sealed. The only attic ventilation are the windows that mostly lack sash cords.



Main steps

9875



~Main Steps. The following are very common step deficiencies in northern Ohio. Ultimately the local building department has final authority. I'm noting general current standards.

~The handrail does not return to the wall creating a clothing snag issue.

However they have enlarged ends. This was a past acceptable way to deal with the problem.

At top of the step it appears that there is some damage and loose plaster.



Main steps

9876

~Main Steps. The following are very common step deficiencies in northern Ohio. Ultimately the local building department has final authority. I'm noting general current standards.

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Attic Steps both



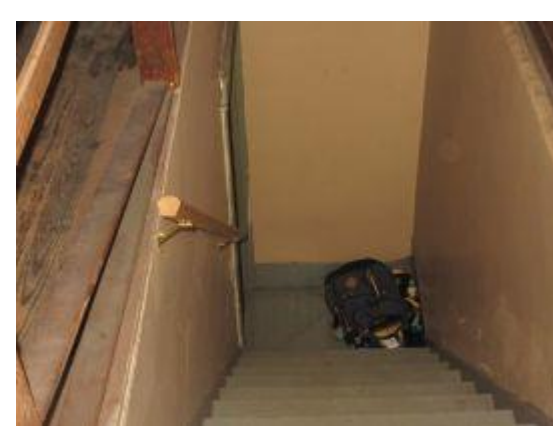
~Attic Steps. The following are very common step deficiencies in northern Ohio. Ultimately the local building department has final authority. I'm noting general current standards.

The handrail does not continue all the way to the top step.

~The landing side rail does not meet the minimum 36" height.

The landing rail would require additional bracing to meet the 200 Lbs standard.

The side rail should have slats no more than 4 inches apart..



Attic

9875

Attic. There appears to be leakage and water caught in a pan. Please see roofing section.



Basement steps

9875



~Basement steps. The following are very common step deficiencies in northern Ohio. Ultimately the local building department has final authority. I'm noting general current standards.

~The handrail does not return to the wall creating a clothing snag issue.

~The raiser back is open more than the acceptable 4".

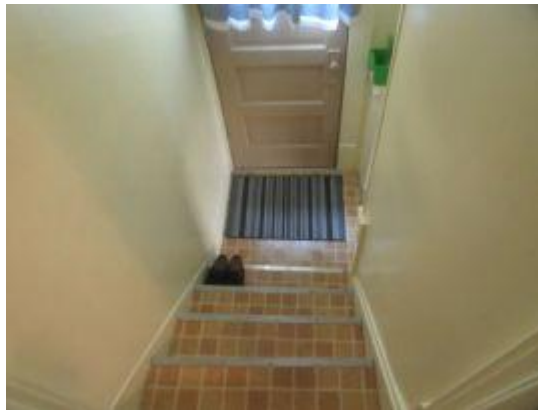
~A side rail is missing.

The graspable handrails are missing

~The step height varies

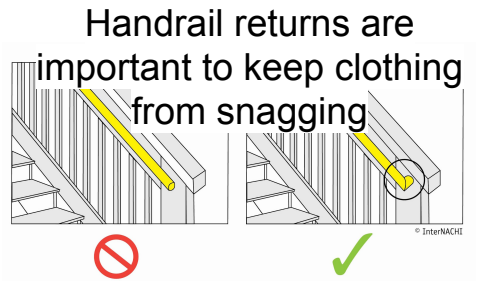
~The steps are steeper than current standards would allow.

The door needs to be trimmed to properly close.



Basement

9876



~Basement steps. The following are very common step deficiencies in northern Ohio. Ultimately the local building department has final authority. I'm noting general current standards.

~The handrail does not return to the wall creating a clothing snag issue.

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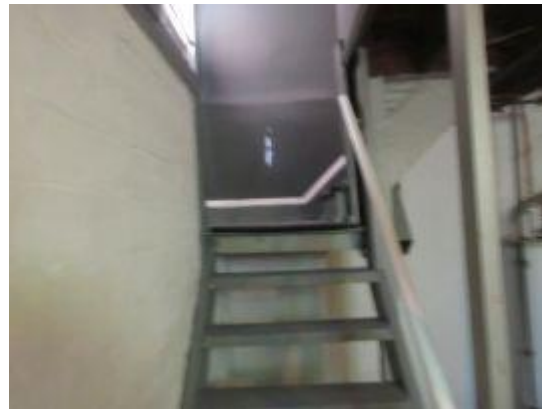
~A side rail is missing.

The graspable handrails are missing from the top part of the step

~The step height varies

~The steps are steeper than current standards would allow.

The door needs to be trimmed to properly close.



Bedroom

9875

Bedroom. Throughout the apartment many windows are missing sash cords. The master bedroom window has a small chip that is filled with puddy



Master Bedroom. The closet door has a stop trim that is installed too deep in the door. The door needs to be trimmed to properly shut. The latch needs to be adjusted to properly latch.



Bedroom

9875

Second floor. The switch in the hall controls the dining room light on the first floor.



Bedroom center The floor board under the dresser is loose.



Bedroom rear The door knob to the closet is not attached.



Bedroom

9876



Bedroom. Most of the doors are non professionally painted. Latches are painted and will not slide. Some latch plates need adjusting. Many doors need side trimming. All need bottom trimming for the carpet. There is no in room return air grills so they need to be cut an inch above the carpet so the air can return from the rooms when the door is closed.



Bedroom

9876

Bedroom. Many of the windows are painted shut. Most need some sash cord replacement.



Bedroom

9876

~~Bedroom. Throughout the bedrooms and the home there are many 3 prong outlets installed without a ground. If a receptacle is replaced and no ground is available a two prong receptacle or GFCI outlet marked "NO EQUIPMENT GROUND" should be installed. This is of particular concern if multiple receptacles have the ground tied together and are not grounded. This effectively takes a shorted ground from one device plugged in and energises other shells of three prong connected appliances.

Center bedroom. The closet is missing its handles and latch system.



Center bedroom. The door appears to have been broken and poorly repaired.



Windows

9875

Windows. Many of the windows will not fully operate. Some have spring clips in place of sash cord and most are missing some sash cords. Many have upper sashes that will not open.



Bathroom

9875

Bathroom Second floor. The window is within a bath/shower area and it should have safety glass. It appears that the window is a double hung window mounted sideways. Not a slider. It is difficult to move.



Bathroom

9876

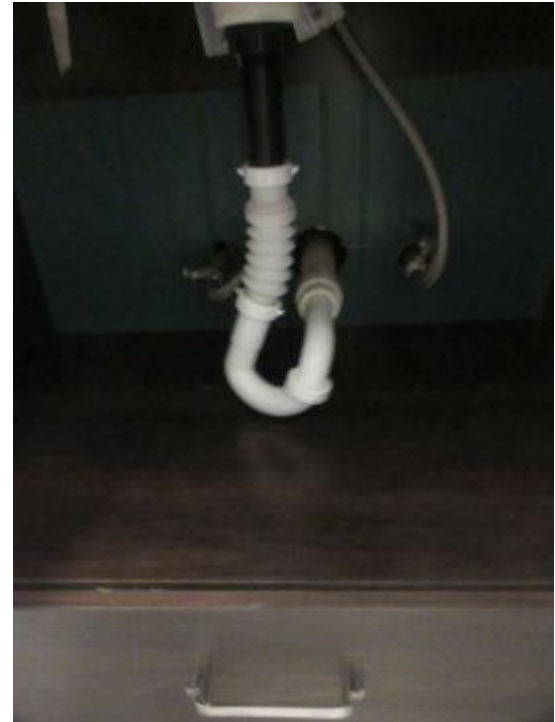
Bathroom. The latch has been painted and will not lock.



Bathroom Second floor. The window is within a bath/shower area it should have safety glass. It appears that the window is a double hung window mounted sideways. Not a slider. It is difficult to move.



Bathroom. Flexible drain pipe should not be installed as it is prone to blockage.



Kitchen

9875

NOTE Currently all kitchen countertops 1 foot or wider require a GFCI grounded receptacle within 2 feet of any point along the back wall of the counter. Since 1987, GFCI protected kitchen outlets were required within 6 foot of the sink bowl edge even if not serving a counter. Prior to 1975, the 2 foot spacing was not required on countertops. Prior to 1960, kitchen outlets were not required to be grounded. Current standards call for all countertop receptacles to be GFCI protected. Per 2017 standards, dishwashers must be GFCI protected and under sink receptacles serving disposals or dishwashers must be GFCI protected.

Kitchen. By today's standards all kitchen counter receptacles would be GFCI protected. The only ones here that are protected are the ones near the sink.



Kitchen

9875

Kitchen. The dishwasher was full so it was not run.



Kitchen. The kitchen window has no sash cords.



Kitchen

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NOTE Currently all kitchen countertops 1 foot or wider require a GFCI grounded receptacle within 2 feet of any point along the back wall of the counter. Since 1987, GFCI protected kitchen outlets were required within 6 foot of the sink bowl edge even if not serving a counter. Prior to 1975, the 2 foot spacing was not required on countertops. Prior to 1960, kitchen outlets were not required to be grounded. Current standards call for all countertop receptacles to be GFCI protected. Per 2017 standards, dishwashers must be GFCI protected and under sink receptacles serving disposals or dishwashers must be GFCI protected.

Kitchen. There are no counter top receptacles in the kitchen. Since the kitchen is newly remodeled it should follow current guidelines. For receptacle layout as shown above. All should be GFCI protected the stove too needs a receptacle The stove and the refrigerator need to be assembled. Since they were not assembled they could not be observed working.



Kitchen

9876

Kitchen. The kitchen window is painted shut.



Kitchen. as mentioned elsewhere the stove and refrigerator are not fully assembled.



Kitchen. 1236 There is a GFCI protected receptacle for the refrigerator. Unfortunately the light switch is also behind the refrigerator. This is an inconvenience more than anything else.



Living room

9875

Living Room. The storm window is cracked and appears to be painted shut.



Living room

9876

Living Room 1236. On the front door the dead bolt is inoperable and both latch plates are missing.



Living Room. The switch box is not properly anchored and is pulling out of the wall.



Living Room. The front storm window is cracked.



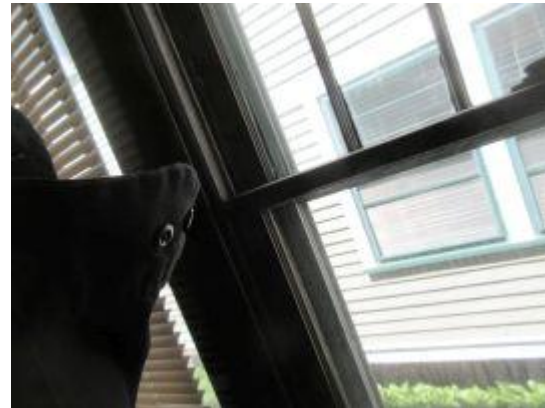
Dining

9875

Dining Room. There is a 220 volt outlet, likely for a window air conditioner. It was not energised.



Dining Room. Many of the windows in the dining room and the home have upper sashes that will not open and are missing sash cords.



Dining

9876

Dining Room. The china cabinet has peeling paint. This may be a large issue because of the concern about lead.



Dining Room. The ceiling appears to have been re-drywalled. The taping is not professional.



Laundry

9875

Laundry. BOTH THE WASHER AND DRYER WERE FULL SO THEY WERE NOT RUN.



A receptacle must be installed in a laundry. Since 1975 it must be GFCI protected within 6 feet of the edge of the sink bowl. Currently all laundry receptacles must be GFCI protected. Local authority may waive GFCI requirement for dedicated outlets.

Laundry

9876

Laundry. The faucet for the laundry sink dropped.



A receptacle must be installed in a laundry. Since 1975 it must be GFCI protected within 6 feet of the edge of the sink bowl. Currently all laundry receptacles must be GFCI protected. Local authority may waive GFCI requirement for dedicated outlets.

Laundry. The receptacle is within 6 foot of the laundry sink. It should be GFCI protected.



Unfinished basement

~Interior unfinished basement At least 1 receptacle must be installed in a basement. Since 1987 all unfinished basement receptacles must be GFCI protected. Local authorities have tremendous leeway in interpretation and enforcement.

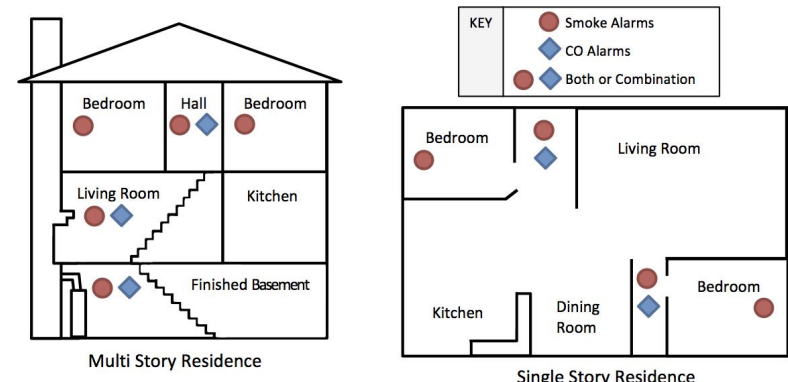
Unfinished Basement. In both apartments the basement receptacles were not GFCI protected. Also, the windows were inoperable.



Electrical

1. Service type: overhead Main disconnect size: 100 Amp 240 Volt
2. Main disconnect : located in panel
3. System grounding: copper: water line likely
4. Distribution material: copper
5. Distribution type:majority knob and tube
 - a. Some non-metallic sheathed cable (romex)
6. Receptacles: adequate but less than standard2 prong prong non grounded ...Some non grounded 3 prong. few 3 prong grounded
7. GFCI: some required (most grounded)
8. Smoke detectors: present not tested

Smoke alarms. We do not push test buttons on smoke or CO detectors or remove and check for date for many reasons. In general, smoke detectors have a life expectancy of 5 to 10 years and can be affected by the environment. The state and local guidelines for detectors in existing homes very greatly. We highly recommend replacing detectors when you purchase your home and recommend photoelectric type smoke detectors for their reliability and minimizing nuisance trips. The diagrams below are a good guideline for location. We always recommend checking with your local fire department, they should be able to give you local guidance. Many fire departments have programs that will help you with the installation and may even provide detectors.



Electrical

9875

Electrical. The water line connection for the 1234 electrical system is made near the panel with a oversized improper clamp. By new standards, the connection would need to be made as close to the point where the water line enters the building with a proper size clamp. I did not note the connection in 1236. By today's standard it too would have been brought into 1234 near the point of entry.



Electrical

1234

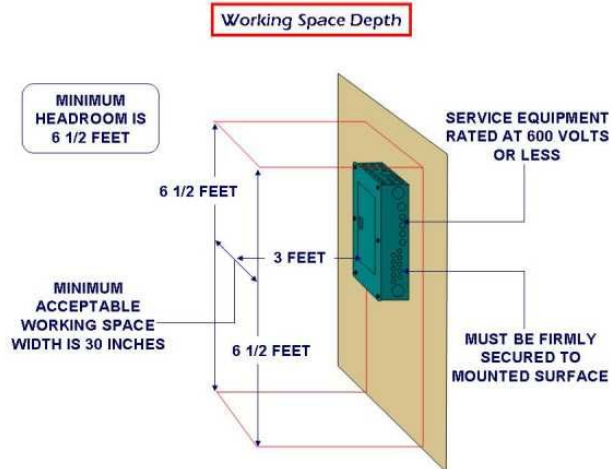
Electrical. 1234. There are 2 old fuse boxes that are being used as junction boxes. Both need to be screwed shut. The one on the right has 2 wires under a screw attachment being used as a wire joint. This is a bad practice. It leaves exposed live metal surfaces. They should be removed and made up with a wire nut.



Electrical

9876

Electrical 1236. There is a functioning fuse box. It is installed in the shelves. This violated working clearance requirements and due to its closeness to the shelf, I could not open the cover. Also, though fuses are a more reliable system, insurance companies often take exception to them in homes.



Electrical 1236. Near the laundry area there is a old breaker box being used as a junction box. The opening should be closed with a breaker blank.



Electrical

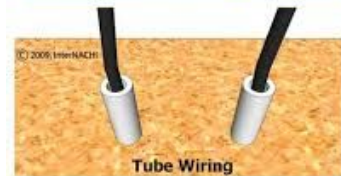
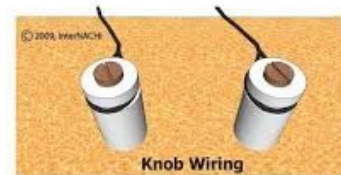
Electrical 1234. There is a lamp holder that is broken and needs replacement. Heat and amperage is the enemy of all older wiring. I recommend the replacement of any incandescent lamps with LED or compact fluorescent to greatly reduce both heat and load.



~~Electrical. The home is knob & tube (K&T) wired. Many insurance companies take issue with K&T wired homes so check with your insurance carrier prior to your purchase. The code issue with undisturbed K&T wiring is that it should not be in contact with insulation.

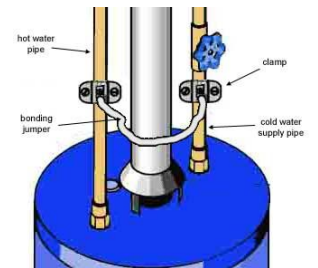
There appears to be little tampering with the original K&T wiring. Tampering with the original installation is usually the most dangerous part of K&T wiring. Time is limited at an inspection and the only way to fully know is through an extensive evaluation by a professional. This is beyond the scope of this inspection.

Knob and Tube Wiring



Electrical

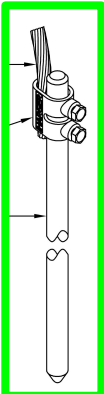
~~Electrical BOTH. The hot to cold water lines are lacking a bonding jumper. Hot water tanks have dielectric fittings so the hot water system may not be grounded and this may allow it to be energised without tripping a breaker.



Electrical

~~Electrical BOTH. There appears to be no evidence of a ground rod.

~~Electrical BOTH. The majority of round meter bases are 60 amp. The panel has a 100 amp main breaker. Most likely the panel has been changed out without changing the meter base.



SAMPLE OF METER TYPES

60A

100A

200A

Plumbing

For safety hot water temperature should not be set above 120*f

WATER SOURCE	APPARENTLY PUBLIC
SUPPLY PIPING TO BUILDING	APPARENTLY COPPER
SUPPLY PIPING IN BUILDING	MOSTLY COPPER
MAIN WATER SHUT OFF	BASEMENT
WASTE/VENT PIPING	IRON/STEEL/PVC
GAS LINE IN HOUSE	PIPE

The stove 1234 is missing an anti-tip latch. This keeps a child from standing on the open oven door and tipping the stove on themselves. If requested, most manufacturers will send you one on request and it is a simple installation.

1. During an inspection only small amounts of water are passed through drains. To fully assess sewer issues a plumber should perform an analysis with a snake camera.
2. The full flue lining could not be verified . Per the National Association of Homebuilders the average life expectancy for gas water heaters is 10 years electric 11 years

WATER HEATER 9875	
MAKE	G.E.
FUEL	GAS
EFFICIENCY	STANDARD
CAPACITY	40 GAL
MFR. MONTH	April
MFR. YEAR	2009

WATER HEATER 9876	
MAKE	G.E.
FUEL	GAS
EFFICIENCY	STANDARD
CAPACITY	40 GAL
MFR. MONTH	Dec.
MFR. YEAR	2010

I have run the water it produced warm water . No in depth attempt has been made to determine if proper installation or sizing has been made. Or if controls, filler tube or anode is intact.

Plumbing

Plumbing Laundry area 1236. Most gas utilities require that as appliances are replaced, the old style gas valves are replaced with ¼ turn AGA approved gas valves.

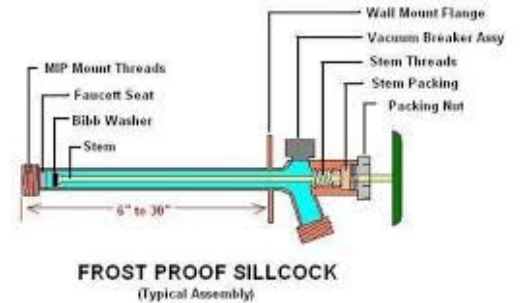


Plumbing. Both basements have older globe valves. Some are missing handles. Likely some will not work or will leak once operated. There may be additional old style gas valves which I did not note



Plumbing

Plumbing. The outside hose spigots are not frost free type and so they should be turned off and drained for the winter.



Sewer system

~~During a normal home inspection. Only small amounts of water are passed through sewage systems. This is clean water. This will not give an adequate representation as to the condition of the sewage system. The best way to determine this is by scoping the system with a camera. This is beyond the scope of a normal home inspection and can be carried out by a plumbing contractor.. Though it is rare that sewers fail shortly after a new owner moves in, a normal home inspection will can not determine this. If a Buyer can not take this risk than prior to acceptance they should have the system camera scoped or buy a warranty.

The determination as to if a sewage system is public or private could only be based on visual clues. It is beyond the home inspection scope to investigate public records. This is the only way to determine if the sewage system is truly connected to a public or private system. Private systems may not pass current environmental standards. The state requires licenced individuals in the particular duristicon or public officials to make the determination as to the functionality of a system. In many areas this is required at the point of sale or shortly thereafter. Visual clues of private systems are often hidden Tank covers and distribution cleanouts are often covered by grass or other landscaping. What seems like part of a Septic system may not be this may give a false clue that the system is private. So determining is a system is public or private is beyond the scope of a normal inspection.

As a General rule septic and storm systems should not be interconnected. In older metropolitan areas where only a combined system exists many systems were installed combined. Many systems were accidently connected. Current standards now call for them to be seperated. Determining if the systems are separated requires a dye test, research, and finding and opening cleanouts.. This is beyond the scope of a standard home inspection.

Heating

FURNACE	9875
SYSTEM TYPE	FORCED AIR
FUEL SHUT OFF	IN SIGHT
MAKE	American Standard
TYPE	FORCED AIR
DISTRIBUTION	DUCT AND REGISTER
FUEL	GAS
EFFICIENCY	Standard
BTU	80,000
CHIMNEY	GALVANIZED FLUE MASONRY CHIMNEY
COMB. SUPPLY	ROOM
MFR MONTH	June
MFR YEAR	2007

FURNACE	9876
SYSTEM TYPE	FORCED AIR
FUEL SHUT OFF	IN SIGHT
MAKE	American Standard
TYPE	FORCED AIR
DISTRIBUTION	DUCT AND REGISTER
FUEL	GAS
EFFICIENCY	Standard
BTU	80,000
CHIMNEY	GALVANIZED FLUE MASONRY CHIMNEY
COMB. SUPPLY	ROOM
MFR MONTH	July
MFR YEAR	2007

MANUFACTURING DATES FOR MAJOR APPLIANCES ARE DETERMINED BY THIRD PARTY WEBSITES AND MANUFACTURERS OFTEN CHANGE THEIR DOCUMENTATION FOR THIS REASON THEY MAY BE INACCURATE. IF MANUFACTURING DATE IS CRITICAL TO ANY DECISION A CONTRACTOR SHOULD BE HIRED TO FURTHER RESEARCH THE DATE.

Per the National Association of Homebuilders, the average life expectancy for gas furnace 18 years, oil 20 years, electric 15 yrs. Boilers gas 21 yrs, oil 23yrs.

The full flue linings can not be verified .

I have run the unit it produced warm air. No in depth attempt has been made to determine if proper installation or sizing has been made.

Heating

Heating. Both furnaces have Bayvent kits added. Their primary use is to reduce the moisture from flue gases in a chimney that condense on the cold side of exterior chimneys. This chimney is in the interior of a home. So likely the devices were installed to attempt to deal with the deficiency of the chimney not having ceramic flue liners. With no liner, flue gases can leak into the home. With one large chimney opening instead of 2 smaller liners likely the gases do not properly exhaust fully up the chimney. This results in highly acidic water condensing in the chimney further decaying the chimney. It may also allow flue gases to leach back into the basements. A licensed contractor should further analyze the situation. And will likely suggest the addition of flue liners within the chimney .

Heating. The furnaces are in need of a good cleaning and likely have not received their yearly service.



Installer's Guide

MASONRY CHIMNEY VENT KIT BAYVENT800B

For use with Category I (80%) Upflow Furnaces only!
Not for use with Category II, III, or IV Furnaces!
THIS KIT TO BE APPLIED WITH THE FOLLOWING MODEL FAMILIES ONLY:
*UD-C-J (and later) and
*UD-R-J (and later) [060, 080, 100, 120, 140 INPUT ONLY]

VENT-IN-3A
18-CH23D2-05



Heating

Heating. Both furnaces have furnace return air ducts open to the basement. This leaves the fan open simply by removing the filter or pushing the filter in. Children or pets can be injured from the unguarded fan. An inexpensive bird screen can be fashioned and attached over the filter and keep children and pets safe. The furnace in 1236 has a fan safety switch that is not shutting off the fan when the cover is removed.

Heating/cooling 1234. It appears that there is no return diffuser/duct to the basement. This may reduce efficiency and can also create negative pressure drawing exhaust fumes into the basement and the air supply.

Heating. Likely the white duct tape and insulation contains asbestos. As long as it is not cut, removed, scratched or falls off it is of little risk.



Ventilation

Due to viewing obstructions I may not have been able to view if all exhaust vents in the property are properly vented to the exterior. Also insulation and finishes obstruct the duct work.

Only a smoke test can verify the exhaust connection. And this may stain the property so releases must be obtained. This is not part of a base inspection.

Kitchen ventilation: window

Bathroom ventilation: window & fan

Laundry room ventilation: window

Cooling

Per the National Association of Homebuilders, the average life expectancy residential central air conditioners is 15 years

CONDENSER	9875
MAKE	ICP
SYSTEM TYPE	FURNACE WITH COIL
VOLTAGE	220V
SIZE TONS	3 ton
MFG MONTH	June
MFG YEAR	1999
UNIT TYPE	R22

I have run the unit it produced cool air. No in depth attempt has been made to determine in proper installation or sizing has been made.

At time of inspection there is no central air system installed in 1236

NOTE

Prior to 2010, most residential air conditioning condensers were R-22 (FREON)
By 2020, R-410A (PURON) will replace R22 and R-22 will only be sold as a recycled product at a high price and only for existing systems. R-410A (PURON) is a hydrofluorocarbon (HFC) which does not contribute to ozone depletion.
R-410A also functions at a higher pressure than R-22, so new compressors are built to withstand greater stresses, reducing the chance for cracking. If you were to put R-410A refrigerant into a system designed for R-22, the pressure would be too much and the unit would break.

Shed

Shed. The shed needs some TLC. The coupla is decaying and leaking. The roof needs replacement It is heavily moss covered and leaking. The siding is pine and decaying . The window is missing glass and allows birds in. May I suggest covering both walls and roof with metal roofing. If city accepts it would be a durable inexpensive solution. And comes in many colors



Shed

Shed. Picture of roof of shed.



Warranties, routine maintenance, and service contracts

Most HVAC equipment instructions and warranties require yearly servicing of their equipment. Most kitchen and laundry appliances also require yearly service. The inspection only subjects the equipment to a short run. Many items such as garage doors and their openers, pools, spas, water treatment and filter systems and well pumps should receive yearly service. All service should be performed by a professional licensed in the community and skilled in the particular manufacturer and type of equipment. I did not notice any indication of this year's service on the HVAC equipment or the hot water tank. Or any other appliances. Therefore I recommend that prior to taking possession of the home that you either receive proof and a report from the yearly service being performed on each item no more than a month prior to transfer or make sure yearly service is performed no more than a month prior to transfer. In lieu of this, adequate contingencies should be held for the value of the equipment. It is also important that pests be controlled on a regular basis. No more than a month prior to transfer pest controls should be performed. They should be performed by a person licensed in this trade. All appliances and equipment that are installed in a home come with owners manuals. Many have warranties and may have extended warranties. Typically, roofs, siding, waterproofing systems, lawn sprinkler systems, windows and doors are provided with warranties. Many need to be properly transferred at the time of sale to continue the warranties. If any are lacking in regular service they should be serviced prior to the transfer. It is important that prior to transfer all owners manuals, and the records or receipts of who performed any work or service on the property should be turned over to new owner. If lawns or pests have been treated, the new owner should be provided with a record of what chemicals have been used. If decks, awnings, flat work, retaining walls or landscaping kitchens or major remodeling has been installed by contractors, it is important to know who has performed the installation, if permits were pulled, and if any parts of these installation have warranties and if they require filing for transfer.

For a list summary

If you need a summary list for a real estate transaction, or to change the one provided please note the page (red circle) and items (if more than one on the page) you want in the summary.

The page number is in the bottom right corner (red circle) this page.

Please email me the request with the list of what items you want for the list summary. **Example: “ Page 12, Electrical (left, right or center)**

Then, please text me your request and email the list to me.
I will respond ASAP.

I will make create or modify the summary asap

Note: I provide a summary based on my recollection of items the buyer or agent intend to present to the seller for remedy the urgency or magnitude of repair are not reflected by the summary