HEPBURN
— HOME INSPECTIONS, LLC —

hepburnhomeinspections.com

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Inspection Report

Property Address:

24 Cantebury Tales
Chaucer, VT 02222

Inspection Date/Time:

April 29, 1387
2:30 PM

Prepared For:
Geoffrey Chaucer
(067) 940-9890
gchaucer@yahoo.com

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Inspection Information

Inspection Date: Sun 4/29/1387 2:30 PM

Inspector: Cliff Hepburn License: 143.0134150

Occupancy: Occupied - furniture present

Inspection Type: Pre-Purchase

Home Style: Cape Sq. Feet: 1500

Year Built: 1950 Last Renovation: 2004

In Attendance:
Buyers - Geoffrey Chaucer
Buyer's agent - Alisoun, The Wife of Bath
Seller's agent - Robin, The miller

Water Source: Private well

Sewer System: Septic System

Inspection Day Weather: Mostly Sunny, 75°F, RH 30

Precipitation Last 48 hrs: No-Precipitation

Ground Condition: Dry

Structures Included in Inspection:
Main house

Standards of Practice:
InterNACHI International Association of Certified Home Inspectors

Property Notes (taken prior to inspection date):
House faces east, there is a back porch and deck, a front entry sunroom. Two garages, A newer one (built ~ 2018-9) that is directly adjacent to the house and the other across the road.

Inspector Notes (notes to self):
House mostly empty, fire wood stored in both garages.

About This Report

How to interpret this inspection report and what to expect from it:

This inspection report designed to be intuitive and concise. Buildings are comprised of a number of building systems. For example, the roof is a system comprised of roof covering, underlayment, flashing, framing, etc. Each of these systems is segmented into functional categories and subcategories. These categories break down each portion of the house in detail. I methodically observe each component looking for deficiencies and general state of repair and maintenance. The defects that are found are categorized based on severity of defect condition. The severity index ranges from “OK” (no defects found) to “Material Defect” (i.e. roof covering is nearing end of life). The range of defect-definitions are listed separately on page 5 of this report. These category assignments are assigned based on severity of condition and not necessarily cost-of-repair. These are however, often correlated but not always. For example, I would categorize any leak as at least a "Marginal" Defect. A small leak may not currently be a costly repair but if ignored, this seemingly small defect could escalate into a much larger "Material" repair in the future as the affected building components begin to fail due to moisture intrusion. Occasionally, I may offer a cause to the defect, any ideas on the-why any condition(s) exists are purely speculative and should be construed that way.

No building system is too small to inspect. Some items may be too small to be included in the report however. If the doorbell, for example, is found to be inoperable, it will land in the report. In the interest of report-brevity however, I do not include irrelevant information such as “Doorbell functions as expected” along with multiple photos of a fully functioning doorbell system.

This inspection is non-invasive, meaning that I cannot disassemble any component more than removing a cover to gain access and inspect. For example, I will remove the cover of the boiler or furnace to inspect the components and operation but I will not be able to disassemble and inspect the heat exchanger. In this example, I do look for evidence of failed components but cannot directly investigate a failed component unless it is revealed with a visual inspection.

I aim to uncover the most egregious defects but it is impossible to discover every defect during the relative short duration of the inspection. Some defects may only sporadically reveal themselves during specific conditions that may not be present at the time of inspection. This report is a snapshot of the building systems on the date of inspection. Building components will begin and/or continue to deteriorate with time if not maintained regardless of current condition. I cannot estimate the life expectancy of systems that were inspected.

There may be defects found that require a specialized evaluation by a specific tradesman. I will recommend further review in these instances. I strongly recommend taking this action on defects that may be costly or are a safety concern.

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.

Defect Definitions

Defects are assigned into 3 categories; Minor, Marginal, and Material with each carrying an increasing weight of defect. These categories are assigned subjectively based on field observations and expected functionality and only apply at the time of inspection. A observed defect item can increase in severity if left uncorrected or unmaintained. Something that is minor today could transition to marginal in a short time. Non-Defects are assigned "OK" or Information. Due to your perception, experience, or skill level, you may feel my assignment of defects belong in a different category. Ultimately, the importance of these defects is your responsibility to assign these to categories that may impact the perceived value of the property.

OK

The item was inspected and found to not exhibit any defects at the time of inspection. Keep in mind that this does not pertain the future condition of the item inspected. This is mainly to exhibit that the item was inspected. Items in this category may include GFCI electrical receptacles that operated correctly on testing and reset as expected. Another example are plumbing drains that did drain correctly.

Minor Defect

Minor defects are easily correctable and, in many cases, can be handled by the homeowner with basic tools to repair or improve functionality of the affected component. This category also includes cosmetic defects but I try to focus mainly on functional defects. Examples of minor defects are missing sealant of thru wall penetrations and surfaces that that should be painted to protect from environmental exposure (exterior wall covering and trim).

Marginal Defect

Marginal Defects are those that have a functional defect at the time of inspection. Defects in this category may have been partially functional at the time of inspection, but this functionality may be impaired and/or the defect may lead to further problems and escalation of defect category if left unaddressed. Issues assigned to this category typically require a professional (contractor or handyman) to offer a plan of action for correction. **The majority of defects fall into this category**. Examples in this category: siding or flashing repair, minor electrical, and minor plumbing work.

Material Defect

Material defects exhibit a current detrimental effect to the structure or are a significant safety hazard. These repairs are essential to be performed in a timely manner to ensure no further degradation of the system it impacts. These defects may require significant expense to correct the defect(s). For items in this category, it is highly recommended to seek the guidance of a qualified contractor to further evaluate the defect and offer an estimate to rectify the defect. Examples of defects in this category: Active leaks in the roof system that may require entire roof replacement, displacement in a foundation (cracked and moving), or a heating system in need of replacement.

Informational

The intent is to add context to the inspection report or offer an overview of the inspected items that follow. One use is to illustrate the correct method of installation of a component. An example of this are the whole house pictures at the beginning of the report or an illustration that describes the correct layering of a ledger board for a deck.

Safety Issue

The safety issue alert is a separate flag that is used to alert to a potential hazard that can apply to any level of defect. This could pose significant risk if not addressed in a timely manner. This could be an easy fix such as installing a GFCI protected receptacle in a bathroom. Bigger examples include improper venting of fossil-fuel heating equipment or electrical issues with exposed live wiring.

Not Inspected

This item was not inspected for some reason. I will include an explanation for the omission. Examples of this are receptacles that could not be tested because they were in use at the time of inspection or blocked access to an area.

Findings

1 Structure : Main House : Ext/Int : House : Description

General Information - System Control Locations

Information and Section Remarks

Overview

⌂ Driveway: Gravel
⌂ Walkway: Over lawn
⌂ Grade: Relatively flat to entry doors

Entryways

⌂ Front entry: Basic framed stairs
⌂ Back entry: Basic framed stairs

The house has an embankment directly in front. To the rear of the house is a small hill sloping toward the house. Not included is an inspection on the two garages on the property. There are 4 bedrooms, two on the lower floor, and two on the upper floor. One bedroom is used as a storage room I and was unable to do a proper inspection in that one room. This room is also undergoing a renovation. No insights from this room are available. There are two bathrooms; one full on the upper floor and one 1 3/4 bath on the first floor. This house also has a full basement which house the mechanical components. Hardwood floors (varying species) are throughout the house.

1.1 (1) Structure : Main House : Ext/Int : House

Informational

Rec ID 1043

View of front of house

Photo taken from the road.

1.1 (2) Structure : Main House : Ext/Int : House

Informational

Rec ID 1196

Back of house

Photo of porch in back of the house.

1.1 (3) Structure : Main House : Ext/Int : House

Informational

Rec ID 1220

South side

2 Structure : Main House : Exterior : Foundation : Description

Information and Section Remarks

Foundation (Exterior)

⌂ Type (Main house): Concrete Masonry Unit (CMU, aka cinder blocks)

⌂ (Entryway): Poured concrete

⌂ (Back Porch and deck): Concrete piers

Inspection Method: Observation, close examination

Summary of defect findings: Several areas of spalling were discovered on the exterior of the foundation. Spalling is the flaking off of concrete usually caused by freeze/thaw cycles. Moisture is the enemy of homes and measures should be taken to move water away from the house. The area under the front entryway porch area is most affected but some minor spalling was observed on the CMUs as well. I speculate that a repair may have been performed in the past. I base this speculation because the entry way foundation is different than the main house. More invasive investigation should be performed to understand the actual cause of the spalling and determine if a more invasive fix is necessary. I suggest a qualified structural engineer further evaluate this defect. Also, there are several areas where the mortar is flaking away from the CMUs. There are also areas on the CMU portion of the foundation that require some repointing (mortar between the blocks).

2.1 (1) Structure : Main House : Exterior : Foundation

Marginal Defect

Rec ID 1053

Foundation improper

The foundation above structure is not fully over the foundation. This is a view pointing up from the ground. This appears to have been built this way. I'm not sure why the error occurred. This should be evaluated by a structural engineer specializing in foundation repair.

2.1 (2) Structure : Main House : Exterior : Foundation

Marginal Defect

Rec ID 1039

Foundation : Spalling concrete

Spalling is a condition of concrete where the concrete begins to flake off. This is commonly caused by freeze/thaw cycles. Spalling was observed on both sides of the foundation around the front porch. This is likely caused by the lack of water management from the roof. This should be evaluated by a structural engineer specializing in foundation systems.

2.1 (3) Structure : Main House : Exterior : Foundation

Marginal Defect

Rec ID 1038

Foundation : Spalling concrete

Spalling was observed on both sides of the foundation around the front porch. Spalling is typically the result of freeze thaw cycles. This should be evaluated by a structural engineer specializing in foundation systems.

2.1 (4) Structure : Main House : Exterior : Foundation

Marginal Defect

Rec ID 1188

Foundation spalling

More spalling concrete found. This was observed on the right (North) side.

2.1 (5) Structure : Main House : Exterior : Foundation

Marginal Defect

Rec ID 1041

Foundation: repointing

Foundation has a few areas that need repointing. Flaking mortar was observed on the right side below the service entrances.

2.1 (6) Structure : Main House : Exterior : Foundation

Marginal Defect

Rec ID 1040

Foundation: repointing needed

Foundation has a few areas that need repointing. This missing mortar was observed on the main house - front - left side. This void goes all the way through to the basement.

3 Structure : Main House : Interior : Foundation/Framing : Description

Basement/Crawlspace/Slab: Foundation - Framing - Bulkhead

Information and Section Remarks

⌂ Basement access thru main living area and bulkhead exit
thru north side of basement.

Inspection Method: Observation. No access to area under entryway.

The structure in the basement is fitted with an additional beam which supports the rear floor structure. The adjustable posts that were used are considered temporary but appear to be installed permanently.
There is no access to the area under the front sunroom so no inferences could be drawn about the inner foundation walls under the sunroom.
A bulkhead exit is on the right side (North) of the basement with a double locked fabricated plywood door.

3.1 (1) Structure : Main House : Interior : Foundation

Material Defect

Rec ID 2067

Water penetration observed

The foundation at the back of the house shows moisture penetration. This is the same area where the crack appears to be. Horizontal cracks are evidence of hydrostatic pressure on the foundation.

3.1 (2) Structure : Main House : Interior : Foundation

Material Defect

Rec ID 2063

Horizontal crack on the foundation found (back side)

Horizontal cracks are indicative of hydrostatic pressure on the outside of the foundation. This is the area directly below the roof in the inside corner of the back porch and house meet. This crack runs about 15-20 feet wide. I recommend that a structural engineer evaluate the condition.

Note: See supporting illustration in the Appendix

3.1 (3) Structure : Main House : Interior : Foundation

Material Defect

Rec ID 2066

Horizontal crack on the foundation found (back side)

Horizontal cracks are indicative of lateral pressure on the outside of the foundation.

3.1 (4) Structure : Main House : Interior : Foundation

Informational

Rec ID 2087

Repointing needed

As mentioned on the exterior foundation narrative, repointing is needed in a few areas in the interior portion as well.

3.1 (5) Structure : Main House : Interior : Foundation

Marginal Defect

Rec ID 2085

Improper beam support

This beam structure was constructed using adjustable posts. Adjustable posts are considered temporary support. In addition there does not appear that proper footings are not installed under these posts.

3.2 (1) Structure : Main House : Interior : Framing

Minor Defect

Rec ID 2044

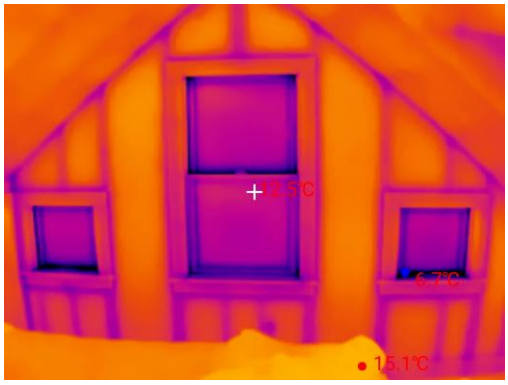
First floor subfloor cracked and concealed.

Observed this subfloor with significant crack. I believe this may be under the kitchen cabinets.

3.2 (2) Structure : Main House : Interior : Framing

Minor Defect

Rec ID 2457



Missing Framing

Thermal imaging revealed missing framing over the windows in the bedrooms. This image is from the blue bedroom (north). In typical wall construction, headers are installed over openings in the wall to distribute the roof load around the openings. Although there are missing framing elements, it does not appear that any sagging has occurred.

3.3 (1) Structure : Main House : Interior : Foundation : Bulkhead

Informational

Rec ID 2047

Overall picture of stairs leading out of the basement

3.3 (2) Structure : Main House : Interior : Foundation : Bulkhead

Marginal Defect

Rec ID 2045

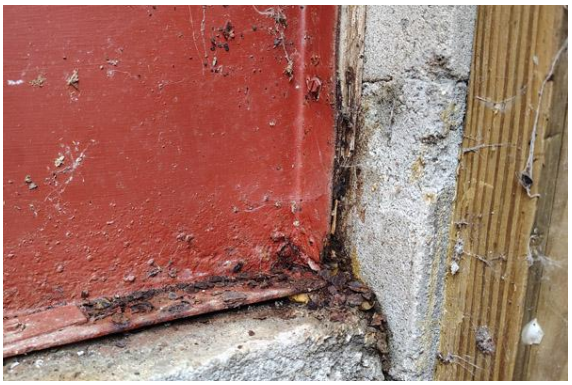
Active leak at corner of bulkhead

The bulkhead is actively leaking. This should be corrected before any more damage can occur. Currently the top tread on the stairs is rotted.

3.3 (3) Structure : Main House : Interior : Foundation : Bulkhead

Marginal Defect

Rec ID 2046



Corrosion and wood rot

The area where the bulkhead connects to the house foundation show advanced rot and corrosion. I recommend the removal and refinishing of the bulkhead.

4 Structure : Main House : Exterior : Roof : Description

Covering - Thru Fittings - Flashing - Underlayment - Drainage - Facia - Soffit

Information and Section Remarks

Roof Description

⌂ Main roof: Standing seam metal roof
⌂ Fascia: Wood trim boards
⌂ Soffit: Closed wood trim boards.
⌂ Thru fittings.boots: Standard thru fittings
⌂ Flashing: Drip edge installed
⌂ Gutters/Downspouts: Not installed

Inspection Method: Close examination by walking the roof.

A standing seam roof typically installed without exposed fasteners. I have seen this type of installation and it seems to be the method of installation years ago. It also appears that this was not installed correctly as is evidenced from the use of the standing seam panels used in the valleys. Roofing in the valley is typically done with flat panels. The ridge was modified to accommodate the upper dormer (bath). As mentioned, exposed fasteners were used in this application. Exposed fasteners have a lifespan of 10-20 years and need to be replaced on a schedule. These fasteners appear to be at end of life and should be replaced. Drip edge is used around the perimeter of the roof. This is used to protect the roof decking from wind driver rain from finding its way below the roof covering. The drip edge on the rake sides was installed incorrectly.

4.1 (1) Structure : Main House : Exterior : Roof : Roof Covering

Marginal Defect

Rec ID 1205

Improper Installation

Roof was installed not using recommended installation practices. In this case it appears that the valleys were (top of the valley seen here against the ridge) installed using the standing seam panels rather than a valley panel. I've seen this type of roof installed this way on a few other homes but it should be noted that this installation is improper.

4.1 (2) Structure : Main House : Exterior : Roof : Roof Covering

Marginal Defect

Rec ID 1204

Improper installation

More pictures of improper material selection and installation.

4.1 (3) Structure : Main House : Exterior : Roof : Roof Covering

Marginal Defect

Rec ID 1203

Roof fasteners at end of life

I observed many of the fasteners on the roof appear to be at end-of-life. These fasteners are fitted with a neoprene gasket to prevent water intrusion through the screw penetration. The lifespan of these screws are typically between 10 and 20 years depending on environmental exposure. These should be replaced before water can find its way past the gasket material.

4.1 (4) Structure : Main House : Exterior : Roof : Roof Covering

Marginal Defect

Rec ID 1206

Roof scratch resulting in rust

There are a few spots on the roof that appear to have been scratched. Scratching the roof can lead to accelerated deterioration.

4.2 (1) Structure : Main House : Exterior : Roof : Flashing : Thru Fittings

OK

Rec ID 2141

Image Not Available

Plumbing vent was inspected

No issues found with the rubber seal around the vent pipe.

4.3 (1) Structure : Main House : Exterior : Roof : Flashing : Rakes and Eaves

Marginal Defect

Rec ID 1221

Drip edge installed incorrectly.

South side. Drip edge should be installed so that the upper section overlaps the lower section by at least 2". This was installed so that the lower section overlaps the upper section and overlapped by only ~1/4". This requirement is so that any water that may be clinging and running down the drip edge does not find its way to the roof decking. This same defect was observed on all rake edges of the main roof.

4.7 (1) Structure : Main House : Exterior : Roof : Facia

Marginal Defect

Rec ID 1194

Rear corner fascia

The fascia by the output of the radon system output is rotted. I discovered a missing roof fastener directly above this where water could enter the screw hole. This may have contributed to the defect.

5 Structure : Main House : Exterior : Wall Covering : Description

Siding/Trim - Flashing - Penetrations

Information and Section Remarks

Wall Covering

⌂ Wall covering: Wood clapboards.
⌂ Trim: Wood trim boards.
⌂ Flashing: head flashing installed over windows and doors

Inspection Method: Close examination and ladder use.

Paint is the first line of defense with any house. This house shows some deferred maintenance with several clapboards that appear to be in need of replacement from weathering and UV exposure. There are several areas for both the trim and siding that need attention as the trim and siding is showing environmental exposure. There is a piece of plywood attached to the eave edge of the roof above that appears to be shielding the area behind it. This entire area will likely need to be replaced. A siding contractor should be consulted for next steps.

5.1 (1) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Marginal Defect

Rec ID 1214

Siding cracked

This image is from the right(south)side of the house.

5.1 (2) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Marginal Defect

Rec ID 1222

Siding cracked

There are several areas of the siding that are cracked or checked. This appears to be due to the lack of maintenance (paint). This image is from the right(south)side of the house.

5.1 (3) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Minor Defect

Rec ID 1224

Cracked/Checked siding

5.1 (4) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Material Defect

Rec ID 1036

Trim rot

Trim was observed to be soft on the trim surrounding the entry door. This is not uncommon for a house of this age, This should be repaired to avoid water intrusion and further wood degradation.

5.1 (5) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Marginal Defect

Rec ID 1037

Siding paint weathered

Overall the house needs paint. Siding was observed to be weathered and checked in several areas. Paint is the first line of defense against weather.

5.1 (6) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Marginal Defect

Rec ID 1050

Siding - Checked, needs painting

Several areas are severely weathered from the lack of paint. Some clapboards should be replaced.

5.1 (7) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Marginal Defect

Rec ID 1052

More examples of weather worn siding and trim

5.1 (8) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Material Defect

Rec ID 1054

Trim rot

More trim issues. This example is currently rotting and needs replacement.

5.1 (9) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Minor Defect

Rec ID 1181

Siding: siding shows signs of advanced age due to weathering

More examples of clapboard siding that should be replaced. The board is checked and would allow moisture to penetrate behind the siding.

5.1 (10) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Material Defect

Rec ID 1191

Area behind plywood shows excessive weathering

More siding that appears to be at end of life due to lack of maintenance.

5.1 (11) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Minor Defect

Rec ID 1192

Kitchen vent

Birds will find isolated and protected areas to next. Nests attract mites and can retain moisture leading to accelerated deterioration.

5.1 (12) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Marginal Defect

Rec ID 1193

Corner board rotted at bottom

Corner boards are weathered and should be evaluated. These may need to be replaced.

5.1 (13) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Material Defect

Rec ID 1197

Rear inside corner between house and porch

Back of house shows a plywood installed presumably to mitigate further damage due to rain water coming off the dormer roof and splashing off of the lower roof and onto the siding. This would keep the area below the dormer roof wet and lead to advanced weathering.

5.1 (14) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Marginal Defect

Rec ID 1198

Severely weathered siding

Closer up of damage likely caused from the water splashing down from the roof above. As discussed in the above narrative.

5.1 (15) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Marginal Defect

Rec ID 1199

Siding and trim excessive weathering

Back Porch siding shows excessive weathering. Because of the lack of maintenance over the years, this should be evaluated by a siding professional

5.1 (16) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Marginal Defect

Rec ID 1223

Trim board weathered

Image from the right side of the house

5.1 (17) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Marginal Defect

Rec ID 1225

Trim board at end of life

Severely weathered trim board. There are many pieces of trim that should be repaired/replaced.

5.1 (18) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Minor Defect

Rec ID 1176

Bulkhead moss growth

Moss growth was observed around the bulkhead door. Moss will hold water longer creating an opportunity for rot. Moss should be taken care of at least on an annual basis. Moss retains moisture creating an opportunity for wood deterioration (rot) to occur.

5.1 (19) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Material Defect

Rec ID 1177

Bulkhead trim rot

Bulkhead trim rot

5.1 (20) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Material Defect

Rec ID 1178

Bulkhead trim rot

The trim surrounding the bulkhead has rotted. This should be replaced and sealed as moisture could find it's way into the basement door area.

5.1 (21) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Marginal Defect

Rec ID 1179

Wood stove chimney/flashing

Flashing was installed incorrectly. This could allow water to enter behind the opening for the chimney.

5.1 (22) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Marginal Defect

Rec ID 1183

Trim boards show rot

Trim boards at the base of the deck door show signs of rot. These should be replaced to prevent further damage and moisture entry.

5.1 (23) Structure : Main House : Exterior : Wall Covering : Siding/Trim

Marginal Defect

Rec ID 1184

Trim boards show weathering/rot

Continuing the discussion of trim board replacement, these should be addressed.

6 Structure : Main House : Exterior : Windows/Doors : Description

Exterior Condition - Flashing - Steps/Stoop

Information and Section Remarks

Doors

⌂ Front Entry Door: metal clad
⌂ Rear porch doors - solid wood with interchangeable screen/glass inserts.
⌂ Rear Entry Door: Andersen French door between porch and house.
⌂ Outer Door: Fitted with storm doors

Windows

⌂ Windows: type - Anderson. Wood interior with composite exterior.

Other:

Entry Steps: Fabricated pressure treated wood

The windows appear to be in good condition. Window flashing directs any rain water flowing down the wall from finding a path to behind the siding and window flange. Window flashing should be installed directly over windows or window trim and in some cases both. All windows should be flashed to prevent wind driven rain from finding it's way behind the siding. There are several windows that do not have flashing installed. The affected windows are directly under the roof overhang. Despite these areas being less prone to water intrusion, all windows should be flashed the same.

6.1 (1) Structure : Main House : Exterior : Windows/Doors : Condition

Minor Defect

Rec ID 2138

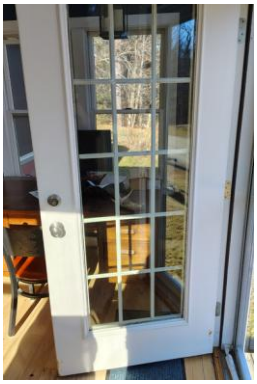
Front door has rust at the bottom.

I observed some surface rust on the bottom of the front door. This should be scrapped and repainted to protect the door materials. The storm door appears to be newly installed. This is a great first line of defense for protecting expensive exterior doors.

6.1 (2) Structure : Main House : Exterior : Windows/Doors : Condition

Minor Defect

Rec ID 2137



Front Door operated as expected

Front Door shows minor wear from weathering. The door latch does not engage easily.

6.1 (3) Structure : Main House : Exterior : Windows/Doors : Condition

Minor Defect

Rec ID 2584

Porch Window Rot

The window beneath the poly film has advance rot. This should be addressed sooner than later to prevent further damage to the wall system.

6.2 (1) Structure : Main House : Exterior : Windows/Doors : Flashing

Marginal Defect

Rec ID 1044

Windows missing flashing

Missing flashing was observed on both sides windows directly under overhang on both sides. Although this area is less prone to water intrusion, flashing is required avoid wind driven rain from getting behind the trim.

6.2 (2) Structure : Main House : Exterior : Windows/Doors : Flashing

Marginal Defect

Rec ID 1045

Windows missing flashing

More missing flashing

6.2 (3) Structure : Main House : Exterior : Windows/Doors : Flashing

Marginal Defect

Rec ID 1046

Windows: missing flashing

6.2 (4) Structure : Main House : Exterior : Windows/Doors : Flashing

Marginal Defect

Rec ID 1047

Windows: missing flashing

6.2 (5) Structure : Main House : Exterior : Windows/Doors : Flashing

Marginal Defect

Rec ID 1048

Windows/Trim missing flashing

6.2 (6) Structure : Main House : Exterior : Windows/Doors : Flashing

Material Defect

Rec ID 1200

Porch window rot

The window beneath the poly film has advance rot. This should be addressed sooner than later to prevent further damage to the wall system.

6.3 (1) Structure : Main House : Exterior : Steps/Stoop

Minor Defect

Rec ID 2140

Front Entry Steps

Front entry steps are built with pressure treated lumber, They are old but appear to be functional. On visual inspection and walking on the treads, they appear to be solid. There should be a landing in front of the door, however to accommodate the outswing of the storm door.

6.3 (2) Structure : Main House : Exterior : Steps/Stoop

OK

Rec ID 2139

Back Steps leading to rear porch

The back steps are constructed the same as the front. No issues, just old.

6.3 (3) Structure : Main House : Exterior : Steps/Stoop

Minor Defect

Rec ID 2583

Front Entry Steps

Front entry steps are built with pressure treated lumber, They are old but appear to be functional. On visual inspection and walking on the treads, they appear to be solid. There should be a landing in front of the door, however to accommodate the outswing of the storm door.

7 Structure : Main House : Int/Ext : Chimney : Description

Viewable Structure - Crown - Cap - Flashing - Flue - Interior Condition - Interior Access

Information and Section Remarks

Chimney

⌂ Main chimney: Masonry brick chimney
⌂ Cap: None
⌂ Flue: Single
⌂ Crown: Thin mortar type crown; less than 1" thick at center.
⌂ Chimney Lining: Clay, flush with top of crown.
⌂ Cleanout: Yes, Chimney extends to basement with cleanout door located in basement.

Accessory chimneys

⌂ Accessory chimneys (2) for wood stoves: double walled (inside) and insulated pipe (outside, Duravent style).

Inspection Method: Close examination on Roof and Basement

The masonry chimney penetrates the roof close to the center of the house from the basement where an oil burning water heater and furnace enter. The chimney is flashed with lead directly to the metal roof with no counter flashing. Some areas of flashing are cracked and will let moisture in. The lead flashing should at a minimum be sealed using an appropriate caulk for a temporary fix. Lead is not recommended to use as flashing with a metal roof because of the potential of galvanic reactions. There is evidence of this with yellowish stains on the roof. The chimney's crown also appears to be at end of life and should be replaced. Overall most of the bricks are in good shape. I did observe one that was cracked. I recommend a chimney expert evaluate the chimney for a course of action.

7.1 (1) Structure : Main House : Exterior : Chimney : Masonry : Overall

Marginal Defect

Rec ID 1202

Flashing and crown are deteriorating

There were a few areas on the chimney flashing that are cracked and allowing water to enter. This should either be sealed using silicone caulk (temporary) or the flashing should be redone (permanent). This should be evaluated/corrected by a chimney expert.

7.2 (1) Structure : Main House : Exterior : Chimney : Masonry : Crown

Marginal Defect

Rec ID 1201

Chimney crown and flue at end of life

As identified above the crown needs to be redone with a proper 3-4" thick poured concrete crown. The terra cotta flue liner also will need to be extended so that it is a minimum of 4" above the new crown.

7.7 (1) Structure : Main House : Interior : Chimney : Masonry : Access Door

Minor Defect

Rec ID 2049

Chimney access door needs replacement

The hinges on the chimney clean out door are broken. This should be replaced.

7.8 (1) Structure : Main House : Exterior : Chimney : Prefabricated

OK

Rec ID 2135

Chimney for wood stove

Chimney rises above roof in accordance with standards. 10-3-2 rule, minimum 3' clearance above roof and at least 2' above anything that is within 10' of the chimney.

8 Structure : Main House : Exterior : Deck/Porch/Portico : Description

Decking - Railing - Framing - Foundation/Footing - Flashing - Ledger - Stairs

Information

Main Deck - Structure

⌂ Decking: Composite deck boards
⌂ Railing: Not Installed
⌂ Framing: Pressure Treated (PT), attached to the home with ledger.
⌂ Stairs: PT stringers, composite treads.
⌂ Deck Height: 18"

8.1 (1) Structure : Main House : Exterior : Deck/Porch/Portico : Decking

Marginal Defect

Rec ID 1187

Deck boards at end of life

The deck boards have reached end of life and should be replaced. Standard installation practice is to leave a gap between the deck boards to allow for expansion contraction and to allow moisture to escape. These were incorrectly installed tight together.

8.3 (1) Structure : Main House : Exterior : Deck/Porch/Portico : Framing

Minor Defect

Rec ID 1182

Deck framing is becoming loose

The construction of the deck is becoming loose with age. These nails should be replaced with construction screws to assure a tight fit.

8.5 (1) Structure : Main House : Exterior : Deck/Porch/Portico : Flashing

Marginal Defect

Rec ID 1185

Ledger flashing appears to be non-existent

The deck ledger is the board that connects the deck to the house. In a standard installation, this board is weatherproofed with flashing (see illustration). This needs to have appropriate flashing to prevent rot damage. Also, it is recommended to leave 2" gap between the deck surface and siding to prevent water from wicking up behind the siding.

Note: See supporting illustration in the Appendix

8.5 (2) Structure : Main House : Exterior : Deck/Porch/Portico : Flashing

Marginal Defect

Rec ID 1186

No ledger flashing found

The deck was constructed without flashing to prevent moisture damage. This is the underside (left side) of the deck. I do not see any deterioration of the framing. Although the pressure treated lumber may have prevented any rot issues, even pressure treated wood will rot when exposed to water without allowing the structure to dry.

Note: See supporting illustration in the Appendix

9 Structure : Main House : Attic : Description

Access - Sheathing - Framing - Insulation - Irregularities - Fire Blocking

Information and Section Remarks

⌂ Access: None

The house features cathedral ceilings. Unfortunately, no access to view the underside of roof decking is available.

9.1 (1) Structure : Main House : Attic : Access

Not Inspected

No attic or access

Rec ID 2142

Image Not Available

10 Site Elements : Main House : Exterior : Description

Grading - Walkways - Driveway - Patio - Vegitation - Fences - Steps/Stoop

Information and Section Remarks

Site Elements

⌂ Grade: Slightly sloped toward house. Front of house features an steep enbankment away from structure.

Inspection Method: Framing level on ground to test for grade toward structure

With the absence of gutters and the sloping hill behind the house, water is directed toward the house in many areas with a slight depression immediately at the foundation.

10.1 (1) Site Elements : Main House : Exterior : Grading

Marginal Defect

Rec ID 2133

Terrain sloped toward house

The terrain is sloped slightly toward the foundation In the area directly beneath the roof. This is also the area where the foundation spalling was observed. I recommend regrading the area around the house and possibly adding swales to move the water away from the house.

Note: See supporting illustration in the Appendix

10.1 (2) Site Elements : Main House : Exterior : Grading

Minor Defect

Rec ID 2134

Terrain sloped toward foundation

Several areas around the house are sloped toward the foundation. This should be corrected as water infiltration and hydrostatic pressure is a concern if not addressed.

Note: See supporting illustration in the Appendix

11 Electrical : Main House : Exterior : Description

Service - Disconnect - Meter Box - Devices - Feeder(s)

Information and Section Remarks

Service

⌂ Service: 120/240V 100 AMP split single-phase.
⌂ Meter: Power Company owned meter located on the Southeast corner of house.
⌂ Entry Conductors: #2 Alum service drop (overhead, service conductors).
⌂ SEC (Service Entrance Conductor): SEU (2-2-2 Alum) cable from service drop to meter and then to panel.

Devices

⌂ Receptacles: two, located on each side of the back porch
⌂ Exterior Lighting: 3 lamps at the rear of the home with controls in the porch.
⌂ Radon Fan Switch located next to radon fan.

Inspection Method: Close observation using a ladder to directly view electrical components.

There is 100 amp single phase electrical service brought in with overhead wires. The service entrance (SE) is attached to the house using an electrical hanger before it enters a weather head at the top of the building. The weather head is used to protect moisture from entering the service entrance cable assembly. I observed a couple of potential hazards. One of which is the hanger itself. It appears to be pulling away from the attachment point. Secondly, the cable is damaged where it enters the weather head. There are a few strands of conductor that are broken. The reduction in cable size reduces the available current that can pass through it. These are hazards that should be dealt with sooner than later.

11.1 (1) Electrical : Main House : Exterior : Service

Minor Defect | Safety Issue

Rec ID 1219

Service Drop hanger at risk of failing

The service drop hanger may be pulling slightly away from building. This is a potential hazard if this fails as stress would be put on the service point (connection between the Service Drop and Service Entrance). I recommend a electrician evaluate and replace/resecure with a more appropriate hanger.

11.1 (2) Electrical : Main House : Exterior : Service

Marginal Defect | Safety Issue

Rec ID 1227

Service Entrance neutral conductor frayed

The service entrance, where it runs through the weather head, shows a frayed neutral conductor. The reduction in cable size due to the frayed strands reduce the total ampacity of this conductor. This should be repaired by an electrician.

11.1 (3) Electrical : Main House : Exterior : Service

Minor Defect

Rec ID 2040

Ground wire frayed.

The ground wire is frayed where it enters the soil to connect to the ground rods. This conductor should be better protected, as lawn equipment can easily cause damage. Correction by a licensed electrician is recommended.

11.3 (1) Electrical : Main House : Exterior : Meter Box

Minor Defect

Rec ID 1216

The clay weather seal is cracked and should be replaced

Clay is used to seal the service entrance at the meter box. Over time, this seal can dry out and deteriorate, which may allow water to enter the meter box and cause corrosion.

11.4 (1) Electrical : Main House : Exterior : Devices

Not Inspected

Rec ID 2041

Receptacle blocked from testing

With the camera on the receptacle, I could not test the functionality receptacle.

11.5 (1) Electrical : Main House : Exterior : Feeder

Minor Defect

Rec ID 1215

Missing sealant was observed at the outbuilding feeder penetratio

Sealant should be applied at all penetrations through the building envelope. This penetration supplies the feeder circuit to the garage. Proper sealing is important to prevent exterior air and moisture from entering the wall system.

12 Electrical : Main House : Interior : Description

Main Panel - Sub - Wiring/Junction Boxes - Devices - Smoke/CO Detectors

Information and Section Remarks

Main Panel

⌂ Brand/Amps: GE / 100 Amp service
⌂ Circuit Interrupter Type: Standard Breakers
⌂ Breaker Positions: Filled/Total: 27 / 32, 5 open spaces.
⌂ Approx. Age: Estimated original to remodel in 2004
⌂ Branch Circuits: Non Metallic (NM aka Romex)
⌂ Labeled: Yes
⌂ Location: Basement, Southeast corner.

Generator Interconnect

⌂ Usage: transfers power from the grid to a generator hookup.
⌂ Wiring: Non-Metallic (NM aka Romex)

Inspection Method: Main panel - Removal of dead front. GFCI tested with buttons on receptacles. All else, close observation.

The main panel and first disconnect is located in the basement on the southeast corner. This is an older GE panel that shows some minor corrosion on the panel cover (dead front).
Electricity is distributed through the house largely using NM (non-metallic or commonly called by a brand name, Romex) directly from the panel.

12.1 (1) Electrical : Main House : Interior : Main Panel

Informational

Rec ID 2054

Overall picture of main panel and generator connection

12.1 (2) Electrical : Main House : Interior : Main Panel

Minor Defect

Rec ID 2055

Panel dead front corrosion

The dead front is the front of the electric panel. It is removable (by screws) to gain access to the circuit breakers and wiring. I observed some corrosion in a couple areas of the panel. This was only on the cover, I did not see any corrosion in the panel itself.

12.1 (3) Electrical : Main House : Interior : Main Panel

Minor Defect

Rec ID 2056

Dead front corrosion

More corrosion on the dead front. I observed The inside of the panel shows no corrosion.

12.1 (4) Electrical : Main House : Interior : Main Panel

Minor Defect | Safety Issue

Rec ID 2060

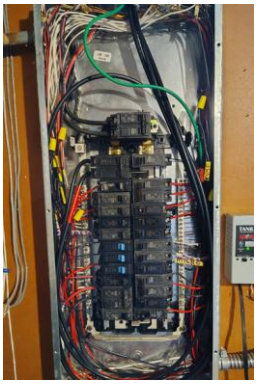
Breaker brand incorrect

I observed 4 different breaker brands being used in this panel. Generally, electric panels are only spec'd to use their own branded breakers. This is to ensure that full amperage can be achieved in the connection between the breaker to the buss bar. I observed 4 different breaker brands being used in this panel. This should be evaluated and/or corrected by an licensed electrician.

12.1 (5) Electrical : Main House : Interior : Main Panel

Informational

Rec ID 2058

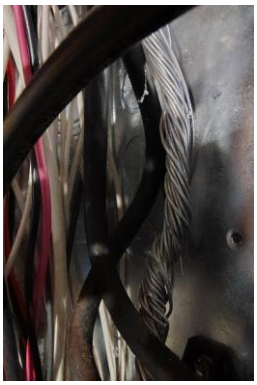


Main Panel with dead front off,

12.1 (6) Electrical : Main House : Interior : Main Panel

Marginal Defect | Safety Issue

Rec ID 2057



Neutral conductor frayed

I observed the neutral conductor inside the main panel is frayed. This could impact the total ampacity that this conductor can carry. I recommend a licensed electrician evaluate and correct.

12.3 (1) Electrical : Main House : Interior : Wiring/Junction Boxes

Minor Defect | Safety Issue

Rec ID 2053

Open junction box

Open junction box was found for the connection to the septic pump. This is a potential shock hazard if someone were to insert anything into the box. This is an easy fix by adding a blank switch plate cover.

12.4 (1) Electrical : Main House : Interior : Devices

Minor Defect | Safety Issue

Rec ID 2051

Receptacles in basement need GFCI protection.

Receptacles located in basements are required to be Ground Fault Circuit Interrupters (GFCI). This is to prevent shock hazards in case of a fault.

12.4 (2) Electrical : Main House : Interior : Devices

OK

Rec ID 2052

20 amp circuit tapped with 14 AWG wire.

Typically 12 AWG wire is needed for a 20 amp circuit. When tapping into existing circuits, it's best practice to use the same gauge wire to ensure that the wire is protected by the correct amperage circuit breaker. This 14 AWG feeds a single load, a radon air pump that draws 60 watts.

12.5 (1) Electrical : Main House : Interior : Smoke/CO Detectors

Minor Defect | Safety Issue

Rec ID 2097

Second Floor Bedroom - Missing Smoke/CO detector

I observed missing smoke detectors in the upstairs blue bedroom and wall in the common area outside of the bedrooms. Smoke/CO alarms are necessary to alert to a potential life threatening event.

13 Mechanical : Main House : Description

Equipment - Fuel Supply - Water Heater - T stat - Distribution - Venting - Makeup Air

Information and Section Remarks

Furnace

- ⌂ Brand - Thermo Pride
- ⌂ BTU: 65K BTU/h input
- ⌂ Fuel: Heating oil
- ⌂ Venting: 6" Type B venting into chimney
- ⌂ Location: Basement next to chimney
- ⌂ Age: Installed 2018

Water Heater

- ⌂ Brand: John Wood, oil fired
- ⌂ Type/BTU: Tank (32 Gal) / 50k BTU/h
- ⌂ Fuel - Heating oil
- ⌂ Venting: 6" Type B vent tee'd into furnace vent.
- ⌂ Location: Basement next to chimney
- ⌂ Age: installed 2004 (guess based on serial #)

Furnace operated perfectly when tested from a usability standpoint.
Water heater, has some sediment buildup based on gurgling sounds when run.

13.2 (1) Mechanical : Main House : HVAC : Furnace

Informational

Rec ID 2090

Overall view of water heater and furnace

13.2 (2) Mechanical : Main House : HVAC : Furnace

OK

Rec ID 2069

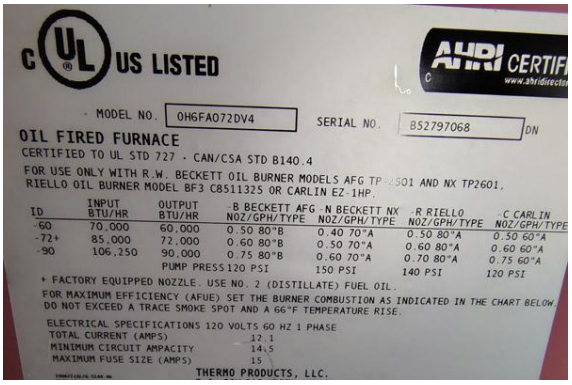
Furnace

Overall very clean, newish.

13.2 (3) Mechanical : Main House : HVAC : Furnace

Informational

Rec ID 2068



13.9 (1) Mechanical : Main House : Appliance Venting

Marginal Defect | Safety Issue

Rec ID 2072

Incorrect venting from water heater

The water heater enters the vent using a 6" Tee fitting. This could cause combustion air spillage into the basement from the backdraft damper until proper draft is achieved up the chimney. This should be evaluated and corrected by a HVAC technician.

13.9 (2) Mechanical : Main House : Appliance Venting

Marginal Defect | Safety Issue

Rec ID 2071

Improper venting

The water heater is vented into a Tee fitting prior to entering the chimney. This could cause combustion air to backdraft out of the backdraft damper into the basement before proper draft is achieved up the chimney. This is a safety concern that should be addressed immediately. Recommendation: contact heating or plumbing contractor for repair.

13.10 (1) Mechanical : Main House : Fuel Supply

Informational

Rec ID 2073

Overall view of fuel oil 275 gallon heating oil tank.

The heating equipment and water heater is fueled with fuel oil. This is an older tank as is evidenced from the rust. The tank itself is not leaking however the fittings before the fuel filter exhibits a slow drip.

13.10 (2) Mechanical : Main House : Fuel Supply

Marginal Defect | Safety Issue

Rec ID 2070

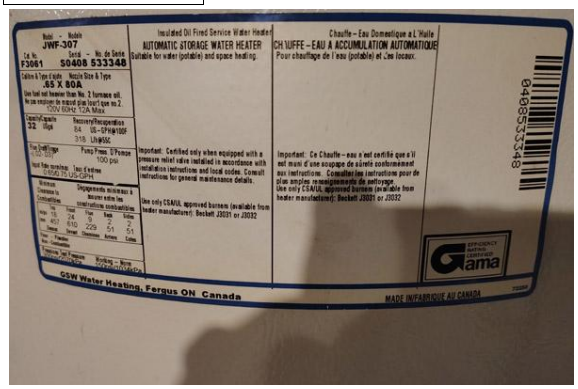
Slow drip from oil tank valve connection

I observed a known oil drip coming from the connections off the fuel oil tank. This should be corrected by heating or plumbing contractor.

13.11 (1) Mechanical : Main House : Water Heater

Informational

Rec ID 2081



Water heater label

32 gallon tank, 55k BTU input

13.11 (2) Mechanical : Main House : Water Heater

Minor Defect | Safety Issue

Rec ID 2080

Missing discharge pipe on water heater TPR valve.

The TPR (Temperature & Pressure Relief) valve is missing the discharge pipe. This pipe is necessary to avoid spraying hot water in the event of the release of water. This is an easy fix but a safety defect.

13.11 (3) Mechanical : Main House : Water Heater

Informational

Rec ID 2082

Water heater fuel pump

14 Plumbing : Main House : Description

Domestic - DWV - Devices (Faucets) - Ext Spigots

Information and Section Remarks

Drain, Waste, Vent (DWV)

⌂ Private Septic System
⌂ DWV Type: PVC throughout house, 3" main trunk leading to septic tank.
⌂ Cleanouts: Yes, installed at areas along main trunk.

Domestic Water

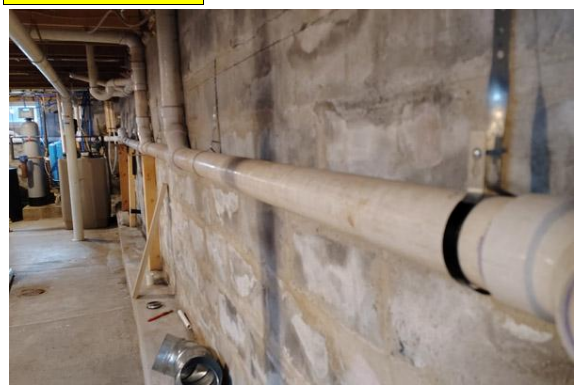
⌂ Source: Private Well
⌂ Treatment: Water Softener and Radon Treatment
⌂ Material: Copper, Pex A, Pex B (at water softener).

The drain that wraps around the back side of the basement is supported with sticks of 2x4s. This appears to be temporary and should be supported with a permanent solution. The main drain does appear to be functioning properly as no leaks were observed.

14.1 (1) Plumbing : Main House : Interior : DWV

Minor Defect

Rec ID 2079



View of drain towards south side of house.

The main drain appears to have temporary support along the length of the pipe. It should be secured with a more permanent solution.

14.1 (2) Plumbing : Main House : Interior : DWV

Informational

Rec ID 2077

Cleanout of main drain.

14.1 (3) Plumbing : Main House : Interior : DWV

Informational

Rec ID 2078

View of drain from garage into stack

14.4 (1) Plumbing : Main House : Interior : Domestic

Informational

Rec ID 2083

Overall view of domestic water system

Flow of domestic water: Well pump --> expansion tank --> sediment filter --> water softener (ion exchange) --> radon bubbler system.

14.4 (2) Plumbing : Main House : Interior : Domestic

Minor Defect

Rec ID 2074

Expansion tank not supported

There is a small expansion tank above the radon bubbler. This only hanging on the pex plumbing. This should be supported on its own.

14.5 (1) Plumbing : Main House : Exterior : Spigot

OK

Rec ID 2043

Frost resistant outdoor spigot - operational

Backflow preventer is present but untested

15 Interior Elements : Main House : Bathrooms : Description

Toilet - Tub/Shower - Vanity - Walls/Floor/Ceiling - Plumbing - Receptacles - Lighting

Information

Description

⌂ Bathrooms: 2 (first floor and second floor)
⌂ Showers: Full bath (2nd), standup (1st)
⌂ Vanities: Full Vanity on 2nd floor bath, pedestal sink on 1st.
⌂ Electrical: GFCI recpetacles present
⌂ Exhaust Fan: Present at both bathrooms

15.1 (1) Interior Elements : Main House : Bathrooms : Vanity

OK

Rec ID 2112

Second Floor Bath - Vanity

No issues found, operated as expected, drained quickly

15.1 (2) Interior Elements : Main House : Bathrooms : Vanity

OK

Rec ID 2129

Bathroom - First Floor

no issues.

15.2 (1) Interior Elements : Main House : Bathrooms : Toilet

OK

Rec ID 2113

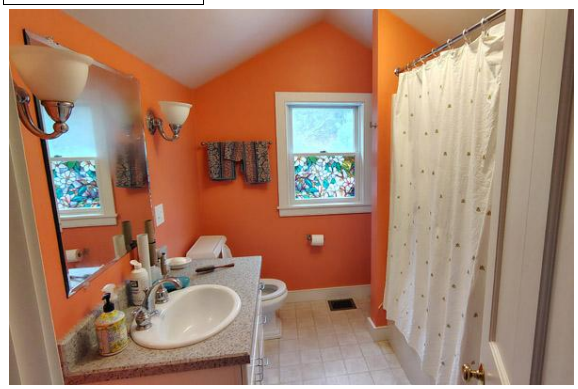
Second Floor Bath - Toilet

No issues found, flushed normally, firmly attached, no leaks observed.

15.3 (1) Interior Elements : Main House : Bathrooms : Tub/Shower

Informational

Rec ID 2105



Second Floor Bath overall photo

15.3 (2) Interior Elements : Main House : Bathrooms : Tub/Shower

OK

Rec ID 2114

Second Floor Bath - Tub Faucet

No issues found, faucet operated as expected; diverter valve OK. Slightly slow drain.

15.3 (3) Interior Elements : Main House : Bathrooms : Tub/Shower

OK

Rec ID 2110

Second Floor Bath -

No issues found, shower head operated as expected.

15.3 (4) Interior Elements : Main House : Bathrooms : Tub/Shower

OK

Rec ID 2130

Shower - First Floor bathroom

Faucet and drain function as expected, no issues

16 Interior Elements : Main House : Bedrooms : Description

Doors/Windows - Walls/Floor/Ceiling - Lighting

Information and Section Remarks

Description

⌂ 2nd fl. Bedrooms- 2 (yellow & blue)

⌂ 1st fl. Bedrooms - 2 (blue & under construction)

Functional Components

⌂ Windows: All functional, no issues with operation;

⌂ Doors: All door functioned with one closet door exhibits minor binding.

Safety

⌂ Electrical - Receptacles tested OK, no issues.

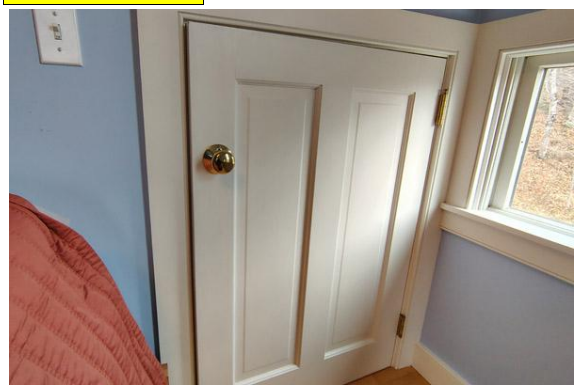
⌂ Smoke CO detectors: Present and operational.

No significant defects found in the bedrooms. Windows and entry doors operated normally. The closet door in the second floor blue bedroom binds a bit in the door jamb but most likely an install deficiency. The receptacles and lights functioned as expected. I found a couple of cracks in the drywall but it does not appear to be evidence of more dire condition.

16.1 (1) Interior Elements : Main House : Bedrooms : Doors/Windows

Minor Defect

Rec ID 2095



Second Floor Bed: Closet Door

The small closet door closes with some difficulty. I did not observe any racking or evidence of repaired drywall in this area so this may be a simple installation defect and not a building defect.

16.2 (1) Interior Elements : Main House : Bedrooms : Walls/Floor/Ceiling

Minor Defect

Rec ID 2093

Second Floor Bedroom - Crack in drywall cornerbead

I observed a crack in the drywall next to the seat under the dormer area. No other evidence but keep an eye on it to verify that the crack doesn't widen.

16.2 (2) Interior Elements : Main House : Bedrooms : Walls/Floor/Ceiling

Minor Defect

Rec ID 2122

Drywall crack in ceiling of first floor blue bedroom

I observed a small crack in the ceiling drywall. Sometimes a crack is only a crack and not evidence of something bigger. Recommendation is to monitor.

17 Interior Elements : Main House : Kitchen : Description

Applances - Plumbing - Receptacles - Lighting - Cabinets/Counter - Wall/Floor

Information and Section Remarks

Functional Components

⌂ Sink: Double sink
⌂ Countertops: Laminated, Formica

Appliances

⌂ Electric Range: Functional, powered on, heating elements got hot.
⌂ Refrigerator: Full size French door, operating at time of inspection.
⌂ Microwave: Over stove with built in exhaust fan.

Safety

⌂ Receptacles: All GFCI (Ground Fault Circuit Interupter) protected. All tested, OK

Countertops are engineered Formica type in good condition. The kitchen is outfitted with an adequate amount of receptacles. The GFCI receptacles tested OK. There is s stain under the drain in sink cabinet and pipes that have leaked in the past that indicates a water leak occurred but I did not find an active leak when running water. This would be a fairly easy repair if found to leak if found to be defective in the future.

17.1 (1) Interior Elements : Main House : Kitchen : Plumbing

OK

Rec ID 2127

Kitchen faucet/sprayer functions as expected

17.1 (2) Interior Elements : Main House : Kitchen : Plumbing

Minor Defect

Rec ID 2123

Evidence of leaking drain.

The kitchen drain shows evidence that it has leaked. While not currently wet after running water, it should be monitored to verify there is no active leak.

17.1 (3) Interior Elements : Main House : Kitchen : Plumbing

Minor Defect

Rec ID 2126

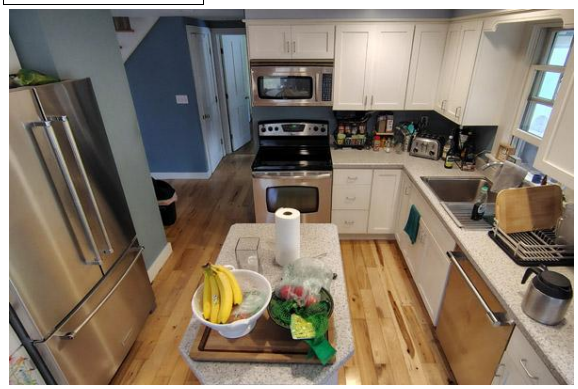
Possible leak in drain under smaller sink

I observed a potential leak in the drain of the smaller of the two bay kitchen sink. It was not actively wet (may have already been repaired) but keep an eye on to verify that the fittings no longer leak.

17.4 (1) Interior Elements : Main House : Kitchen : Lighting

Informational

Rec ID 2125



Overall view of the kitchen

Lighting is very good.

17.5 (1) Interior Elements : Main House : Kitchen : Cabinets/Countertop

Minor Defect

Rec ID 2124

Molding over cabinets has not been painted.

While this is a minor defect, painting the top side of molding allows for easier cleaning and protects the wood from both cleaning products and moisture from cooking and day-to-day activities.

19 Interior Elements : Main House : Common Areas : Description

Staircase(s) - Walls/Floor/Ceiling - Windows/Doors

Information and Section Remarks

Description

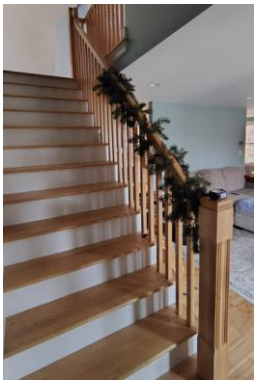
⌂ Main Staircase: Hard wood with railing
⌂ Basement Staircase: unfinished.
⌂ Floor Covering: Hardwood throughout house (exception, kitchen, dining).
⌂ Bath Flooring: Linoleum
⌂ Kitchen Flooring: Hardwood

The hardwood floors in the kitchen and back entry seem to impacted by expansion/contraction. I believe the species of hardwood floor is hickory which is known for it's movement characteristics. I also observed cupping in the floor in the living area.

19.1 (1) Interior Elements : Main House : Staircase : Main

OK

Rec ID 2103



Main Staircase

No issues

19.2 (1) Interior Elements : Main House : Staircase : Basement

Minor Defect | Safety Issue

Rec ID 2091

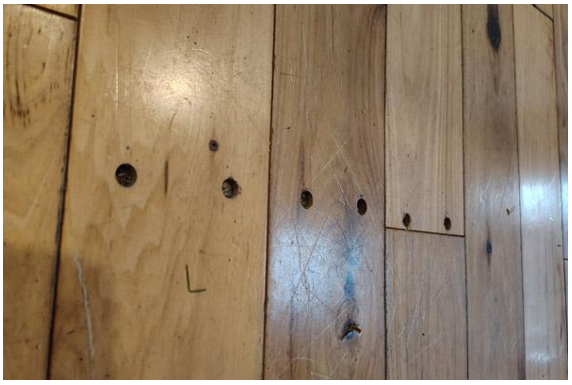
Basement Staircase

I observed missing balusters & missing risers. This is a safety concern as a small child could fall through the open areas of the staircase.

19.3 (1) Interior Elements : Main House : Common Areas : Walls/Ceiling/Floor

Minor Defect

Rec ID 2131



Flooring resecured

I observed that the floor is slightly "wavy" and a few portions were resecured. This might be indicative of wood expansion from humidity and moisture. The wood species on the first floor's floor is hickory. Hickory is known to have large expansion characteristics with seasonal changes.

19.3 (2) Interior Elements : Main House : Common Areas : Walls/Ceiling/Floor

Informational

Rec ID 2132

Floor resecured.

19.3 (3) Interior Elements : Main House : Common Areas : Walls/Ceiling/Floor

Minor Defect

Rec ID 2128

Hardwood floor is cupping

The hardwood floor exhibits cupping. This may have been installation defect or could indicate excessive moisture.

19.3 (4) Interior Elements : Main House : Common Areas : Walls/Ceiling/Floor

Minor Defect

Rec ID 2101

Cracked Drywall - First Floor Ceiling

I observed some drywall cracks that occurred next to the stairs and on the other side of the kitchen along the same line (middle of house).

19.4 (1) Interior Elements : Main House : Common Areas : Windows/Doors

Minor Defect

Rec ID 2102

Second Floor Common: Closet Door

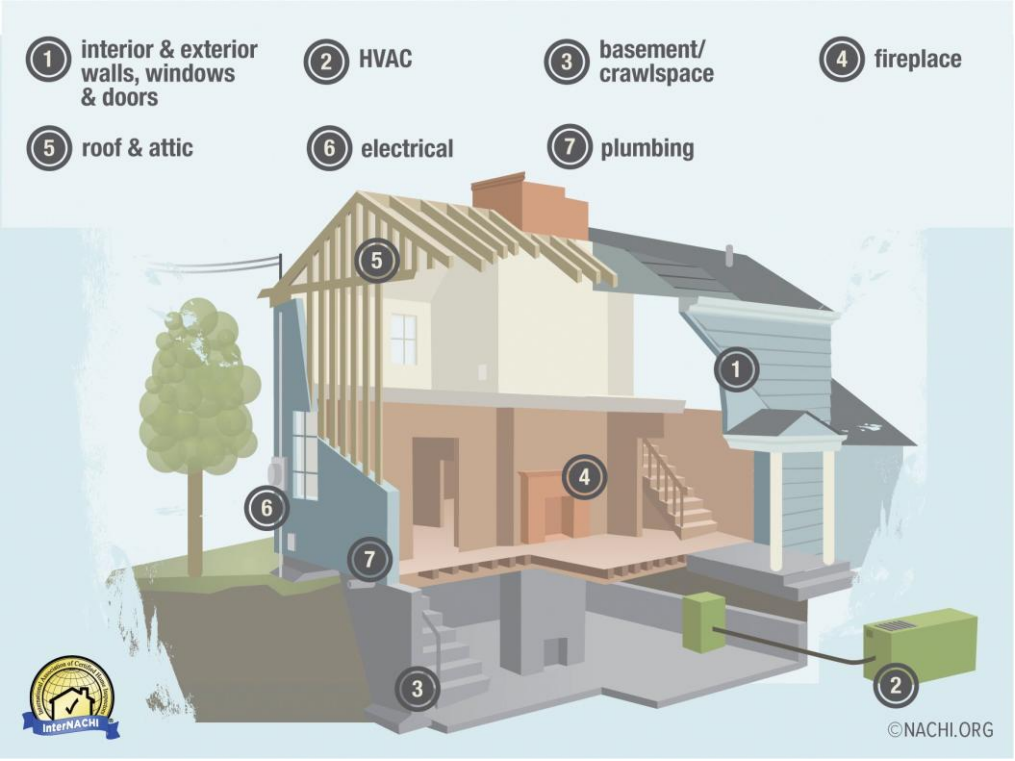
The closet door has a tight fit requiring slight force to close. There was no racking observed indicating that this most likely was an install defect.

Appendix

Supporting Illustrations

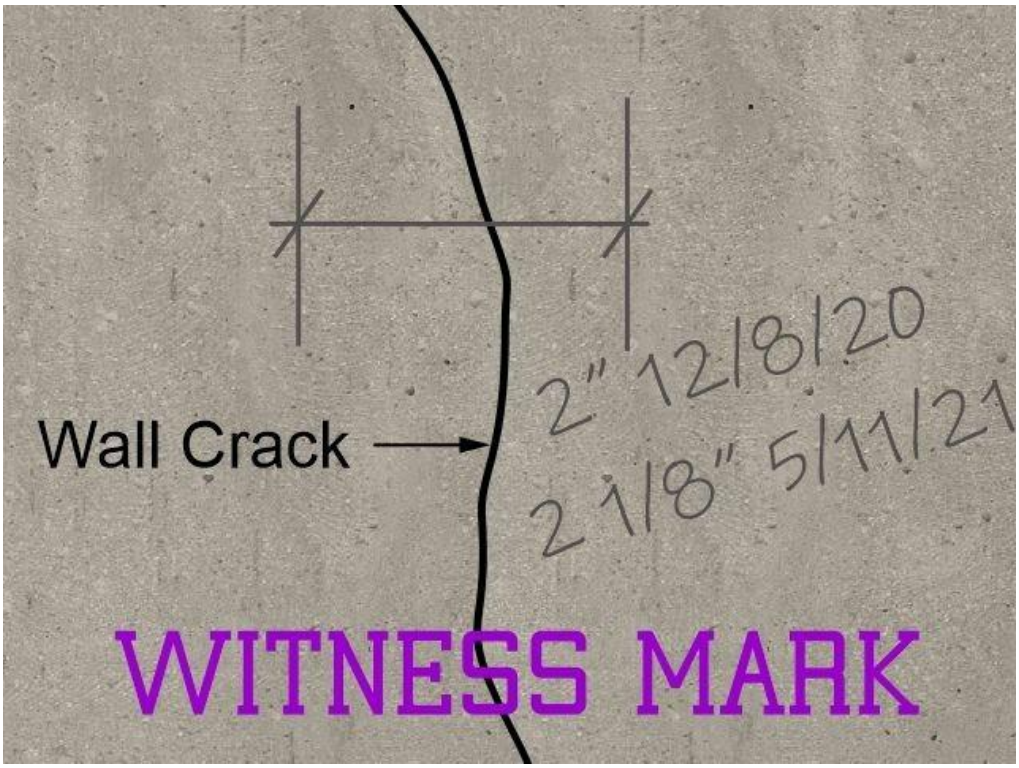
1 Structure : Main House : Ext/Int : House : Description

What is inspected in a home inspection.



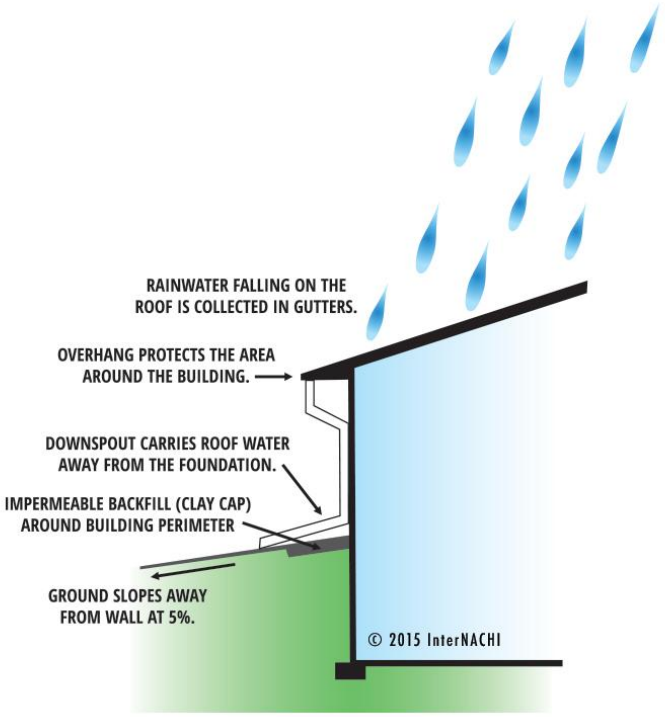
3 Structure : Main House : Interior : Foundation/Framing : Description

Witness Marks are used to verify continued movement in foundation cracks.



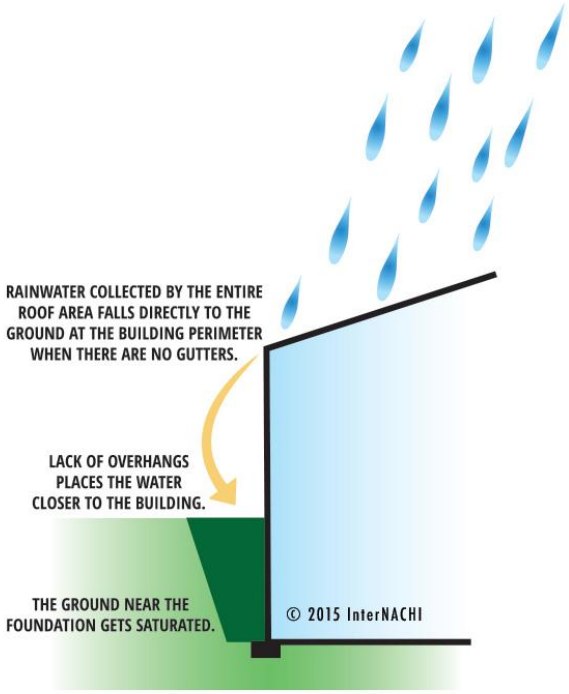
4 Structure : Main House : Exterior : Roof : Description

Water coming off the roof is directed away safely from the house.



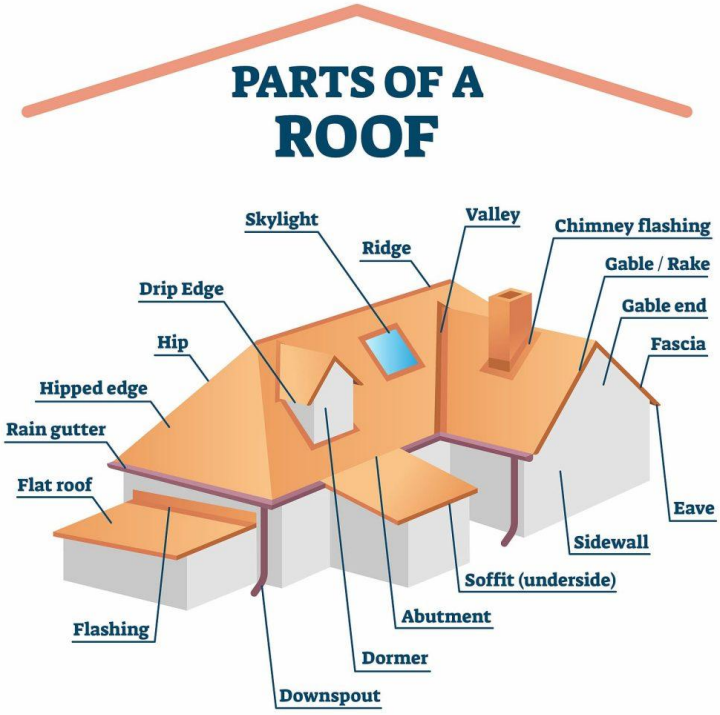
4 Structure : Main House : Exterior : Roof : Description

Without gutters, water is deposited directly next to the foundation and contributes to hydrostatic pressure which could cause cracks in the foundation.



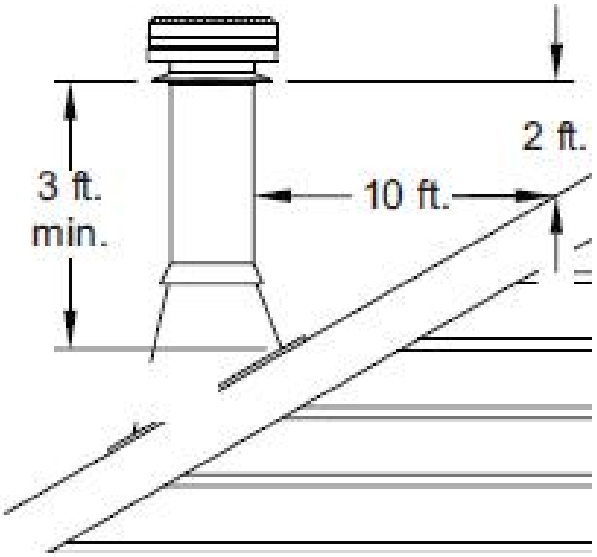
4 Structure : Main House : Exterior : Roof : Description

Components of a roof system



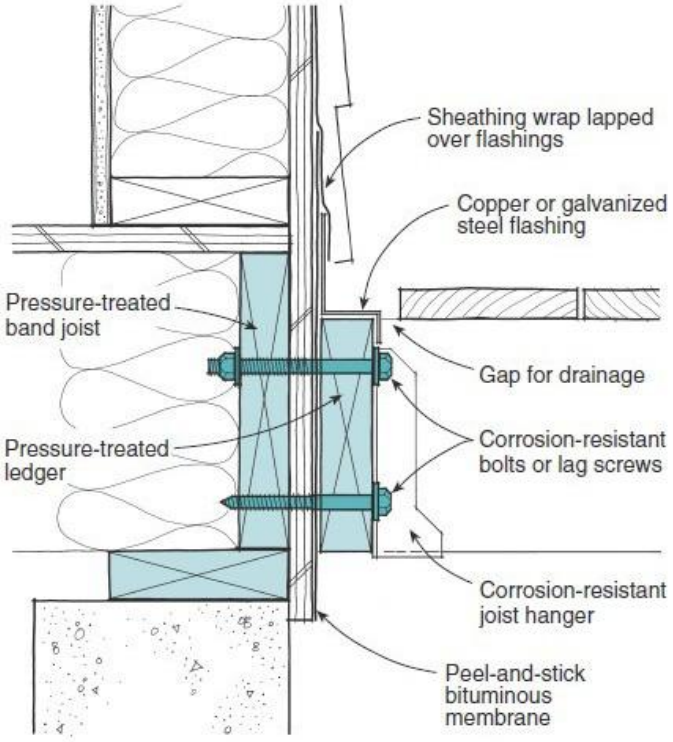
7 Structure : Main House : Int/Ext : Chimney : Description

Spacing requirements for Chimneys



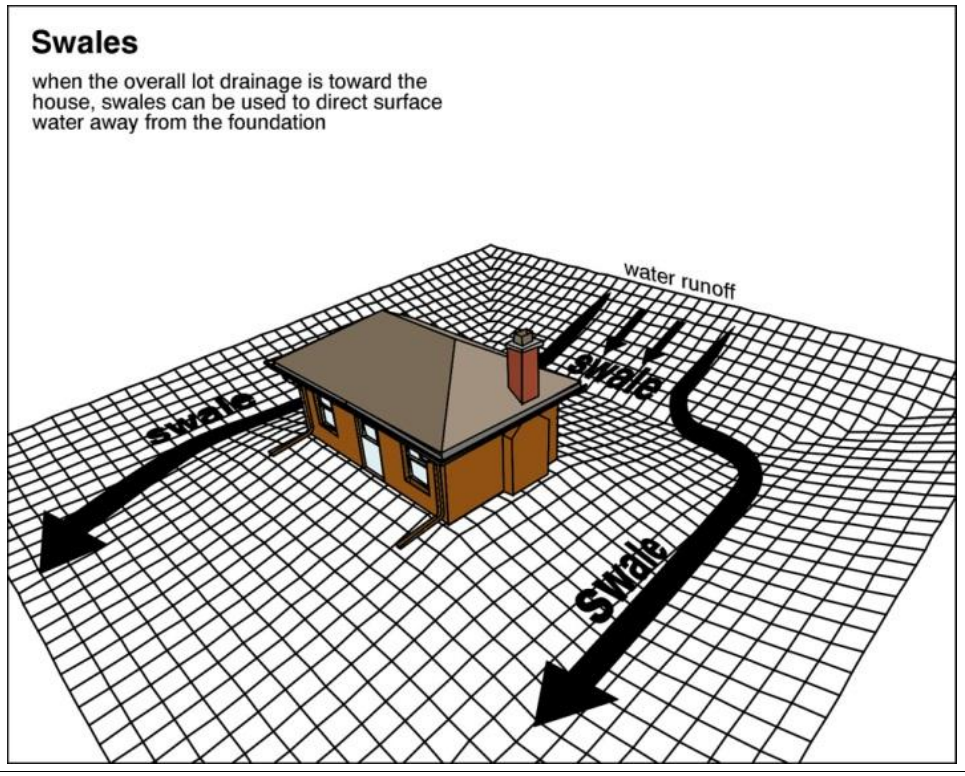
8 Structure : Main House : Exterior : Deck/Porch/Portico : Description

Proper deck ledger flashing layering



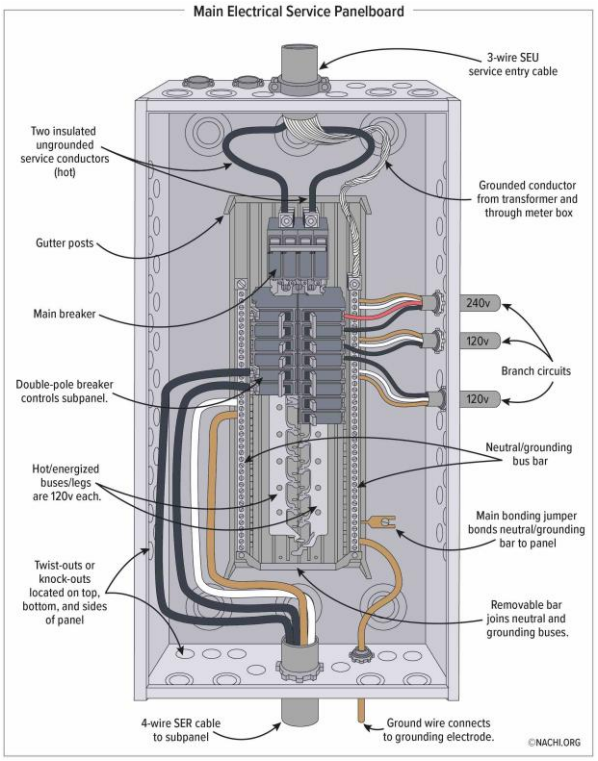
10 Site Elements : Main House : Exterior : Description

Options to direct water around structure

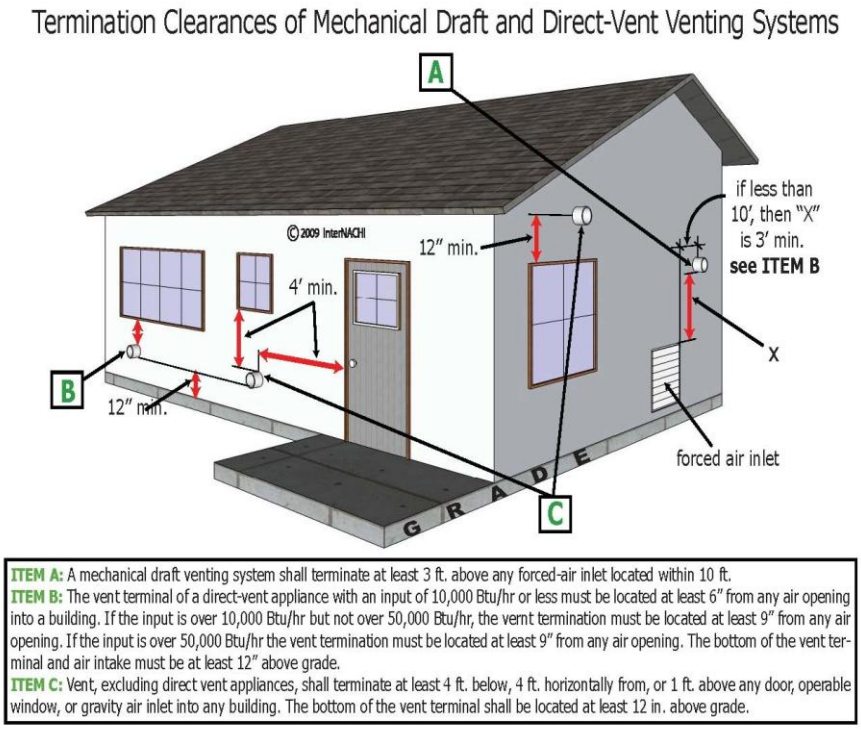


12 Electrical : Main House : Interior : Description

Components of an electric panel

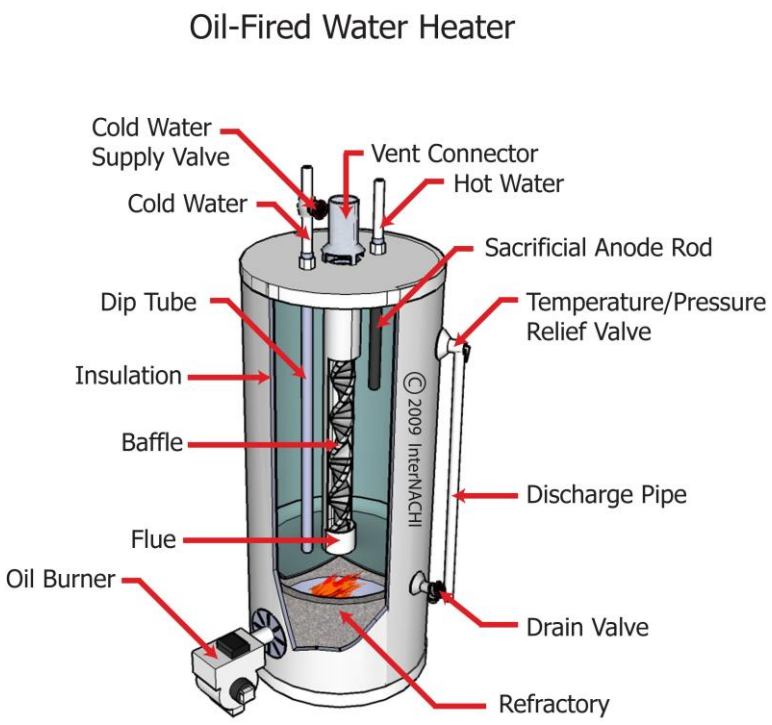


13 Mechanical : Main House : Description



13 Mechanical : Main House : Description

Components of an oil-fired water heater



Closing Remarks

Thank you for choosing Hepburn Home Inspections for your home inspection. I trust this report was instrumental for either your home buying negotiations or piece-of-mind that major systems are fully functional. I'm always available to answer any questions regarding the systems mentioned in this report.

I would appreciate if you could let me know how your home buying experience progressed; especially if you were able to negotiate any concessions based on the findings in this report.

As always, I'm open to actionable criticism. If you have any suggestions on what I could do to help you make better-informed home-buying decisions, I welcome the feedback.

Thank you again and I wish you the best of luck in your home buying journey.

If you found this inspection report helpful for your real estate decisions, I would appreciate if you leave a Google review. It helps my business tremendously. Scan the QR code for direct link.

Or Click Here!