

Confidential Inspection Report

LOCATED AT:
Rockford, IL 61107

PREPARED EXCLUSIVELY FOR:
Home Buyer

INSPECTED ON:
Monday, August 26, 2024

Inspector, John Ponio 450.013115
JWPServices, PLLC

Monday, August 26, 2024
Home Buyer
Rockford, IL 61107


Dear Home Buyer,

We have enclosed the report for the property inspection we conducted for you on Monday, August 26, 2024 at:


Rockford, IL 61107


Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.


Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:


 = Potentially serious issue that should be addressed.

 = Upgrade recommended, but not required

 = Major Defect: A condition of a system or component that renders it non-working, non-performing, non-functioning or unsafe, and requires a professional contractor to further evaluate and repair, correct or replace.

 = Minor Defect: A condition of a system or component that renders it non-working, non-performing, or non-functioning, and may be repaired, corrected or replaced by a professional contractor or the homeowner.

 = Cosmetic Defect: A superficial flaw or blemish in the appearance of a system or component that does not interfere with its safety or functionality.

 = UNSAFE - A significant risk or personal injury or property damage during normal, day to day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, John Ponio
JWPServices, PLLC

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

Basic Information

Manufacturer: Carrier/Weathermaker

Model: PA13NA030001

HVAC Wiring

All accessible wiring appears in good condition.

Condensing Unit

The condensing unit appears to be properly installed and in serviceable condition.

Evaporator Coil

The evaporator coil is concealed within the furnace and was not directly observed. We found no signs of leakage and damage is not likely because the condensing unit operated normally.

Refrigerant Lines

The accessible refrigerant lines appear to be in good condition.

Ducts

Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

Duct Insulation

The ducts are uninsulated. This will result in energy inefficiency and unnecessarily high energy costs. As an upgrade, we recommend insulating the ducts in accordance with present standards.

Thermostat

The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.

General Comment

The air conditioning is newer, responded to normal operating controls and with routine maintenance should be reliable for number of years.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

System Notes

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

Gas Supply

MGR The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.



Repair needed. No drip leg below shutoff valve. Flexible connection inside furnace cabinet.

Regulator & Control

The gas pressure regulator and control valve appear to be properly installed and in serviceable condition.

Burners

The burners are sealed and cannot be inspected without dismantling the furnace. They were in good working order at the time of inspection using normal operating controls.

Heat Exchanger

The heat exchanger was inaccessible and could not be visually examined.

Ignition System

The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.

Inducer Fan

Inducer fan operating normally at the time of inspection.

Fan/Limit Switch

The devices controlling the internal temperatures of the system and the opening and closing of the fuel valve appears to be working properly and is in serviceable condition.

Blower/Motor

Operation ok. The fan did not have excessive noise or vibration during normal operation of the furnace.

Plenum

The plenum is the 'box', or portion of the ductwork, attached directly to the furnace acting as the termination or collector for all the individual supply or return ducts attached to it.

Air Filters

The air filter for the heating unit is a conventional, disposable filter. The filter was inspected and was clean at the time of my inspection.

Clearance

There is adequate clearance to combustible materials in the area around the heating unit as long as the space is not used for storage. We encourage good housekeeping practices in this area.

Vent

The heating system vent is properly installed and appears in serviceable condition where seen.

Combustion Air

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

Ducts

The ducts appear to be generally properly installed and are in serviceable condition, with exceptions noted below. All joints should be properly connected and sealed. Insulating the supply side of the ductwork can increase efficiency of the system.

Duct Insulation

The ducts are uninsulated. This will result in energy inefficiency and unnecessarily high energy costs. As an upgrade, we recommend insulating the ducts in accordance with present standards.

Thermostat

The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.



Programmable Thermostat and
Humidistat in Main Hallway

HVAC Wiring

Unsecured wiring was noted. We recommend that it be secured in accordance with present standards.

The HVAC equipment does not appear to be properly bonded to ground. We recommend verification of proper bonding and repair, if necessary.

HVAC Disconnect

The local disconnect is damaged. We recommend it be replaced. The dead front cover is loose and comes off the housing when opened. The front should be installed so that it doesn't come loose from the box. In addition, this service panel fuses should be checked for possible over fusing by a qualified HVAC technician or licensed electrician.

General Comment

The heating is near the end of its expected service life. Although it responded to normal operating controls, the need for replacement should be expected within the next few years.



Water stains on floor and inside furnace cabinet. Past humidifier leak possible



Water stains inside furnace cabinet.
Monitor humidifier filter

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

Basic Information

Service entry into building: Overhead service drop
Voltage supplied by utility: 120/240 volts

Electric Meter

The electric meter is outside on the rear of the building.

Main Service

The main electrical service panel is in the basement.

Main Disconnect

The main disconnect is incorporated into the electrical service panel.



Main Electrical Disconnect at west wall in
basement laundry area

Service Drop

The overhead service conductors over the roof are too low by present standards. Ideally, the service drop should be replaced or reconfigured. Upgrading may not be practical, but we do urge caution when working near these wires.



Overhead service weather head too low for proper drip loop height

The service entrance conductors do not have a proper drip loop to prevent water from entering the mast. We recommend modification of the service drop, in accordance with present standards.

Main Disconnect

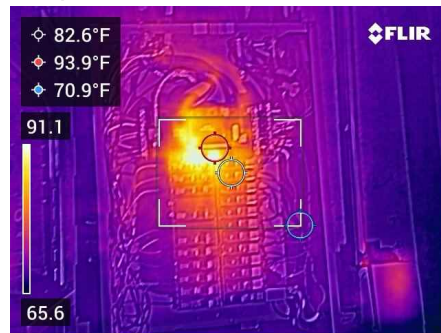
The ampacity of the main disconnect is 100 amps.

Cb Main Panel

The main service panel is in serviceable condition with circuitry installed and fused correctly. The service panel does not meet present standards, but upgrades are optional and would usually only be considered along with other improvements. Residential homes today typically have a 200-amp service due to modern electric power needs. This would require upgrading the electrical service from the utility pole up to and including a new service panel and breakers. A licensed electrician should be consulted to determine the extent of the upgrades that would be required to meet current standards.



Incomplete panel labeling

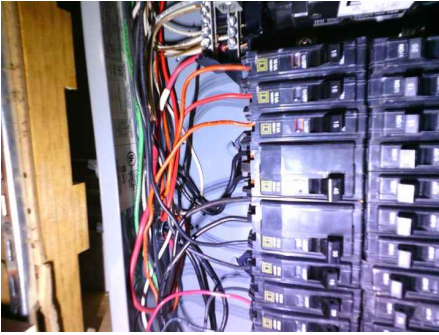


Thermal Image. No hot spots in main electrical panel. Furnace drawing load

Main Circuitry

For an increased margin of safety, we recommend upgrading by installing ground fault interruption protection on all outdoor, readily accessible receptacles located between the grade and 6 and 1/2 feet above the grade.

For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed electrical contractor.



Two wires under single neutral screws.
Rust on 40-amp breaker screws.

Service Capacity

The service entrance conductors appear to be #2 Copper providing an ampacity of 125.

Service Grounding

The electrical system is not properly grounded. This is a potential safety hazard. We recommend the system be properly grounded in accordance with present standards.



Two ground wires under one nut not correct

Branch Circuitry

Older style Romex wiring was found in this home. The main part of the home has a 2-conductor ungrounded system which was acceptable at the time the home was built. At some point the outlets were changed out with 3 prong receptacles which gives the false impression of a grounded system. We suggest further review by a licensed electrician.

Conductor Material

The accessible branch circuit wiring in this building is copper.

Receptacles: Overall

For reference, as receptacles are discussed in this report, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling.



Properly wired GFCI outlet at kitchen sink area

Based upon our inspection of a representative number, we found enough deficiencies to warrant testing of every receptacle at a later date. Repair, replacement, and/or rewiring are recommended at all deficient locations.

There are ungrounded three prong receptacles in several areas. We recommend all ungrounded 3 pronged receptacles be properly grounded or restored to their original two prong configuration.


Switches: Overall

We checked a representative number of switches and found them operating and generally in serviceable condition, with exceptions noted below.

Lights: Overall

The light fixtures in this building are generally in serviceable condition.

GFI Protection

 GFCI protection is installed for receptacles in the kitchens, bathrooms and at the front exterior receptacle. No GFCI's are installed in the garage, at the rear patio outlet or at the sump pump in the basement where this type of protection is presently required. The lack of GFCI receptacles presents an unsafe condition in these areas. We recommend receptacles in these areas be updated by a licensed professional.

We recommend testing these devices on a monthly basis.



Rear deck receptacle not grounded and no GFCI installed. Safety issue. Correction needed



Garage receptacle not properly grounded and no GFCI. Correction needed



Sump pump receptacle properly grounded but should have GFCI protection

AFCI Protection

No Arc Fault protection devices are currently installed.

General Comment

The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments. A licensed electrician would be able to provide a more customized list of items in need of repair or upgrade. The main electrical system was installed in the 1960's and no longer meets current standards for residential homes. There have been modifications to the system throughout the home since the original construction.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

Surfaces: Overall

The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

Walls & Ceilings

There are minor cracks in the walls and/or ceilings. This is a common condition with this type of construction and does not indicate a structural deficiency. The cracks can be repaired or painted over during routine maintenance.

Floors: Overall

The floors have a good appearance and are in serviceable condition.

The floors have a good appearance and are in serviceable condition, with exceptions noted below. Some grout missing on kitchen tile near family room. Minor blemishes on hardwood surfaces which can be considered normal wear and tear. carpeting in bedrooms is showing some age but are generally in serviceable condition.

Cabinetry: Overall

The cabinets and/or vanities are in serviceable condition. Doors and drawers that were opened operated as normal.

Stairs

The risers of the stairs are not uniform and therefore pose a potential 'trip' hazard. Ideally, the stairs should be modified to ensure they comply with present building standards and safety regulations. The kitchen flooring was upgraded to ceramic tile and the addition of the tile and underlayment caused the finished floor elevation to be about 3/4" higher so that the first riser at the top of the stairs is higher than the remaining basement stair risers. This is not easily correctable. In addition, the treads of the basement stairs are narrower than current standards. Based on the location of the stairs this condition is not changeable without major structural modifications. This is an older home built by acceptable standards at the time of original construction. Extra care should be taken to ensure safe travel when using the stairs. The handrails are also installed differently today. A licensed carpenter can provide recommendations for other safety ideas.



Top riser higher due to floor upgrade in kitchen. Possible trip hazard

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

Energy Saving Items

Setback clock thermostat: Installed

Insulated glass doors: Installed

Insulated glass windows: Installed

The weatherstripping on this house is minimal, which is typical for a building this age. To conserve energy and reduce utility bills, weatherstripping could be installed at minimal cost.

Window weatherstripping: Installed

Fireplace damper: Installed

General Conservation

Hot Water Piping Insulation: None Installed

Water Heater Cold Water Piping Insulation: None Installed
Water Heater Hot Piping Insulation: None Installed
Duct Insulation: None Installed

Attic Insulation

The attic has blown-in fiberglass insulation.

Wall Insulation

We were unable to access the wall cavities and/or determine the presence or condition of insulation.

Floor Insulation

The floor insulation appears to be properly installed and in good condition. The only place there appears to be floor insulation is below the master bedroom above an acoustical tile ceiling in the basement ceiling.

General Comment

This structure appears to be partially insulated and energy efficient. Upgrading can further reduce heat loss, cold air infiltration and increase overall energy efficiency.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

Water Shutoff Location

The domestic water supply main shut-off valve is on the front wall in the basement across from the bottom of the stairs.



Water shut off and sewer cleanout in basement across from stairs in cabinet

Water Shutoff Comments

The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

Main Supply

There was evidence of surface corrosion/oxidation, but no leakage, at the exposed and accessible main supply. This piping should be monitored and repaired if necessary.

Interior Supply

There was evidence of surface corrosion and past leakage at the exposed and accessible supply piping. Although no current leaks were noted, this piping should be monitored for leakage and repaired if necessary.

Portions of the domestic water supply piping have been installed in a substandard manner. The existing piping has been in place for some time and upgrading would be considered optional. There are dissimilar types of metal supply piping including galvanized steel and copper pipes and fittings. All connections should have dielectric unions at each location of dissimilar metal connection to inhibit corrosion.



Copper and galvanized water supply connections incorrect. Corrosion probable



Water supply connections incorrect. Recommend repair or replacement

Water Pressure

There is no pressure relief valve in the plumbing system as is common in this type of construction.

Regulator

There is no pressure regulator in the system. Although, the pressure is currently within the normal range this could be a concern in the event of a spike in the water company pressure.

Drain Lines

Staining was present in the basement below the kitchen and bathrooms, suggesting prior leakage. This area should be monitored for signs of active leakage.



Staining under bathroom area. Monitor for leaks

Sewer Cleanout

The sewer cleanout is located in the basement inside the cabinet across from the stairwell. It is in the same location as the main water shut off.

Vent Lines

The vent piping for the waste system appears to be properly installed and in good condition.

Sump Pump/Sewage Ejector

Sump Pumps, Sewage Ejectors and/or other private evacuation systems are beyond the scope of this inspection. We recommend further review by a licensed plumber.

Gas Meter Comment

There is no meter wrench attached to the gas meter. We recommend leaving a wrench chained to the meter to provide means for an emergency shutoff. The valve can be turned 90 degrees in either direction to shut the gas line off.

Gas Piping

The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

Gas Meter Location

The gas meter is outside on the left(south) side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



Gas meter located at southeast corner of structure

General Comment

A representative number of fixtures were operated and we observed reasonable flow when other fixtures were operated simultaneously.

A representative number of drains were tested and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.

Due to mineral deposit buildup and gradual reduction of flow, replacement of all remaining galvanized steel supply lines may eventually become necessary as a part of ongoing property maintenance and upgrading.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

Basic Information

Location: Covers whole building

Roof slope: Low pitch

Material: Asphalt composition shingle

Layers: Single layer

Inspection Method

Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

Surface

The shingle surface appears to have been properly installed and is in good condition.

Flashings: Overall

The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

Service Drop

The service entrance conductors do not have a proper drip loop to prevent water from entering the mast. We recommend modification of the service drop, in accordance with present standards.

The height of the service mast does not conform to present standards. This condition has existed for many years and upgrading would be considered optional.

Gutters

Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

The gutters are in serviceable condition but should be checked for debris and cleaned on a regular basis to prolong their useful life. There are gutter guards installed on the gutter which makes inspecting or cleaning the gutters very difficult as they must be removed to inspect or clean. Some of the gutter joints at the corners were dripping. I recommended removing the gutter screens in these areas and sealing the joints with an elastomeric sealant according to the manufacturer's recommendations. If there is evidence that the gutters are filling with debris, then it is advisable to remove all of the gutter screens and clean the entire gutter system to ensure proper drainage.

Downspouts

The downspouts appear to be properly installed and in serviceable condition, with exceptions noted below. 3 of the downspouts discharge into round pipe near the ground elevation. These pipes appear to discharge approximately 10' from the foundation. It is not possible to inspect the underground portion of the pipes. It is recommended to check to ensure the water is discharging out of the pipes and not backing up along the foundation.

In accordance with standard practices, the downspout discharge is routed away from the building to minimize water accumulation at the foundation.

Antennas

The TV antenna appears to be properly installed and in serviceable condition. Testing the operation and/or reception of the antenna is beyond the scope of this inspection.

General Comment

This is a newer roof, and with routine maintenance should remain watertight for a number of years.

The roof covering appears to have been installed in a professional and workmanlike fashion. We observed no signs of unusual or excessive wear of the roofing components that would suggest immediate attention is required.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

Basic Information

Foundation type: Poured Concrete Basement Walls and Floor.

Slab material: Poured concrete

Mudsill: Inaccessible, unknown if bolted, nailed or strapped

Exterior wall support: Wood frame

Exterior wall: Brick masonry veneer at front (east) exterior wall. This is a non-structural face brick not a structural wall.

Foundation

Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

Mudsill

The mudsill/sill plate is the first wood member of the framing, resting directly on the top of the foundation wall. The majority of the mudsill is inaccessible and cannot be inspected without removal of the finished basement walls. The appearance of the home is stable and there are no apparent signs of damage to the sill plate.

Wall Framing

The walls are wood framed single-wall construction. The framing, which is not visible due to the interior and exterior wall coverings, appears sound and performing as designed.

Anchor Bolts

Because of the design and/or configuration of the structure, we cannot verify the presence or condition of anchor bolts. Because of the age of the structure, we assume that proper bolting was installed, as per standards in effect at the time.

Moisture

Although access to the slab was limited due to the installation of finished flooring, we found no visible evidence of seepage or other moisture related conditions.

Pest Control

Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation. No current evidence of pests was noticed during the inspection. It is recommended to spray for insects, seal any open areas on the exterior of the home and keep vegetation away from the home to help keep pests from entering the home.

General Comment

All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction. There is a notch in a floor joist to allow for plumbing to pass through. It appears stable. Monitor for changes and repair if necessary.



Notched joist where drain passes through it. Monitor and repair if needed

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

Basic Information

Manufacturer: Bradford White

Location: In the basement

Model: MI40T6FBN

Energy source: Natural gas

Capacity: 40 gallons

Age: Estimated to be 13 years old based on serial number.

Unit type: Free standing tank

Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding

T/P Release Valve

The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

Gas Supply

The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

Venting

The water heater vent is properly installed and appears in serviceable condition.

Combustion Air

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

Ignition System

The water heater is equipped with an electronic ignition system. At the time of my inspection the device appeared to be functioning.

Burners

The burner is generally clean and appears to be in serviceable condition.

Water Connectors

Rigid piping has been used to supply water. As an upgrade, installation of flexible supply piping should be considered.

The water connections are corroded and leakage may become apparent over time. These connections should be monitored for leakage and repaired or replaced if necessary.

The water piping is not bonded to the electrical system ground which is now standard practice. The water heater is an easy location to accomplish this. We recommend the hot and cold supply connections be bonded to the electrical system ground.

Sections of galvanized piping are connected directly to copper piping. We recommend these connections be equipped with dielectric unions or other approved fittings to limit corrosion and subsequent leakage.

We recommend draining a few gallons from the unit periodically to flush sludge from the bottom of the tank. However, water heater drain valves often become encrusted with deposits and do not completely close as the unit gets older.

Therefore, unless the water heater is flushed regularly from the time it is new, we do not recommend operation of the drain valve except in an emergency or when the unit is replaced.

Elevation/Location

There does not appear to be a floor drain in the vicinity of the water heater. This condition may lead to excessive accumulation of water should a discharge occur. This possibility should be considered before storing sensitive items in this area.

Insulation

There is no insulation blanket installed. Newer water heaters have built-in insulation to meet rigorous conservation standards. Installation of a blanket can be done but offers very little improvement on the existing efficiency of the unit. Installing insulation may void the manufacturer's warranty. Please read and follow the manufacturer's instructions.

Electrical

There is no water to gas pipe bonding wire. This is common in newer applications.

General Comment

This water heater is near the end of its expected service life. Although operating, the need for replacement should be expected within the next few years.



Overflow tube from pressure relief valve too short. Safety issue



Thermal image of water heater operating

Exterior/Site/Ground

Basic Information

Site grading: Sloped away from structure

General lot topography: Flat lot but graded to slope away from the home towards front, side and rear lot lines

Driveway: Concrete on grade



Concrete drive and sidewalk installed in 2011. Minor spalling due to salt use

Walkways: Concrete

Primary exterior wall covering: Hardboard siding

Primary exterior wall covering: Face Brick Veneer on Front (East) elevation of the home.

Foundation

The foundation and other visible elements of the support structure have performed well and are generally in good condition for the age of the structure. We suggest attention to the items noted below.

Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated other than as noted above to monitor the cracks. If they begin to increase in size or leak, then further evaluation and repair will be needed.

Pest Control

Our observations regarding evidence of pests are not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation. No visible conditions to be reported at the time of my inspection.

Water Shut-Off Location

The domestic water supply main shut-off valve is on the front wall in the basement.

Water Shut-Off Comments

The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

Exterior Plumbing

MNR The rear hose bib(s) is dripping when the valve is turned on. The stem is stripped so the handle cannot be secured to the stem. I recommend replacement of the hose bib since it is worn and leaks when in use. Upgrading to a frost proof hose bibb with back flow prevention will meet current standards. I recommend at a minimum the washer be replaced and/or the packing nut be tightened.



Rear spigot leaks when opened. Needs repair

Backflow prevention devices are now required on exterior hose bibs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Upgrading the hose bibs should be considered.

The hose bibs are not a 'freeze-proof' design. There are interior shutoff valves that should be utilized in the winter to prevent freezing of the exposed pipes. Hose bibs should be drained and hoses removed, drained, and stored.

Main Supply

WARN There was evidence of surface corrosion/oxidation, but no leakage, at the exposed and accessible main supply. This piping should be monitored and repaired if necessary.

Sewer Cleanout

The sewer cleanout is located in the basement on the east wall across from the stairs inside a cabinet. This is in the same location as the water main shut off.

Gas Meter Comments

There is no meter wrench attached to the gas meter. We recommend leaving a wrench chained to the meter to provide means for an emergency shutoff. The valve can be turned 90 degrees in either direction to shut the gas line off.

Gas Piping

The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

WARN **S** The gas line at the furnace has been installed in a substandard manner. We recommend it be repaired or replaced. Flexible lines should not go inside the air handling unit. A rigid pipe should be used for this application.

Gas Meter Location

The gas meter is outside on the left (east) side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

Service Drop

WARN The service entrance conductors do not have a proper drip loop to prevent water from entering the mast. We recommend modification of the service drop, in accordance with present standards.

UPG The height of the service mast does not conform to present standards. This condition has existed for many years and upgrading would be considered optional.

Wiring

WARN **MNR** The junction box at the rear elevation above the deck is not approved for exterior use. We recommend it be replaced with an approved exterior rated box and cover. The receptacle is also ungrounded and non GFCI. I recommend further evaluation by a licensed electrician.

Outdoor Receptacles

WARN **S** There is an ungrounded three prong receptacle at the rear deck by the sliding patio door. I recommend it be properly grounded or restored to its original two prong configuration. A much higher margin of safety would be achieved by upgrading to a GFR receptacle. Consult a licensed electrician for further evaluation..

Switches

WARN **MNR** The three-way switch in the garage by the main door is not functioning as intended. This switch works in conjunction with the three-way switch inside the family room at the interior entrance door to the garage. Further evaluation by a licensed electrician is recommended.

Hardboard Siding

The hardboard siding appears to be properly installed and in good condition.

MNR There are unsealed joints in the hardboard siding that may allow water penetration. We recommend the joints be caulked and sealed to prevent leakage and damage.

Masonry Walls

The masonry walls are only a veneer over the basic wood frame construction. The masonry is not a structural element of the house. Minor cracks are fairly typical and not considered a structural deficiency.

Doors

TC The exterior doors appear to be properly installed and generally in serviceable condition, with exceptions noted. Weatherstripping is showing signs of age and is short at some locations. This is a maintenance item and should be corrected to increase energy efficiency and home comfort. Front door hardware is weathered, and the finish is deteriorating. This is cosmetic and does not impact the function of the lockset.

Windows

The windows appear to be properly installed and generally in serviceable condition. Some or all of the windows appear to be non-original. The front window in the living room has some sections that are clouded inside the of the insulated glass panes. Further evaluation by a professional is recommended. All other windows in the home have been updated.

This structure appears to have newer/non-original windows? We recommend review of all documentation and permits.

Glazing

For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed glass contractor.

Weatherstripping

The weatherstripping on this house is minimal, which is typical for a building this age. To conserve energy and reduce utility bills, weatherstripping could be installed at minimal cost.

Grading

The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

Drainage

The exposed portions of the surface drainage system appear to be adequate to handle normal surface runoff and provide for the efficient drainage of the area adjacent to the structure.

The drainage system should be checked for debris and cleaned regularly to ensure proper operation during heavy weather.

Gutters

Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

The gutters appear to be properly installed and in serviceable condition. Attention to the items noted, together with routine maintenance, will keep them functional and maximize their useful life. Gutter screens are installed and inhibit inspection of the interior of the gutters. Drips were observed at the corner joints of the system. They should be resealed.

The gutters are leaking at some of the joints. We recommend the joints be repaired, patched and sealed.

Downspouts

The downspouts appear to be properly installed and in serviceable condition, with exceptions noted. The downspouts terminate into drainage pipes at three of the four downspout locations. These areas need to be monitored to ensure proper discharge and drainage since the underground portion of the pipes are not visible and not inspected.

In accordance with standard practices, the downspout discharge is routed away from the building to minimize water accumulation at the foundation.

The downspouts terminate in subsurface drain lines. See comments under 'Drainage'.

Public Works

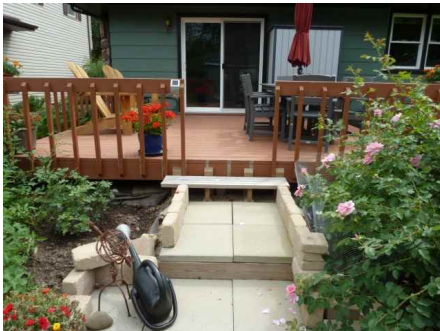
There are minor cracks in the concrete curbs and/or gutters. Action would only be necessary if these cracks increase to become trip hazards.

Driveway

The driveway appears to be properly installed and is generally in good condition, with exceptions noted. Minor spalling has occurred to the surface of the concrete which may be caused by the use of salt during the winter. It is recommended to avoid the use of salt on concrete surfaces.

Hand Rails

The railings at the rear deck are installed in a substandard manner. We recommend they be repaired or replaced.



Rework railing as necessary for safety reasons

Eaves/Soffits

The eaves and overhangs appear to be properly installed and generally in good condition, with exceptions noted below. There is a plywood patch at the southeast corner of the structure. There was probably some moisture damage at some point in the past. Monitor this area for signs of leaks.



Small plywood patch at corner of soffit

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

Pest Control

There were no visible signs of pests in the attic space at the time of my inspection. **Our observation regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator.** We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

Rafters

Rafters are boards that support the roof sheathing, which in turn, supports the roof covering.

The rafters are 2"x6" placed 16 inches on center.

Sheathing

The plywood roof sheathing appears to be properly installed and in good condition.

Collar Ties

The original collar ties appear to be properly installed and are in good condition.

Ceiling Joists

Ceiling joists are the structural members which support the finished ceiling and often serve as an important component of the roof structure.

The ceiling joists are concealed in some areas by the blown in insulation and could not be visually inspected. The ceiling joists above the attached garage were visible at the time of my inspection and appear to be properly installed and in good condition.

Vent Lines

The vent piping for the waste system appears to generally be properly installed and in good condition, with exceptions noted below. The home was built in the 1960's and the types of traps that were acceptable methods of venting used at that time do not meet current plumbing practices. If the traps become damaged or start to leak it is recommended to update to current standards. A licensed plumbing professional can help determine what is needed to update the plumbing system.

Wiring

Much of the wiring in the attic is covered by insulation and could not be inspected. Because of conditions observed and noted elsewhere, regarding the visible wiring, we recommend following and checking all the wiring in the attic.

Receptacles

There are no electrical receptacles in the attic. As an upgrade, we recommend that at least one receptacle be installed.

Switches

There is no switched light or receptacle in this area, as is usually found in modern construction. Although not required, installation of a switch in this area might be considered.

Ventilation

The attic is minimally vented. Proper attic ventilation is particularly important in a well-insulated attic or where additional attic insulation is going to be installed. We recommend additional vents if additional insulation is contemplated.

The duct from the main bathroom exhaust fan does not go to the exterior. This condition allows excessive moisture to be vented into the attic. We recommend this deficiency be corrected.

Chimney

The attic area exposed portions of the chimney appear to be in good condition.

Due to location, stored personal property, and/or insulation, the chimney fire stop could not be confirmed.

Basement

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which they belong.

Basic Information

Foundation type: Full height poured concrete basement walls. The footing is not exposed and therefore could not be inspected. There was no visible evidence of major structural movement in the foundation.

Foundation material: Poured concrete

Access

The basement is accessible from an interior stair.

Base Foundation

The foundation and other visible elements of the support structure have performed well and are generally in good condition for the age of the structure. We suggest attention to the items noted below.

There are small cracks visible. We observed no related conditions suggesting the need for immediate repairs. We recommend these cracks be monitored. If ongoing movement is observed, further review would then be recommended. Sections of the perimeter basement walls are finished with drywall or paneling so the concrete foundation wall is not visible in those areas and therefore could not be inspected.



Small crack in foundation at west wall.
Monitor for changes or moisture penetration

Wall Framing

In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

Subflooring

There were water stains in several areas. The areas were dry at the time of this inspection. These areas are visible from the unfinished areas of the basement under the bathrooms and kitchen area. These areas should be monitored for potential future leaks and repaired if necessary. The wood subfloor appeared to be in generally sound condition at the time of my inspection.



Stains on subfloor. Monitor for leaks

Floor Joists

In the areas where the floor framing is visible, all components appear to be properly installed and in good condition.

Beams

The beams were partially concealed by finished surfaces and could not be visually inspected in their entirety. Based on the condition of the nearby related surfaces, we saw no outward indications of deficiencies, but connections and materials cannot be verified.

Posts

The posts have generally performed adequately over time. However, nails were used to attach the beams to the top plate of the steel columns. Proper fasteners should be used to make these connections more secure.

Anchor Bolts

Because of the design and/or configuration of the structure, we cannot verify the presence or condition of anchor bolts. Because of the age of the structure, we assume that proper bolting was installed, as per standards in effect at the time.

Because of the design and/or configuration of the construction, we cannot verify the presence or condition of anchor bolts.

Beam/Posts/Column

Because the structural connections are concealed, we cannot verify the presence or condition of beam/post/column connections. No evidence of adverse conditions was observed.

Moisture

The basement was dry at the time of our inspection. We observed no adverse conditions or damage related to excessive moisture.

Ventilation

Ventilation in the basement appears adequate. Good basement ventilation is important to keep moisture levels down.

Sump Pump

The sump well was dry and the pump could not be safely operated. The pump should be tested when there is a sufficient amount of water to allow its operation without the possibility of causing damage.

The sump pump electrical connection is not ground fault protected, as would be required today. GFI protection for the sump pump would provide a higher margin of safety and is recommended as an optional upgrade.

Pest Control

Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

Hot Water Shutoff

The domestic water supply main shut-off valve is on the front wall in the basement.

Cold Water Shutoff

The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

Interior Supply

There was evidence of surface corrosion and past leakage at the exposed and accessible supply piping. Although no current leaks were noted, this piping should be monitored for leakage and repaired if necessary.

Copper piping is connected directly to galvanized piping at multiple locations where plumbing was previously repaired or modified. This configuration is not approved and can lead to deterioration of the galvanized pipe. We recommend the installation of an approved fitting at these locations.

Drain Lines

The visible drain piping appears to be generally properly installed and in serviceable condition, with exceptions noted below. Drum traps are no longer acceptable as use for trap fixtures. Updating to P traps where drum traps are present is recommended.

Sewer Cleanout

The sewer cleanout is located in the basement on the east wall across from the bottom of the stairs.

Vent Lines

The vent piping for the waste system appears to be properly installed and in good condition.

Gas Piping

The gas piping appears to be properly installed and in serviceable condition except as noted. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

There is no drip leg in place at the low point of the gas piping at the furnace. We recommend that one be installed to collect condensation and debris.

Wiring

There is an uncovered junction box in the basement where the thermostat wire leads outside to the AC condenser. I recommend the box be covered to protect the wiring connections.

Other Receptacles

The receptacles appear to be properly installed and were operational.

Ducts

The ducts appear to be properly installed and are in serviceable condition.

A/C Ducts

Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

Duct Insulation

The ducts are uninsulated. This will result in energy inefficiency and probable additional energy costs. As an upgrade, we recommend insulating the ducts in accordance with present standards.

Floor Insulation

There is no insulation beneath the floors, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.

Dryer Vent

The dryer vent appears properly installed and in serviceable condition.

General Comment

All of the structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction. Additional basement comments can be found under the heading basement.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Unknown

Basic Information

Bathtub: Cast iron with porcelain finish

Master Bathroom

Basic Information

Toilet: Ceramic unit with a porcelain finish

Wash basin: Corian or cultured marble

DrainTrap

The drain trap and associated piping are PVC plastic.

Toilet

The toilet was flushed and appeared to be functioning properly.

Water Basin

The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

Shower

The shower was operated for the inspection and appeared to be in serviceable condition.

Receptacles

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

Switches

The switches are not properly grounded. We recommend the switches be grounded in accordance with present standards.

Heat Outlet

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

Interior Walls

The walls are generally serviceable, except for the item(s) noted.

Shower Walls

The shower walls appear to be properly installed and in serviceable condition. However the shower walls show signs of age. We recommend resealing joint between walls and shower pan.



Reseal wall to shower base connection

Because of the nature of bathroom surface materials and construction, water damage in concealed areas is common. Any repairs or upgrading should include further investigation, where possible, of concealed areas and repair, if necessary.

Glass Enclosure

The glass on the shower door does not indicate that it is tempered or laminated safety glass. By the 'look' of the installation it appears to be tempered. A thorough cleaning of the glass may reveal the label indicating its composition.

Bathroom Floor

The finish floor in this bathroom is tile.

The floor appears to be properly installed and is in serviceable condition.

Countertops

The countertop is a man-made acrylic or other polymer material.

The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

Ventilation

Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

General Comment

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Main Hallway

Basic Information

Toilet: Ceramic unit with a porcelain finish

Wash basin: Corian or cultured marble

Bathtub: Cast iron with porcelain finish

DrainTrap

The drain trap and associated piping are galvanized metal pipe and fittings.

Toilet

The toilet was flushed and appeared to be functioning properly.

Water Basin

The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

Bathtub

The bathtub appears to be properly installed and in serviceable condition.

The drain stop is missing. A removable stainless-steel strainer is inserted into the drain to collect hair or other items that may enter the drain. A rubber plug is used in place of a permanent drain stopper as the permanent stopper needs repair.



Missing drain stopper. Previous faucet replacement assumed by ceramic tile patch

Receptacles

A GFCI receptacle has been installed. This is an approved installation even though the third prong is not connected and the circuit remains ungrounded. The ground fault protection will function and provide a greater margin of safety.

Switches

The switches for the light and the fan are not properly grounded. We recommend the switches be grounded in accordance with present standards.

Interior Walls

The walls are generally serviceable, except for the item(s) noted.

Shower Walls

The shower walls appear to be properly installed and in serviceable condition.

Bathroom Floor

The finish floor in this bathroom is tile.

The floor appears to be properly installed and is in serviceable condition.

Countertops

The countertop is a man-made acrylic or other polymer material.

The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

Ventilation

Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

General Comment


The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Bedroom

Master

Receptacles

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

 There are ungrounded three prong receptacles throughout this room. We recommend the receptacles have GFCI receptacles installed at all outlets to provide additional safety, be updated to properly grounded or restored to their original two prong configuration.

Switches

The switch is not properly grounded. We recommend the switch be grounded in accordance with present standards.

Walls

The walls are generally serviceable, except for the item(s) noted. Some nail pops around ceiling perimeter but are not protruding from the drywall. Fastener holes from hanging pictures or shelving are present.

There are minor wall cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

Floor

The wood flooring is mostly covered by carpeting. The visible areas are serviceable, but we made no attempt to uncover and examine the entire floor.

The floors are covered with wall-to-wall carpet. No attempt was made to determine the type or condition of the material under the carpet.

Doors

The lock on the hall and master bath doors do not operate properly. We recommend the locks be repaired or replaced.

Closet

There is no closet light. As an upgrade, installation of a closet light might be considered.

Windows


Both windows operated correctly and appeared to be in serviceable condition at the time of my inspection.

Smoke Detector


There is no smoke detector in this area, as required. We recommend one be installed.

Bedroom Left Rear

Receptacles

 There are ungrounded three prong receptacles throughout this room. We recommend the receptacles have GFCI receptacles installed at all outlets to provide additional safety, be updated to properly grounded or restored to their original two prong configuration.

Lights / Fan

 The ceiling fan may or may not be properly supported. many times, ceiling fans are installed where a previous light fixture was located. This box and its connection may not be suitable to hold the weight of a ceiling fan. I recommend further evaluation by a qualified professional.

Walls

The walls are generally serviceable, except for the item(s) noted. Some nail pops around ceiling perimeter but are not protruding from the drywall. Fastener holes from hanging pictures or shelving are present.

Floor

The floors are covered with wall-to-wall carpet. No attempt was made to determine the type or condition of the material under the carpet.

Closet

There is no closet light. As an upgrade, installation of a closet light might be considered.

Smoke Detector



There is no smoke detector in this area, as required. We recommend one be installed.

General Comment

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Bedroom Left Middle


Receptacles

  There are ungrounded three prong receptacles throughout this room. We recommend the receptacles have GFCI receptacles installed at all outlets to provide additional safety, be updated to properly grounded or restored to their original two prong configuration.

Switches

The switch is not properly grounded. We recommend the switch be grounded in accordance with present standards.

Lights / Fan

 The ceiling fan may or may not be properly supported. many times, ceiling fans are installed where a previous light fixture was located. This box and its connection may not be suitable to hold the weight of a ceiling fan. I recommend further evaluation by a qualified professional.

Walls

The walls are generally serviceable, except for the item(s) noted. Some nail pops around ceiling perimeter but are not protruding from the drywall. Fastener holes from hanging pictures or shelving are present.

Closet

There is no closet light. As an upgrade, installation of a closet light might be considered.

Entry Area/Hall

General Comment

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report. Hardware and weatherstripping is showing signs of wear. Replacement will improve appearance and energy efficiency.

Family Room

Receptacles

There are several ungrounded three prong receptacles in this area. We recommend they be properly grounded or restored to their original two prong configuration.

Switches

The switch is not properly grounded. We recommend the switch be grounded in accordance with present standards.

Walls

The wall surfaces, ceiling and flooring appear to be in serviceable condition. Cosmetic blemishes are present but overall condition is good.

Fireplace

The fireplace appears to be properly installed and in serviceable condition with no signs of excessive or unusual wear. The glass fireplace doors bind a little when opening and closing. The damper opened and closed and appeared to be functioning properly.



Manually operated damper open and closed

The firebox is a manufactured metal unit contained within a masonry chimney, designed to provide heat by both convection and radiation.

Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard.

There were smoke stains on the face of the fireplace, indicating either poor draft or improper care in lighting fires. We recommend actual testing or evaluation by others in this regard.

Smoke Detector

There is no smoke detector in this area, as required. We recommend one be installed.

Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

Framing

The wall framing is not visible. The area around the garage door opening is generally the most vulnerable to movement but no adverse conditions were noted. The construction appears to be original and no action is indicated.

Receptacles

There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

Garage Door Opener

The garage door opener(s) operated properly to raise and lower the doors, including the auto-reverse mechanisms, which stopped and reversed the direction of the doors when they struck objects in their path.

Walls

The walls are drywall.

The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

Ceiling

The ceiling has surface blemishes but is in serviceable condition.

Floor

The floor is a concrete slab.

There are large cracks in the floor slab. These are basically cosmetic considerations and action is considered optional. However, this condition does indicate movement in the soil and additional floor movement can be expected in the future. This cracking is most likely caused by initial settlement due to excavation at the time after construction. The ground may have stabilized but the possibility of other cracks or shifting of the slab is possible.



Cracks in garage floor due to settling.
Monitor for changes

Garage Doors

Operation of the door(s) is controlled by a motorized mechanism, more commonly referred to as an automatic opener.

The garage door was operated and appears to be properly installed and in generally serviceable condition.

The garage door is in need of only minor maintenance and adjustment to keep it functioning at optimal efficiency.

Our review of the garage door(s) does not include resistance testing of the pressure switch and/or correct balance of the door springs. Further review by a specialty contractor is suggested.

For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed garage door contractor.

Fire Separation

The surface between the garage and interior is of fire resistive construction, but by older standards. We suggest taping all the drywall joints to improve the fire separation between the garage and the occupied interior.

The access to the attic is open. This condition could lead to a more rapid spread of the smoke and flames in a fire. We recommend covering the access into the attic in accordance with present standards.



Attic access in garage is a fire safety concern.

Passage Door

The door between the garage and the living space is of fire resistive construction. However, the door is not self-closing. We recommend the door be upgraded by installing a spring hinge or an automatic closer.



No self-closer on entry door to interior of home

Smoke Detector

There is no smoke detector in this area, as required. We recommend one be installed.

Hallway

Walls

Ceiling, walls and floors are in serviceable condition. Minor cosmetic blemishes are presented and to be expected in the hall as it is a high traffic area in the home. Closet shelving is adequate, and the closet doors functioned properly. There are no lights in the closets.



Smoke Alarms in main hall near bedrooms

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

Sink

The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

Receptacles

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.



GFCI protected receptacle near kitchen sink area

Walls

There are minor wall cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

The tape on some of the drywall joints has separated. We recommend resurfacing and refinishing to restore appearance.

Ceiling

There are minor ceiling cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

Cabinets

The cabinets are in serviceable condition. Some doors and drawers are in need adjustment of hinges, drawer glides and latches for smoother operation.

Countertops

The countertop is Quartz.

Ventilation

Kitchen ventilation is provided by a microwave over the burners. The fan does not vent to the exterior but exhausts into the kitchen space. It is recommended that kitchen fans vent to the exterior.



No kitchen ventilation to the outside



Microwave outlet properly grounded

Appliances: Overall

All appliances were tested using normal operating controls and were generally found to be in satisfactory working condition but, are older. These appliances should be repaired/replaced as needed.

Stove

The stove was turned on with the normal operating controls and found to be in satisfactory working condition.



Oven and stovetop burners in operation



Thermal Image of oven operating

One or more of the stove's controls is no longer readable. We recommend replacement for ease of use.

Living Room

Receptacles

There is an ungrounded three prong receptacle throughout the living room. We recommend it be properly grounded or restored to its original two prong configuration.

Switches

The switch is not properly grounded. We recommend the switch be grounded in accordance with present standards.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

Electric Meter

Electrical System

The electric meter is outside on the rear of the building.

Main Service

Electrical System

The main electrical service panel is in the basement.

Main Disconnect

Electrical System

The main disconnect is incorporated into the electrical service panel.



Main Electrical Disconnect at west wall in basement laundry area

Water Shutoff Location

Plumbing

The domestic water supply main shut-off valve is on the front wall in the basement across from the bottom of the stairs.



Water shut off and sewer cleanout in basement across from stairs in cabinet

Sewer Cleanout

Plumbing

The sewer cleanout is located in the basement inside the cabinet across from the stairwell. It is in the same location as the main water shut off.

Gas Meter Location

Plumbing

The gas meter is outside on the left(south) side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



Gas meter located at southeast corner of structure

Sewer Cleanout

Exterior/Site/Ground

The sewer cleanout is located in the basement on the east wall across from the stairs inside a cabinet. This is in the same location as the water main shut off.

Gas Meter Location

Exterior/Site/Ground

The gas meter is outside on the left (east) side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

Hot Water Shutoff

Basement

The domestic water supply main shut-off valve is on the front wall in the basement.

Sewer Cleanout

Basement

The sewer cleanout is located in the basement on the east wall across from the bottom of the stairs.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Conclusion

Comments

This structure appears to be well-built utilizing quality materials and professional workmanship at the time of construction which was in the 1960's. Time takes a toll on all things. This home appears to need typical maintenance and upgrading based upon the average life expectancy of all systems within the home. The kitchen, the living room and hall wood flooring and the main hallway bathroom appear to have been upgraded at some point in time.