

# Habitation Investigation LLC

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Actual home would be located above.

## Home Inspection Report

Client(s): XXXXXXXXX

Property address: XXXXXXXXX  
Columbus, Oh

### [View summary page](#)

What Really Matters:

Buying a home? The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

Major defects. An example of this would be a structural failure.

Things that lead to major defects. A small roof-flashing leak, for example. Things that may hinder your ability to finance, legally occupy or insure the home.

Safety hazards, such as an exposed, live buss bar at the electric panel. Anything in these categories should be addressed. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Do not kill your deal over things that do not matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure or nit-picky items.

The above is an excerpt from *Sell Your Home For More* by Nick Gromicko.

A home inspection will not reveal every problem that exists or ever could exist, but only those material defects observed on the day of the inspection.

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The images in the report may or may not a description attached to them. Some images speak for themselves and need no written words. The images are considered part of the report. If you have questions contact the inspector.

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## **General information**

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**Type of building:** Single family

**Age of building:** 1924

**Present during inspection:** Client(s)

**Occupied:** Yes

**Weather conditions:** Cloudy

**Temperature:** Cold

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**1) +i** Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for

this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

- [The Environmental Protection Association \(http://www.epa.gov\)](http://www.epa.gov)
- [The Consumer Products Safety Commission \(http://www.cpsc.gov\)](http://www.cpsc.gov)
- [The Center for Disease Control \(http://www.cdc.gov\)](http://www.cdc.gov)

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**2) ⓘ** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating system components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future.

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**3) ⓘ** Older home—We expect homes to be built according to the standard practices and building codes, if any, that were in use at the date of construction. Older homes often have areas or systems that do not comply with current building codes. While this inspection makes every effort to point out safety concerns, it does not inspect for building code compliance. It is common for homes of any age to have had repairs done, and some repairs may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the quality of the repairs. In older homes, the inspector reviewed the structure from the standpoint of how it has fared through the years with the materials that were used. You can expect problems to become apparent as time passes. The inspector will not be able to find all deficiencies in and around a property, especially concerning construction techniques of the past.

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## **Exterior**

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**Foundation material:** Poured in place concrete

**Apparent wall structure:** Brick

**Wall covering:** Wood clapboard

**Driveway material:** Asphalt

**Sidewalk material:** Paving stones

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**4) 🛠️** Stairs with more than two risers had no handrail installed. This is a safety hazard. Handrails should be installed and be graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.

Trip hazard(s) exist at stairs due to non-uniform riser heights. Standard building practices call for riser heights not to vary more than 3/8 inch on a flight of stairs. At a minimum, the client(s) should be aware of this hazard, especially when guests who are not familiar with the stairs are present. Ideally a qualified contractor should evaluate and repair or replace stairs so all riser heights are within 3/8 inch of each other.

rear steps



**Photo 16**

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**5) 🛠️** Outside faucets are missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.


Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed.

Usually only found on newer homes

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**6) 🛠️** Recommend resealing asphalt driveway.

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**7) ** The following items are not included in this inspection: swimming pools, spas, hot tubs, water features and related equipment; playground, recreation or leisure equipment; landscape lighting; areas below exterior structures with less than three feet of vertical clearance; irrigation systems; invisible fencing; sea walls, docks and boathouses. Exterior buildings such as sheds, barns and garages are not included unless specifically requested. Any comments made regarding these items are as a courtesy only. Note that the inspector does not test or determine the adequacy of drainage systems for grounds, walkways, below-grade stairs and roof downspouts. The inspector does not provide an evaluation of geological conditions and/or site stability, compliance of pool or spa fencing with municipal requirements, or determination that deck, balcony and/or stair membranes are watertight.

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**8)** The following items are not included in this inspection: below-grade foundation walls and footings, or those obscured by vegetation or building components; exterior building surfaces or components obscured by vegetation, stored items or debris. Any comments made regarding these items are as a courtesy only. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of sump pumps, seismic reinforcement, nor determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

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## **Attic/Roof**

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**Inspection method:** Viewed from hatch

**Roof structure type:** Rafters

**Insulation material:** Fiberglass roll or batt

**Roof inspection method:** Viewed from ground with camera lens

**Roof type:** Gable



**Roof covering:** Asphalt or fiberglass composition shingles, Metal, Slate

**Estimated age of roof:** 80+

**Gutter & downspout material:** Steel

**Roof ventilation:** Inadequate

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**9)  ** Recommend placing insulation on the interior walls and removing it from the underside of the roof.

Also note that paper vapor barriers are often flammable and should be

placed against an interior wall.



**Photo 26**



**Photo 30**

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**10)** 🔧🔍💧 Ventilation is substandard in the attic. Inadequate attic ventilation may result in high attic and roof surface temperatures, reduce the life of the roof covering materials and increase cooling costs. High levels of moisture are also likely, and can be a conducive condition for wood destroying insects and organisms. Standard building practices require one square foot of vent area for 150 to 200 square feet of attic space. Vents should be evenly distributed between soffits, ridges and at corners to promote air circulation. A qualified contractor should evaluate and install vents as per standard building practices.

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**11)** 🔧🔍💧 One composition shingle was damaged, deteriorated and should be replaced. Leaks may occur as a result. A qualified roofing contractor should evaluate and make repairs as necessary.

Also nail heads are exposed. Recommend applying sealant to help prevent leaks.

front porch roof



**Photo 41**



**Photo 42**

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**12)** 🔧🔍💧 Two or more roofing slate tiles are missing, and should be replaced by a qualified roofing contractor.

There were also a few slate tiles that were chipped. Recommend repairs.



**Photo 5**



**Photo 11**



**Photo 9**

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**13)** 🔧 Ceiling insulation was missing in some areas. Recommend installing insulation where missing for better energy efficiency.

Unable to determine the insulation in the upper portion of the attic space due to no access.



**Photo 31**

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**14)** 🔧💧 Sections of the metal roofing had a failing paint finish. For example, peeling and/or missing paint. A qualified contractor should repaint metal panels where necessary.

Also one section near the edge was bent up, recommend bending down to help ensure proper rain run off.



**Photo 44**



**Photo 46**

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**15)** 🔍🏠 Stains were visible on the roof structure in one or more areas. These areas were dry at the time of the inspection. The stains may be caused by a past leak. Recommend asking the property owner(s) about past leaks. The client(s) should monitor these areas in the future, especially after heavy rains, to determine if active leaks exist. If leaks are found, a qualified roofing contractor should evaluate and repair as necessary.



**Photo 28**



**Photo 29**



**Photo 30**



**Photo 33**

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**16)** ⓘ Some attic areas were inaccessible due to stored items, lack of permanently installed walkways, the possibility of damage to loose fill insulation, and/or low height. These areas are excluded from this inspection.

upper most areas

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**17)** ⓘ The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation; solar roofing components; any comments made regarding these items are as a courtesy only. Note that the inspector does not determine if rafters, trusses, joists, beams, etc. are of adequate size, spanning or spacing. The inspector does not provide an estimate of remaining roof surface life, does not determine that the roof has absolutely no leaks at the time of the inspection, and does not determine that the roof won't leak in the future. To absolutely determine that no leaks exist, complete access to all roof structure areas must be available during a wide variety of weather conditions, including prolonged heavy rain, high wind from varying directions, heavy accumulations of snow and/or ice, and melting snow and ice.

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**18)** ⓘ Ask about the roof annual maintenance and who does it.

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**19)** ⓘ The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation; solar roofing components; any comments made regarding these items are as a courtesy only. Note that the inspector does not determine if rafters, trusses, joists, beams, etc. are of adequate size, spanning or spacing. The inspector does not provide an estimate of remaining roof surface life, does not determine that the roof has absolutely no leaks at the time of the inspection, and does not determine that the roof won't leak in the future. To absolutely determine that no leaks exist, complete access to all roof structure areas must be available during a wide variety of weather conditions, including prolonged heavy rain, high wind from varying directions, heavy accumulations of snow and/or ice, and melting snow and ice.

**20)** 🔧🔍 Electric receptacles appear to have no power. Recommend asking the property owner(s) about this. Switches may need to be operated to make some receptacles energized. If necessary, a qualified electrician should evaluate and make repairs as necessary.

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**21)** 🔧 Soffit had a missing section. Recommend replacing to help prevent animal entry.



**Photo 34**

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**22)** 🔧 The garage vehicle door is damaged or deteriorated. A qualified contractor should evaluate and repair or replace the door as necessary.

difficult open and close.


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**23)** 🔧 Downspouts had no extensions, or have extensions that are ineffective. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Repairs should be made as necessary, such as installing or repositioning splash blocks, or installing and/or repairing tie-ins to underground drain lines, so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.



**Photo 37**

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**24)**  Much of the garage, include areas around the interior perimeter and in the center are excluded from this inspection due to lack of access from stored items.

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## **Electric service**

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**Primary service type:** Overhead

**Primary service overload protection type:** Circuit breakers

**Service amperage (amps):** 150

**Service voltage (volts):** 120/240

**Location of main service switch:** basement

**Location of main disconnect:** Breaker at top of main service panel



**Service entrance conductor material:** Aluminum

**System ground:** Cold water supply pipes

**Main disconnect rating (amps):** 150

**Branch circuit wiring type:** Non-metallic sheathed, Knob and tube

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**25)**   This property had "knob and tube" wiring, which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.

Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type, or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

Note that some insurance companies may be unwilling to offer homeowner's insurance for properties with knob and tube wiring. Recommend that the client(s) consult with their insurance carrier regarding this.

basement



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**26)**   The service drop wires were in contact with trees or vegetation. Recommend having a qualified tree service company or arborist prune or

remove trees as necessary to prevent straining or abrading the service drop wires.



small area


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**27)**   One or more conductors are located directly behind screw openings. This is a safety issue because screws can damage conductor insulation creating a shock hazard. Recommend having an electrician relocate the conductors away from screw holes.

right middle

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**28)**   Two screws were missing from the main service panel cover and should be replaced. Because energized wiring may exist behind the holes with the missing screws, recommend that a qualified, licensed electrician replace these screws, or that care be taken to ensure that the new screws do not come in contact with wiring inside the panel when they are installed. Stock screws from the panel manufacturer should be used, or their equivalent.

**29)**  The following items are not included in this inspection: generator systems, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, does not determine if this system has an adequate capacity for the client's specific needs, nor determine if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, install or change light bulbs, nor determine the operability of every wall switch or outlet.

Note: National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

\*NOTE\* Ohio law requires that only a license electrician can inspect a

electrical system. So I recommend that you have a license electrician inspect the electrical system.

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## Water heater

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**Estimated age:** 1993

**Type:** Tank

**Energy source:** Natural gas

**Capacity (in gallons):** 40

**Manufacturer:** A.O. Smith

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**30)** 🚨👉 The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. For more information on scalding dangers, visit <http://www.cpsc.gov/cpscpub/pubs/5098.html>

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**31)** 🇺🇸📄 The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.

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**32)** 📄 The flame on the water heater looked good.



**Photo 17**

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## Heating and cooling

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**Estimated age:** 1998

**Primary heating system energy source:** Natural gas

**Primary heat system type:** Forced air

**Primary A/C energy source:** Electric

**Distribution system:** Metal pipe

**Manufacturer:** Carrier

**Filter location:** In return air duct below furnace

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**33)** 🧰 Significant amounts of debris, dirt and/or dust are visible in one or more sections of supply and/or return air ducts. This can be a health hazard, especially for those with allergies or respiratory problems. The Environmental Protection Association (EPA) recommends considering having ducts professionally cleaned when "ducts are clogged with excessive amounts of dust and debris and/or particles are actually released into the home from your supply registers". At a minimum, the visible debris should be thoroughly cleaned. Recommend having a qualified contractor clean the ducts. For more information on duct cleaning in relation to indoor air quality, visit: <http://www.epa.gov/iaq/pubs/airduct.html>

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**34)** 📄 What appears to be asbestos is visible on some ductwork. However, it appears to be intact and not significantly deteriorated. The client may wish to have this material tested at a qualified lab. For information on asbestos hazards in the home, visit <http://www.cpssc.gov/CPSCPUB/PUBS/453.html>

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**35)** 🔧 The filter(s) for the heating/cooling system should be checked monthly and replaced or washed as necessary.

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**36)** 🏠 Rust observed in the furnace cabinet. Active leaking did not occur during time of inspection. Recommend monitoring for leaks from the condensation line.


Also ask present owner for more details.



**Photo 19**

**37)** 📄 The outdoor air temperature was below 60 degrees Fahrenheit during the inspection. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

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**38)**  Our inspection of ducts is naturally limited to observable areas. Therefore large areas of ducts cannot be seen. Since dirt, dust, mold, even toys are commonly found in ducts we recommend that you have the ducts cleaned.

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**39)**  The flame on the furnace looked good.



**Photo 18**

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## **Plumbing Bathroom and laundry**

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**Location of main water shut-off valve:** basement

**Location of main water meter:** basement

**Location of main fuel shut-off:** basement

**Water service:** Public

**Service pipe material:** Galvanized steel




**Supply pipe material:** Copper

**Vent pipe material:** Cast iron

**Drain pipe material:** Plastic, Galvanized steel



**Waste pipe material:** Plastic, Cast iron

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**40)**    Electric receptacles that serve countertop surfaces within six feet of a sink did not have ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

This refers to the main bathroom, these outlets were open ground also,

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**41)**   Water supply pipes in homes built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children will be living in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions such as these may be advised:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than six hours.
- Install appropriate filters at points of use.
- Use only cold water for cooking and drinking. Hot water dissolves lead more quickly than cold water.
- Use bottled or distilled water.
- Treat well water to make it less corrosive.
- Have a qualified plumbing contractor replace supply pipes and/or plumbing components as necessary.




For more information

visit: <http://www.cpssc.gov/CPSCPUB/PUBS/5056.html> and <http://www.epa.gov/safewater/lead/index.html>

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**42)**   The bathroom with a shower did not have an exhaust fan installed. Moisture accumulation will occur and may damage the structure. Even if the bathroom has a window that opens, it likely does not provide adequate ventilation, especially during cold weather when the window is closed. A qualified contractor should install exhaust fans as per standard building practices where missing in bathrooms with showers.

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**43)**    Two or more active leaks were found in pipes or fittings. A qualified plumber should evaluate and repair as necessary.


Two valve located in the basement near the washing machine had very slow leaks.

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**44)**  No shut off valve were installed on the water supply line leading towards the toilet and/or sinks. Recommend having one installed so as to be able to shut off the water quickly if needed.

bathroom sink


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**45)**  In the half bathroom the cold water control knob would not turn. Recommend evaluation and repair if needed.

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**46)**  The following items are not included in this inspection: private wells and sewage disposal systems; main, side and lateral sewer lines; gray water systems; pressure boosting systems; incinerating or composting toilets; fire suppression sprinkler systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

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**47)**  The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

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## **Fireplaces, woodstoves and chimneys**

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**Chimney type:** Masonry

**Woodstove type:** Metal

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**48)**  One or more fireplace or woodstove hearths are less than 18 inches deep. This is a fire hazard. At a minimum, non-combustible hearth pad(s) should be installed. Ideally the hearth(s) should be modified as

necessary or installed by a qualified contractor so they are at least 18" deep.



**Photo 39**

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**49)**  It is impossible for a home inspection to determine with any degree of certainty whether the flue is free of defects. In accordance with recommendations made by the National Fire Prevention Association to have all chimneys inspected before buying a home, you should consider having a Certified Chimney Specialist conduct a Level II inspection of the chimney flue prior to close of escrow.

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## **Basement**

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**Insulation material underneath floor above:** None visible

**Pier or support post material:** Steel




**Beam material:** Built up wood

**Floor structure above:** Solid wood joists

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**50)**   Gaps larger than four inches were found in one or more guardrails. This is a safety hazard, especially for small children. A qualified contractor should make modifications as necessary so gaps in guardrails do not exceed four inches. For example, installing additional balusters or railing components.

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**51)**    Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains and/or efflorescence on the foundation or floor, water stains at bases of support posts, etc. Accumulated water is a conducive condition for wood destroying insects and organisms and should not be present in the basement. The client(s) should review any disclosure statements available and ask the property owner(s) about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, a

qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in the basement include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter the basement, but if water must be controlled after it enters the basement, then typical repairs include installing sump pump(s) or interior perimeter drains.



**Photo 20**




**Photo 21**

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## Kitchen


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**52)**  One electric receptacle that served countertop surfaces within six feet of a sink did not have ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

one at the end of the island (the other end of the island was protected.)


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**53)**  The under-sink food disposal was noisy. A qualified plumber or contractor should evaluate and repair or replace the food disposal as necessary.

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**54)**  The following items are not included in this inspection: free-standing or portable appliances such as dishwashers, trash compactors, refrigerators, freezers, ice makers; specialty appliances such as hot water dispensers, water filters and trash compactors; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances such as dishwashers, garbage disposals, trash compactors, ovens, broilers, etc.

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**55)**  The sink drain used flexible drain pipe. This type of drain pipe is more likely to clog than smooth wall pipe. Consider having a qualified plumber replace this pipe with standard plumbing components (smooth wall pipe) to prevent clogged drains.

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## **Interior rooms**

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**56)**    5 or more open ground, three-pronged grounding type receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

Grounding type receptacles were first required in residential structures during the 1960s. Based on the age of this structure and/or the absence of 2-pronged receptacles, repairs should be made by correcting wiring circuits as necessary so all receptacles are grounded as per standard building practices. Replacement of three-pronged receptacles with 2-pronged receptacles is not an acceptable solution.




rear entrance area, dining room, 2 in the front room, upstairs

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**57)**    One or more electric receptacles had reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

under the bench near the back door

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**58)**    Few electric receptacles and two-pronged receptacles rather than three-pronged, grounded receptacles are installed in the interior

rooms. This can result in "octopus" wiring with extension cords. Two-prong receptacles are considered unsafe by today's standards, and limit the ability to use appliances that require a ground in these rooms. This is a safety hazard for both fire and shock. Examples of appliances that require grounded receptacles include:



- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. A qualified electrician should evaluate and install additional receptacles and grounded receptacles as per the client(s)' needs and standard building practices.

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**59)  ** Lamp holders or light fixtures with fully or partially exposed bulbs are installed in one or more closets. This is a safety hazard due to the risk of fire. Flammable stored items may come into contact with hot bulbs, and hot fragments from broken bulbs may fall on combustible materials. Standard building practices require closet lighting to use fluorescent light fixtures, or to use fully enclosed incandescent fixtures. Installing a compact fluorescent lamp in a lamp holder is not an acceptable practice. A qualified electrician should replace closet lights as necessary and as per standard building practices.

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**60)  ** Stairs with more than two risers had no handrail installed. This is a safety hazard. Handrails should be installed and be graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.



**Photo 24**

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**61)** 🛠️ Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been older than 10 years old. According to [National Fire Protection Association](#), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit this article: [NFPA urges replacing home smoke alarms after 10 years](#).

Smoke alarms should be installed as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information, visit <http://www.cpsc.gov/cpsc/pub/pubs/5077.html>

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**62)** 🛠️ Cover plates were missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. Cover plates should be installed where missing.

closet near front door

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**63)** 🛠️ The doorbell appears to be inoperable. Recommend having a qualified electrician evaluate and repair as necessary.

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**64)** 🛠️ The sash spring mechanism(s) in 5 or more windows are broken or loose. A qualified contractor or service technician should evaluate and make repairs as necessary so the window(s) operate as intended (open easily, stay open without support, close easily, etc.).

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**65)** 🔧🔍 Floors in one or more areas are not level. Significant repairs may be needed to make floors level, such as repairs to the foundation. A qualified contractor should evaluate and make repairs as necessary.

slightly in the bathroom

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**66)** 🔧 2 or more windows that were built to open, will not open, or open only minimally due to their being painted shut, damaged and/or deteriorated in some way. Repairs should be made as necessary, and by a qualified contractor if necessary so windows open fully, and open and close easily.

storm windows

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**67)** 🔧 Lock mechanisms on 5 or more windows are missing and/or damaged so that they are inoperable. Repairs should be made by a qualified contractor or service technician so that windows lock and unlock easily.

**68)** 🔧 Glass in 2 or more windows were broken. A qualified contractor should replace glass where necessary.

cracked in the finished attic space and dining room

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**69)** 🔧 One or more doors would not latch when closed. Repairs should be made as necessary, and by a qualified contractor if necessary. For example, aligning strike plates with latch bolts and/or replacing locksets.

**70)** ⓘ The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; sources of obnoxious odors; cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection,

recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause of odors is not within the scope of this inspection.



**Photo 2**



**Photo 3**



**Photo 4**  
repaired crack



**Photo 6**



**Photo 7**



**Photo 8**



**Photo 10**



**Photo 12**



**Photo 13**



**Photo 14**



**Photo 15**



**Photo 22**

clay trap for rinsing off molds?



**Photo 23**



**Photo 25**



**Photo 27**



**Photo 32**



**Photo 35**



**Photo 36**



**Photo 38**



**Photo 40**  
proper flashing installation



**Photo 43**  
one layer



**Photo 45**