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INSPECTION REPORT

58 Lower Main Street
Johnson, VT 05656

Town of Johnson
10/16/2025

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1: INSPECTION DETAILS

Information

Building Age
1832

Building Type
Commercial

In Attendance
Client

Occupancy
Vacant

Rain/Snow in the Last 3 Days?
Yes

Temperature (approximate)
38 Fahrenheit (F)

Weather Conditions
Partly Cloudy

2: ROOF

		IN	NI	NP	O
2.1	Roof Covering	X			
2.2	Gutters and Downspouts			X	
2.3	Flashing	X			X
2.4	Vents, Skylights, Chimney, and Other Roof Penetrations	X			
2.5	Roof Structure and Attic	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Roof Covering: Roof Covering Type
Metal

Roof Covering: Viewed Roof Covering From
Ground, Drone

Vents, Skylights, Chimney, and Other Roof Penetrations: Chimney
None Present

Vents, Skylights, Chimney, and Other Roof Penetrations: Sky Light(s)
None Present

Roof Structure and Attic: Attic info
Ceiling Access Panel

Roof Structure and Attic: Method used to observe attic
Walked, Some Areas Concealed and/or Inaccessible

Roof Structure and Attic: Roof Structure
Timber Frame, Wood Framing, Diameter Logs

Roof Structure and Attic: Roof-Type
Gable

Section Introduction

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.
The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Limitations

General

SECTION NOTES

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

2.3.1 Flashing

Recommendation

MISSING DIVERTER FLASHING

Diverter flashing was missing along the eaves of the lower roofs where intersecting the exterior walls of the building. Water run-off should be diverted away from the finishes to prevent water infiltration and damages the adjacent building materials. It is recommended to have a qualified contractor install diverter flashing where missing and repair/replace any damaged building materials.

2.3.2 Flashing

Recommendation

RIDGE CAP FLASHING - LOOSE

The ridge cap flashing appeared to be loose in multiple areas which could allow water to infiltrate and affect the adjacent building materials and makes the ridge cap susceptible to wind damage. It is recommended to have a qualified roofing contractor repair/replace the ridge cap as needed.

2.5.1 Roof Structure and Attic

Recommendation

CUPOLA - NOT EASILY ACCESSIBLE

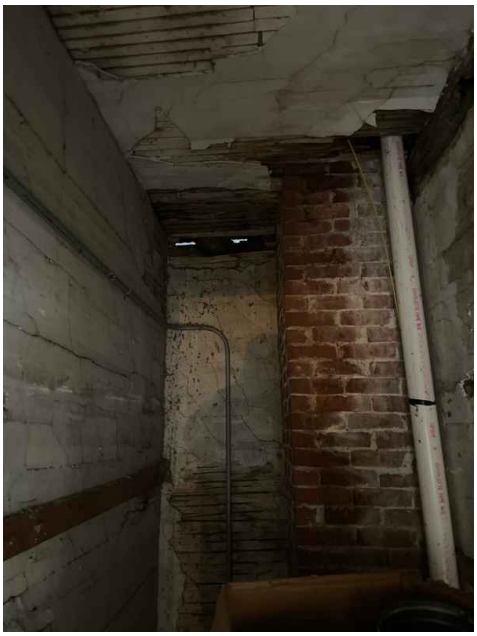
The wood ladder leading to the cupola is not considered safe means of access, preventing the inspector from fully viewing the space. It is recommended to have a qualified contractor install a safe means of access and further assess the condition and integrity of the cupola.

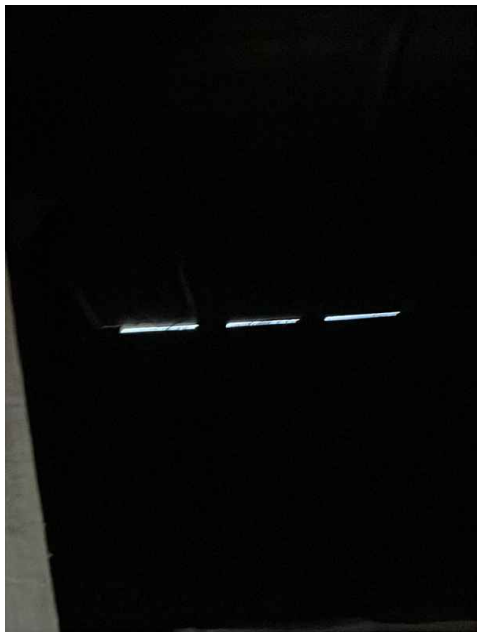
2.5.2 Roof Structure and Attic

Recommendation

DAYLIGHT VISIBLE

Daylight was visible through the exterior finishes in multiple places around the attic space. It is recommended to infill the gaps to prevent pests and water from infiltrating the attic space.





2.5.3 Roof Structure and Attic

Recommendation

STRUCTURAL SEPARATION

One of the post-to-beam connections on the south-west side of the attic space showed signs of separation, which could put uneven stress on the adjacent structural assemblies. It is recommended to have a qualified contractor and/or structural engineer further assess and advise on permanent repairs.

2.5.4 Roof Structure and Attic

Recommendation

PESTS

Evidence of pests was observed in the attic space. It is recommended to take steps in eliminating and discouraging pests from living in the home, as they can cause damage to finishes and utilities.






2.5.5 Roof Structure and Attic

Recommendation

SAG IN RAFTERS

The roof showed signs of sagging mid-span between the ridge and eaves. While this is a common characteristic of old buildings, a sag in the roof could result in stress to the adjacent framing and finishes. It is recommended to have a qualified contractor and/or structural engineer further assess and advise if any structural supplementation is necessary.



2.5.6 Roof Structure and Attic

Recommendation

UNEVEN ROOF PLANES ALONG EAVES

The eaves around the building showed signs of sagging and/or uneven settling which can alter the weight distribution of the roof and/or wall structural assemblies. It was unclear to the inspector if the unevenness is merely cosmetic or related to initial or ongoing settlement. It is recommended to have a qualified contractor and/or structural engineer further assess and advise if repairs are warranted to prolong the integrity of the structure.

3: EXTERIOR

		IN	NI	NP	O
3.1	Wall Covering, Flashing, and Trim	X			X
3.2	All Exterior Doors	X			X
3.3	Adjacent Walkways and Driveways	X			
3.4	Stairs, Steps, Stairways, and Ramps	X			X
3.5	Porches, Patios, Decks, Balconies, and Carports	X			
3.6	Railings, Guardrails, and Handrails	X			X
3.7	Eaves, Soffits, and Fascia	X			X
3.8	Windows (a representative number)	X			X
3.9	Vegetation, Surface Drainage, Retaining Walls, Grading Around Home	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Wall Covering, Flashing, and Trim: Siding Material
Wood

Wall Covering, Flashing, and Trim: Siding Style
Clapboards

All Exterior Doors: Exterior Entry Doors
Wood

Adjacent Walkways and Driveways: Driveway
Asphalt

Porches, Patios, Decks, Balconies, and Carports: Appurtenance
N/A

Windows (a representative number): Window Types
Single-Hung, Storm Windows

Section Introduction

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.
The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Limitations

General

SECTION NOTES

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

3.1.1 Wall Covering, Flashing, and Trim

Recommendation

ABANDONED PENETRATIONS

Multiple abandoned penetrations were observed around the building which could allow water run-off and/or pests to infiltrate the exterior finishes. It is recommended to permanently infill the exterior finishes as needed to provide a uniform weather barrier.

3.1.2 Wall Covering, Flashing, and Trim

Recommendation

GAPS IN EXTERIOR FINISHES

Some gaps and openings were observed in the exterior finishes around the building. These gaps may allow pests and/or water to infiltrate and affect the adjacent areas. It is recommended to have qualified contractor infill any gaps in the exterior finishes with trim, flashing, sealant, and/or other exterior finishes as needed.



3.1.3 Wall Covering, Flashing, and Trim

Recommendation

MISSING TRIM BLOCK

The vent for the bathroom exhaust fan was installed directly to the wood siding which could lead to water infiltration through the utility penetration. Typically with clapboard siding a trim block is installed for utility penetrations so there is a solid connection between the utility and the structure of the building. Flashing installed over/around the trim block will prevent water from infiltrating the exterior finishes. It is recommended to have a qualified contractor install a trim block and flashing behind the vent.

3.1.4 Wall Covering, Flashing, and Trim

Recommendation

PEELING PAINT - UNDERLYING LEAD PAINT

Peeling paint was observed on some of the wood finishes around the building. Bare wood will retain water and cause the adjacent building materials to deteriorate at an expedited rate. It is recommended to scrape all loose/peeling paint and re-coat the exterior finishes to prolong the integrity of the building materials.

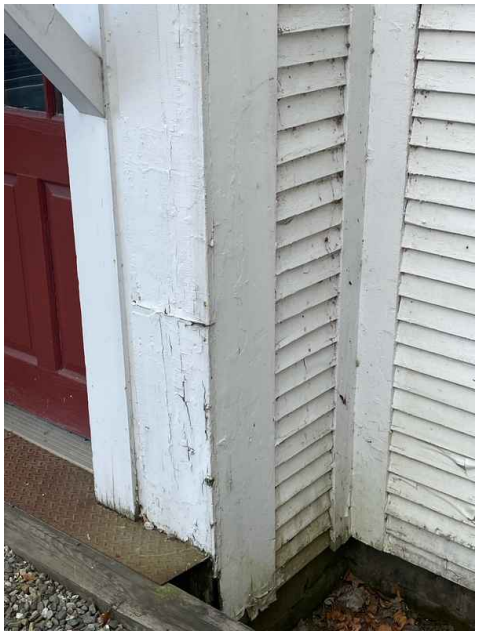
Be advised: Some of the underlying paint has characteristics common with lead-based paints. Lead paint should be tested and removed (if present) by certified/licensed professionals to prevent environmental and/or health impacts.





























3.1.5 Wall Covering, Flashing, and Trim

ROTTED FINISHES - SIDING & TRIM

Immediate Action/Safety Item

Multiple sections of exterior trim and siding showed signs of rot. Water damage from defective flashing, splash-back of water run-off, and/or long-term condensation issues from heat loss may have advanced the rate of deterioration. Rotted wood absorbs moisture which attracts wood destroying organisms and expedites the rate of deterioration of the adjacent building materials. It is recommended to remove/replace the deteriorated materials and associated flashing, and confirm the integrity of the concealed framing/substrate prior to installing new exterior finishes.







3.1.6 Wall Covering, Flashing, and Trim

Immediate Action/Safety Item

ROTTED FRAMING - CONCEALED BY FINISHES

Multiple sections of the exterior walls showed signs of rot behind the finishes. Rotted wood attracts wood destroying organisms and compromises the structural integrity of the materials. It is recommended to have a qualified contractor further assess the materials and substrates behind the exterior finishes and repair/replace any rotted building materials.

3.1.7 Wall Covering, Flashing, and Trim

Recommendation

WEATHERED FINISHES - SIDING & TRIM

Some of the siding and trim around the building was weathered, warped, and/or deteriorated which could allow water to be retained in the exterior finishes. Water that gets retained in the finishes will not evaporate efficiently and will result in rot and damage to the adjacent building materials. It is recommended to have a qualified contractor repair or replace any wood finishes that are significantly weathered, warped or deteriorated. The condition and integrity of the concealed framing and substrates should be assessed during repairs.



































3.2.1 All Exterior Doors

Recommendation

DOOR AND STAGE STAIRCASE CONFLICT

There is a conflict with the exterior door on the west side of the building and adjacent staircase leading to the stage. If the staircase is lined up in front of the stage doorway the exterior door does not fully open. If the staircase is offset from the stage door it poses as safety hazard. It is recommended to have a qualified contractor further assess and advise on options and pricing for relocating the exterior door or stage door/staircase.

3.2.2 All Exterior Doors

Immediate Action/Safety Item

THRESHOLD SLOPES TOWARDS DOORWAY

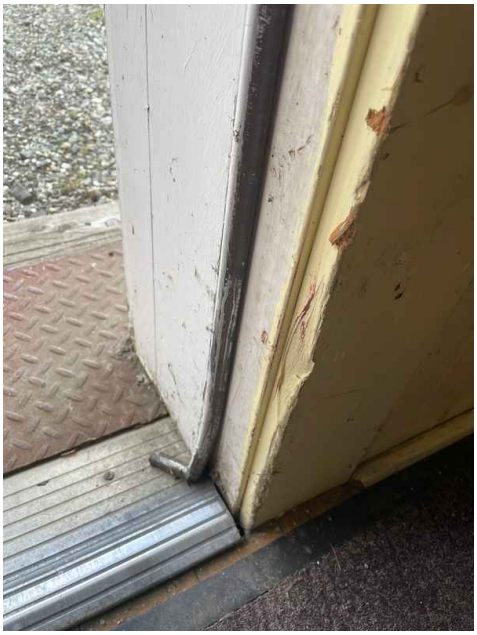
The steel door threshold on the west side of the building slopes towards the doorway and was loose, which could indicate damaged/deteriorated substrates below. It is recommended to have a qualified contractor further assess the condition and integrity of the adjacent building materials and repair or replace the threshold.

3.2.3 All Exterior Doors

Maintenance Item

WEATHERSTRIPPING - DAMAGED

The weatherstripping was damaged around some of the exterior doors which does not provide a continuous seal between the door and/or frame. It is recommended to install new weatherstripping as needed to increase energy efficiency.




3.4.1 Stairs, Steps, Stairways, and Ramps

Maintenance Item

DECKING - PEELING PAINT

Peeling paint was observed on some of the decking of the exterior staircase assemblies. Bare wood (even pressure-treated) will retain water and cause the adjacent building materials to deteriorate at an expedited rate. It is recommended that all peeling paint be scraped and apply a penetrating sealer to protect the wood.


3.4.2 Stairs, Steps, Stairways, and Ramps

Immediate Action/Safety Item

MISSING STAIRCASE

The exterior door on the east side of the stage did not have a platform or steps to grade. The height difference between the finished floor and the exterior grade is tall enough to cause serious injury to the occupants or guests without a platform, steps, etc. It is recommended to install permanent steps where missing.

3.4.3 Stairs, Steps, Stairways, and Ramps

Recommendation

PLATFORM - MISSING LEDGER FLASHING

The platform at the top of the exterior staircase on the north side of the building did not appear to be flashed between the ledger and the exterior wall to divert water run-off away from the building. It is recommended to have a qualified contractor install flashing up behind the trim/threshold and over the ledger to prevent water infiltration at this intersection.

3.4.4 Stairs, Steps, Stairways, and Ramps

Recommendation

PLATFORM - SLOPES TOWARDS BUILDING

The platform of the exterior staircase on the north side of the building appeared to slope towards the exterior wall, which will direct water run-off towards the building and could damage the finishes and framing over time. It is recommended to have a qualified contractor further assess and correct the slope of the assembly.

3.4.5 Stairs, Steps, Stairways, and Ramps

Recommendation

TREADS - WEATHERED

Some of the stair treads showed signs of weathering (such as checking, warping, etc.) which can present a hazard to the occupants. It is recommended to replace significantly weathered and/or deteriorated treads and confirm the condition/integrity of the adjacent framing members.

3.6.1 Railings, Guardrails, and Handrails

Recommendation

LOOSE RAILINGS

Some of the exterior railings were loose and need to be repaired or re-secured at connection points. It is recommended to repair/replace the railings as needed.

3.6.2 Railings, Guardrails, and Handrails

Immediate Action/Safety Item

ROTTED HANDRAIL

One of the handrails along the exterior staircase on the north side of the building was rotted and should be replaced.

3.7.1 Eaves, Soffits, and Fascia

Recommendation

GAPS IN SOFFIT

Multiple gaps were observed in the soffit finishes around the building. Openings in the soffit allow pests into the attic space which can harm the structure, finishes, and/or utilities. Large gaps also make the soffit more susceptible to wind damage and water infiltration. It is recommended to have a qualified contractor repair/replace damaged finishes and permanently infill any large openings and gaps in the soffits.

3.7.2 Eaves, Soffits, and Fascia

Maintenance Item

STINGING INSECT NESTS

Multiple nests for stinging insects were observed under the soffit around the building. It is recommended to remove the nests to prevent damage to the building materials and injury to the occupants.

3.8.1 Windows (a representative number)

Recommendation

CRAWLSPACE WINDOWS/VENTS - PERMANENT INFILL RECOMMENDED

Some of the crawlspace windows/vents were removed and the openings not infilled with exterior-grade finishes. It is recommended to replace the windows, install exterior-grade vents, or infill the openings with solid masonry as needed.


3.8.2 Windows (a representative number)

Recommendation

CRACKED WINDOW PANES

Multiple window panes were cracked and should be replaced.


3.8.3 Windows (a representative number)

Recommendation

SASHES NOT BALANCED - SINGLE PANE WINDOWS

Multiple older single-pane windows did not have suitable counter weights to balance the sashes. It is recommended to use caution when operating the windows and consider installing replacement windows for smoother operation and increased R-value.



3.8.4 Windows (a representative number)

Recommendation

SEIZED SASHES

Multiple windows did not open when tested due to the sashes being stuck in the jambs. This could be due to incorrect installation, building settlement, paint, and/or swelling of the building materials. It is recommended to have a qualified contractor further assess and adjust, correct, or repair the windows so they operate as intended.




3.8.5 Windows (a representative number)

Maintenance Item

SINGLE PANE WINDOWS - DETERIORATED GLAZING

Some of the glazing around the single pane windows was missing or deteriorated, leaving little support for the glass. It is recommended to remove the existing glazing material, repair any deteriorated wood, and re-glaze around the glass with a suitable flexible sealant.





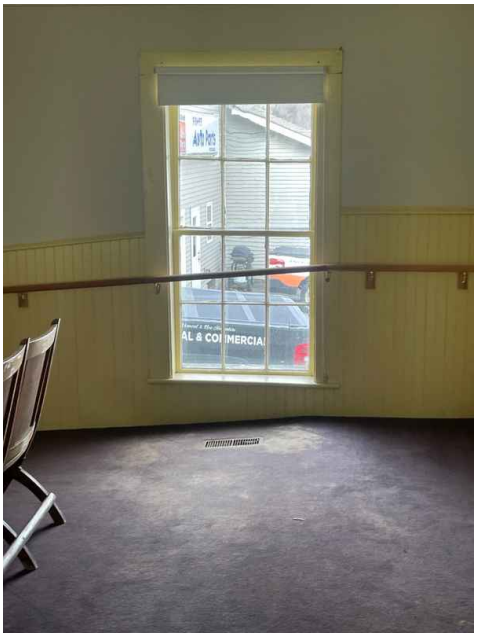


3.8.6 Windows (a representative number)

Recommendation

WINDOWS NEAR FLOOR LEVEL

Some of the windows were near floor-level which could result in damage to the window and/or injury to the occupants. Windows should typically be 18" above the finished floor elevation to prevent accidental damage to the glass. It is recommended to replace the window panes with safety glass or install railing assemblies in front of the windows.



3.9.1 Vegetation, Surface Drainage, Retaining Walls, Grading Around Home

Recommendation

LOW GRADE NEXT TO BUILDING

The grade around the foundation was low compared to the surrounding grade, which will allow water to pond and soak into the soil adjacent the foundation. Any gaps, cracks, or voids will allow the water to infiltrate the basement, and water vapor will wick through the foundation when saturated soils are adjacent the structure. Excessive moisture in the crawlspaces will cause corrosion on metal equipment and appurtenances, contribute to mold growth, as well as expedite the deterioration of wood and other building materials. It is recommended to install continuous gutters, modify the grade, and/or install sub-surface drainage to effectively divert water away from the foundation and prevent water infiltration.




3.9.2 Vegetation, Surface Drainage, Retaining Walls, Grading Around Home

Recommendation

RETAINING WALL LEANING

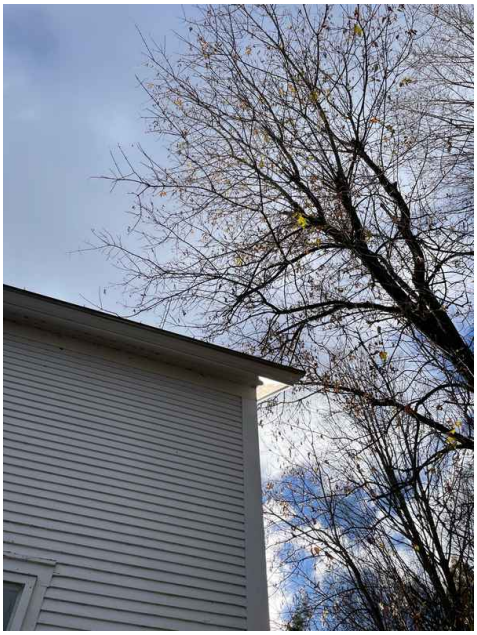
The wood retaining wall on the west side of the building showed signs of leaning and failure. Water saturation on the backside of the wall has likely caused damage from long-term hydraulic pressure and/or frost heaving. It is recommended to have a qualified contractor repair/replace the retaining wall and mitigate water run-off and soil saturation with a sub-surface drain assembly.

3.9.3 Vegetation, Surface Drainage, Retaining Walls, Grading Around Home

Maintenance Item

TREE - OVERHANGING ROOF

A large tree was overhanging the roof on the south side of the property. Overhanging branches will cause vegetation to accumulate on the covering and shorten the life span of the roof material. It is recommended to have a qualified arborist trim all overhanging limbs back from the building.



4: BASEMENT, FOUNDATION, CRAWLSPACE AND STRUCTURE

		IN	NI	NP	O
4.1	Foundation, Basement, & Crawlspace	X			X
4.2	Walls (Structural)	X			X
4.3	Columns, Posts, & Piers	X			X
4.4	Floors (Structural)	X			X
4.5	Ceilings (Structural)	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Foundation, Basement, & Crawlspace: Foundation
Stone, Masonry Block, Poured Concrete

Foundation, Basement, & Crawlspace: Method used to observe Basement/Crawlspace
Crawled, Some Areas Concealed And/Or Inaccessible

Walls (Structural): Wall Structure
Wood Framing, Timber Frame

Columns, Posts, & Piers: Columns or Piers
Stone Piers, Brick piers, Wood Posts

Floors (Structural): Floor Structure
Wood Beams, Wood Joists

Ceilings (Structural): Ceiling Structure
Wood Framing

Section Introduction

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.
The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Limitations

General

SECTION NOTES

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

4.1.1 Foundation, Basement, & Crawlspace

Recommendation

SUPPLEMENTAL FRAMING RECOMMENDED

The access door to the crawlspace beneath the stage consisted of 3/4" boards over a wide open space, which could result in sagging and may pose a safety hazard. It is recommended to have a qualified contractor further assess and install supplemental framing/blocking to provide ample support for the crawlspace access door.

4.1.2 Foundation, Basement, & Crawlspace

Recommendation

MASONRY BLOCK FOUNDATION - DETERIORATED BLOCKS & MORTAR JOINTS

Some of the foundation had deteriorated blocks and mortar joints, likely due to long-term water exposure and/or infiltration. Masonry block foundations should provide a uniform drainage plane to prevent water intrusion and deterioration of masonry materials. Water infiltration and/or absorption will soften mortar between blocks and cause spalling of block faces when absorbed water freezes. It is recommended to have a qualified contractor replace any deteriorated/cracked masonry blocks and re-point mortar joints as needed.

4.1.3 Foundation, Basement, & Crawlspace

Recommendation

MASONRY BLOCK FOUNDATION - SHIFTED BLOCKS

Some of the masonry block foundation on the west side of the building was not uniform and appears to have shifted. This could be due to water/vapor infiltration, uneven settling, and/or heaving of the foundation. It is recommended to have a qualified contractor correct/replace blocks as needed to provide a uniform surface area and re-point the mortar joints as needed. Water run-off should be mitigated on the exterior to help prevent future settling. If blocks continue to shift and/or the joints re-open, a qualified contractor or structural engineer should further assess.

4.1.4 Foundation, Basement, & Crawlspace

Immediate Action/Safety Item

ORGANIC GROWTH - MULTIPLE SURFACES

Some of the surfaces in the crawlspaces had suspect mold/mildew/fungi growth present, indicating long-term elevated moisture levels. Mold and mildew spores can affect indoor air quality and pose health concerns for the occupants. The organic growth will also spread and contribute to the advanced deterioration rate of building materials. It is recommended to have a qualified contractor neutralize all organic growth and/or remove/replace the affected materials. Exterior water run-off should be mitigated away from the structure and interior moisture levels should be regulated by mechanical ventilation and/or dehumidification.


4.1.5 Foundation, Basement, & Crawlspace

Recommendation

STONE FOUNDATION - GAPS & LOOSE STONES

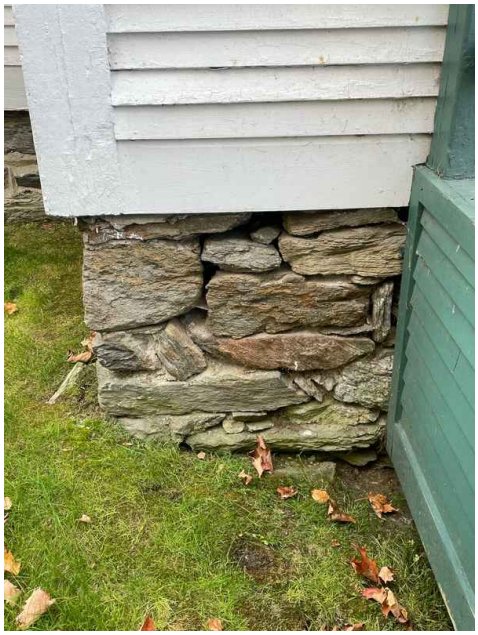
Large gaps and loose stones were observed in the foundation around the building. Foundations should provide a uniform drainage plane for water run-off to prevent water from infiltrating the crawlspaces and/or causing further damage to the foundation. It is recommended to have a qualified contractor infill all gaps and voids with suitable materials.













4.1.6 Foundation, Basement, & Crawlspace

Immediate Action/Safety Item

UNEVEN SETTLING

The foundation was observed to be settling unevenly in multiple areas around the building. It is recommended to have a qualified contractor and/or structural engineer further assess and advise on options and pricing to permanently repair the foundation. Water run-off should be mitigated to prevent future settlement issues.




4.1.7 Foundation, Basement, & Crawlspace

Recommendation

WATER INFILTRATION - PAST & PRESENT

Evidence of past and present water infiltration was visible in the crawlspaces. Water and/or water vapor infiltration through the foundation may cause building materials to deteriorate at an advanced rate and add significant moisture to the air as it evaporates. Without active ventilation (passive or mechanical) the moisture in the air cannot be removed efficiently and will condense on cooler surfaces.This moisture and condensation in the crawlspace will cause corrosion on metal equipment and appurtenances, provide habitat for mold/mildew, as well as expedite the deterioration of wood and other building materials. It is recommended to modify the grade, install gutters, and/or install sub-surface drainage to effectively divert water away from the foundation and prevent water infiltration. A contractor who specializes in basement water proofing assemblies can provide options and pricing for installing a sump pump with perimeter floor trenching and other damp-proofing/waterproofing systems and assemblies.




4.2.1 Walls (Structural)

Recommendation

SILL PLATE - EVIDENCE OF ROT

Some of the exposed sill plate on the exterior of the building showed signs of rot. The rot appeared to be superficial at the time of the inspection, however, it is recommended to have a qualified contractor remove the rotted matter and seal the wood to prevent further deterioration. If any sections appear to be more than superficial the rotted members should be replaced.


4.3.1 Columns, Posts, & Piers

Recommendation

POSTS REMOVED WITH SIGNS OF SETTLEMENT

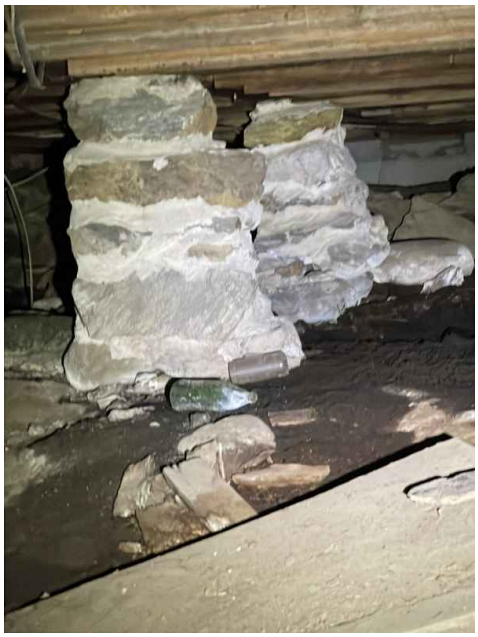
It appeared there were a couple of steel posts removed from beneath the floor structure of the loft with signs of settlement. It is recommended to have a qualified contractor replace the posts or have a qualified contractor and/or structural engineer further assess and advise on options for creating a clear span in the space.

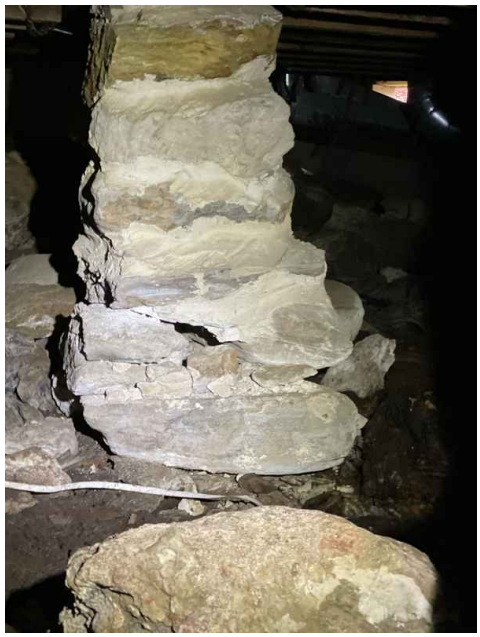
4.3.2 Columns, Posts, & Piers

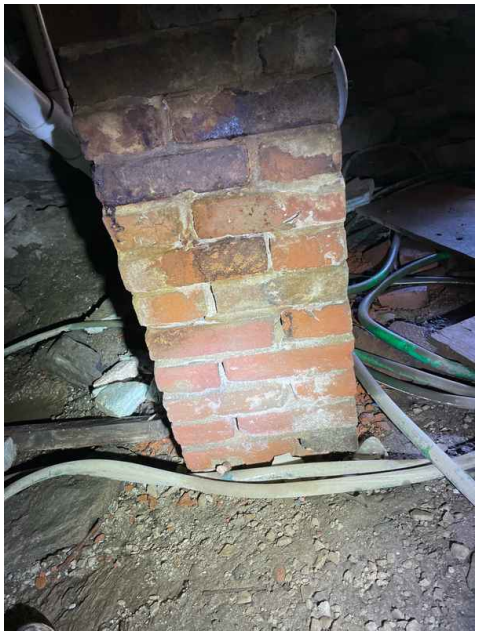
Recommendation

STRUCTURAL FOOTINGS RECOMMENDED

Some of the stacked piers in the crawlspace did not appear to be placed on structural footings with some of the piers showing signs of uneven settling. It is recommended to have a qualified contractor install footings below all load-bearing piers and repair/replace the piers as needed.






4.4.1 Floors (Structural)

Recommendation

FIRE DAMAGE

Evidence of a previous fire was present on the north side of the crawlspace with some of framing members showing signs of charring. It is recommended to ask the sellers about when the fire occurred and how the fire originated. If the fire was somewhat recent, a copy of the fire report could be obtained from the local fire marshal. A qualified contractor should further assess and repair, replace, or supplement structural members as needed to prolong the integrity of the floor assembly.



4.4.2 Floors (Structural)

Recommendation

JOISTS - SAGGING

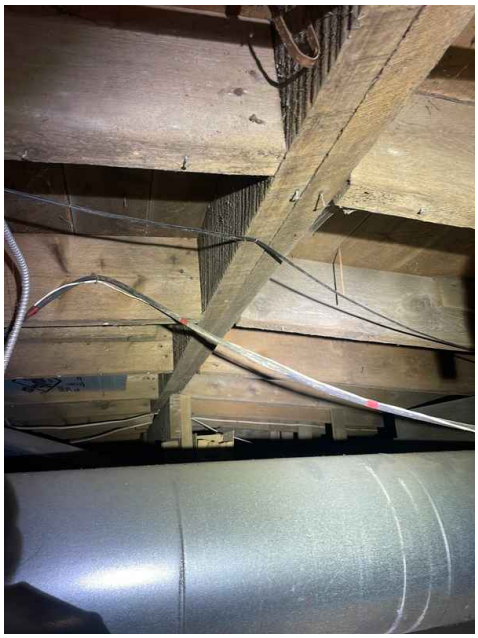
A least on of the floor joists showed signs of sagging between supports in the crawlspace. This can stress adjacent structural members and result in damages and/or defects. It is recommended to have a qualified contractor further assess and advise on pricing and options for permanent repairs.

4.4.3 Floors (Structural)

Maintenance Item

MISSING JOIST HANGERS

Multiple floor joists were nailed to wood headers/beams. Nails are conducive to pulling as the materials expand, contract, and warp which can affect the long-term structural integrity of the assembly. It is recommended to supplement the nails with structural screws and/or joist hangers.


4.4.4 Floors (Structural)

Recommendation

POWDER POST BEETLES

Evidence of a powder post beetle infestation was present on the west side of the crawlspace. These wood destroying organisms eat and create tunnels in wood when they are larvae, then bore out as beetles leaving behind a powdery sawdust deposit. It is recommended to have a licensed exterminator assess the area to determine if there is an active infestation.

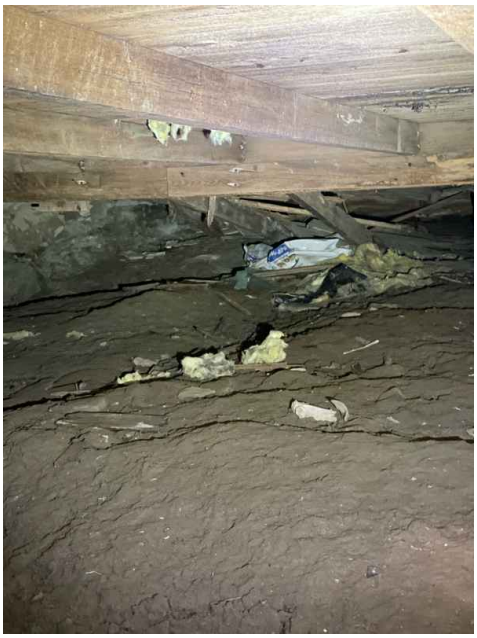
4.4.5 Floors (Structural)

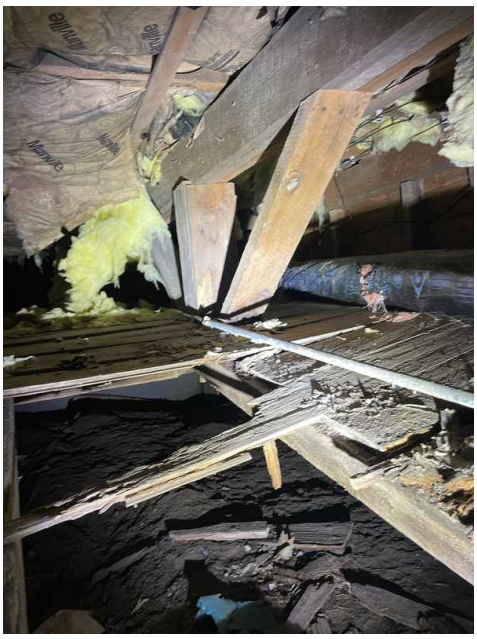
Recommendation

ROTTED FRAMING

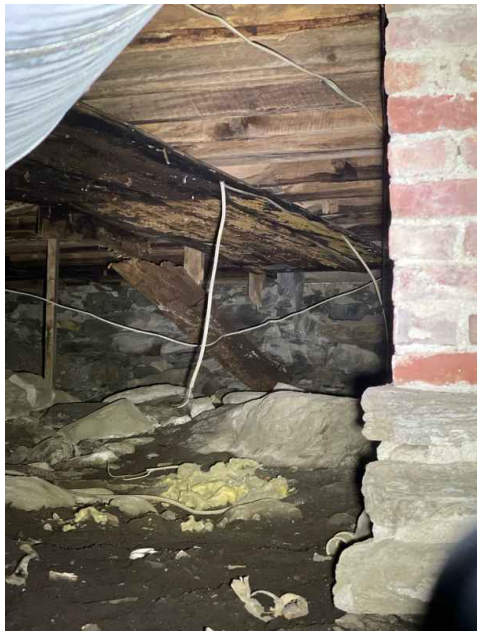
Multiple framing members in the crawlspaces showed signs of rot. Rotted wood loses its structural integrity and will retain moisture, which can advance the deterioration rate of the adjacent materials. It is recommended to have a qualified contractor repair and seal any superficial rot on the framing members or remove and replace any significantly rotted building materials.












5: HEATING AND COOLING

		IN	NI	NP	O
5.1	Heating System	X			X
5.2	Normal Operating Controls	X			X
5.3	Automatic Safety Controls	X			
5.4	Distribution Systems	X			X
5.5	Chimneys, Flues, & Vents	X			X
5.6	Cooling System			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Heating System: Energy Source
Oil

Heating System: Heat System Brand
Miller

Heating System: Heat Type
Forced Air

Heating System: Number of Heat Systems
One

Distribution Systems: Ductwork/Piping
Flexible Ductwork, Metal Ductwork

Distribution Systems: Filter Type
Disposable

Section Introduction

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.
The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

Limitations

General

SECTION NOTES

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

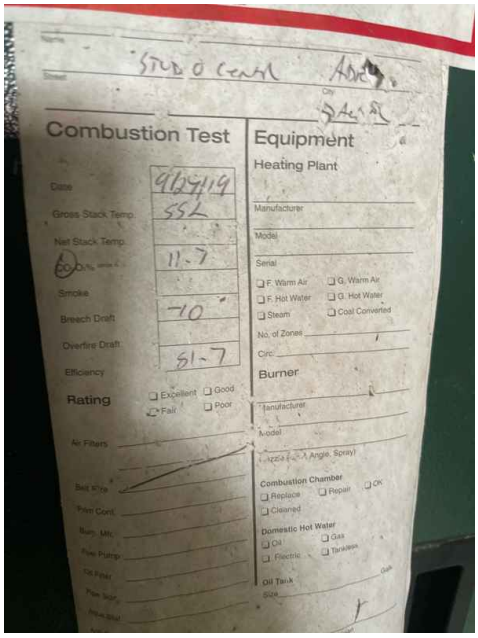
Observations

5.1.1 Heating System

Recommendation

FURNACE - NO RECENT SERVICE

The furnace was operated and tested for function and no defects with the operation were observed at the time of the inspection, however, the last documented service record was from 2019. It is recommended to have the heating system cleaned and serviced then serviced annually thereafter.



5.2.1 Normal Operating Controls

Immediate Action/Safety Item

EMERGENCY SHUT-OFF SWITCH - MISSING

No emergency shut-off switch was observed to shut down the furnace without turning off the breaker to the circuit. An emergency shut-off switch should be located in an obvious location within the building and also have a red cover plate labeled "Emergency Shut-Off". It is recommended to have a licensed electrician install an emergency switch and proper cover plate.

5.4.1 Distribution Systems

Maintenance Item

DUCTWORK - DISCONNECTED

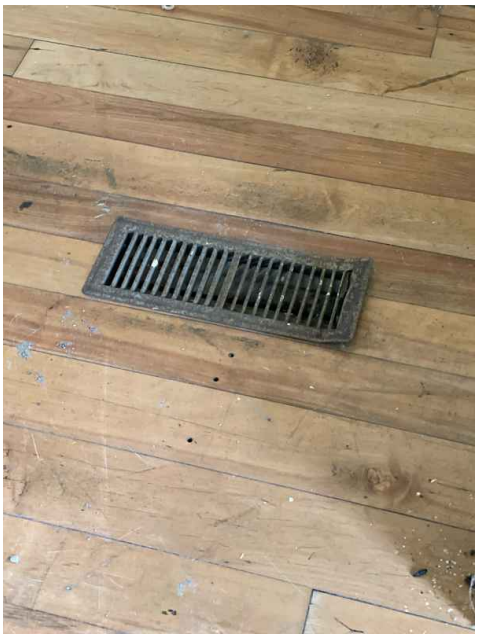
A length of ductwork on the north side of the crawlspace was disconnected which will reduce heating efficiency in the building. It is recommended to re-secure or replace the ductwork as needed.

5.4.2 Distribution Systems

Recommendation

REGISTER - DAMAGED

A register on the south side of the meeting room was damaged and should be replaced.



6: PLUMBING

		IN	NI	NP	O
6.1	Main Water Supply	X			X
6.2	Water Heating Equipment, Controls, Chimneys, Flues, and Vents			X	
6.3	Interior/Exterior Water Piping, Fixtures, Faucets, and Systems	X			X
6.4	Drainage, Waste, and Vent System	X			X
6.5	Interior/Exterior Fuel Storage, Piping, Venting, Supports	X			X
6.6	Sump Pumps	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Main Water Supply: Plumbing Water Supply (into structure)
Copper

Main Water Supply: Water Filters
None

Main Water Supply: Water Source
Public

Interior/Exterior Water Piping, Fixtures, Faucets, and Systems: Plumbing Water Distribution (inside structure)
Copper

Drainage, Waste, and Vent System: Plumbing Waste
PVC, Cast Iron

Drainage, Waste, and Vent System: Washer Drain Size
None

Section Introduction

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate. The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Limitations

General

SECTION NOTES

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

6.1.1 Main Water Supply

Immediate Action/Safety Item

BURST PIPE

The water main into the building appeared to be burst with a temporary repair, likely from freezing water in the pipe. It is recommended to have a licensed plumber replace the pipe and pressure test the plumbing within the building to identify any other defects/damages.

6.3.1 Interior/Exterior Water Piping, Fixtures, Faucets, and Systems

Immediate Action/Safety Item

LEAK - VALVE FITTING

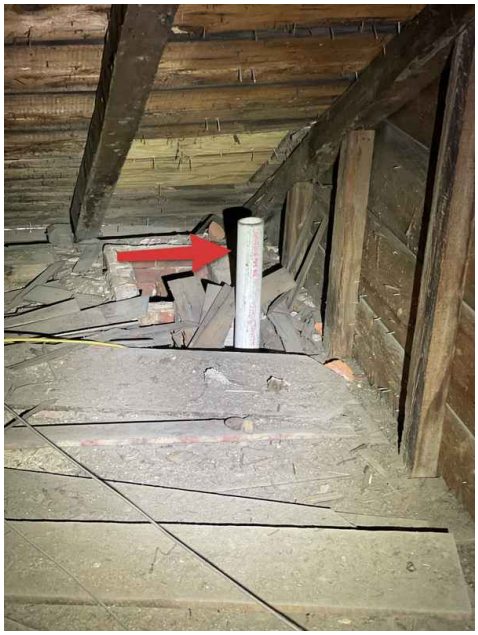
A valve fitting for the cleanout sink had a small leak at the time of the inspection. It is recommended to have a licensed plumber replace the fitting before the leak worsens.

6.4.1 Drainage, Waste, and Vent System

Immediate Action/Safety Item

WASTE VENT - TERMINATED IN ATTIC

The plumbing waste vent was terminated in the attic instead of up through the roof. Waste vents should be vented into the atmosphere to prevent toxic sewer gases from affecting the occupants. It is recommended to have a licensed plumber further assess and advise on options and pricing for properly terminating the waste vent.



6.5.1 Interior/Exterior Fuel Storage, Piping, Venting, Supports

Recommendation

OIL TANK ON EXTERIOR - NO ENCLOSURE

The fuel tank on the exterior of the building did not have a enclosure over it. Typically the fuel providers require a roofed enclosure over exterior fuel tanks to prolong the integrity of the tank and facilitate fuel delivery in the winter. It is recommended to have the fuel provider further assess and advise on options for a compliant tank enclosure.

6.6.1 Sump Pumps

Maintenance Item

DRY PIT - PUMP APPEARED TO OPERATE

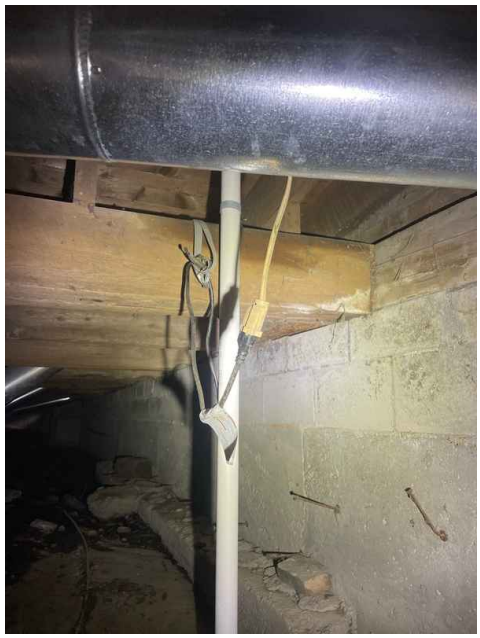
The sump pump pit was dry at the time of the inspection. The inspector operated the float valve and the pump appeared to operate when tested. It is recommended to confirm the pump efficiently discharges water accumulation from the crawlspace.

6.6.2 Sump Pumps

Recommendation

EXTENSION CORD

The sump pump appeared to be powered by use of an extension cord instead of having a dedicated outlet. It is recommended to have a licensed electrician install a dedicated GFCI outlet for the sump pump.



6.6.3 Sump Pumps

Recommendation

PERMANENT DISCHARGE ASSEMBLY RECOMMENDED

The sump pump discharge piping was not considered a permanent or efficient assembly. The discharge pipe should be solid PVC with a check valve and terminated in a manner that will prevent erosion of the grade and saturation of the soils adjacent the foundation, for example, emptying into a sub-surface drain with an air-gap fitting.

6.6.4 Sump Pumps

Recommendation

SEDIMENT/FILL IN SUMP PIT

Sediment was observed in the sump pump pit which could obstruct the pump and affect the discharge of water. It is recommended to clean the sump pit and install a means of preventing further fill from entering the pit.

7: ELECTRICAL

		IN	NI	NP	O
7.1	Service Entrance Conductors, Service Drop	X			
7.2	Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding	X			X
7.3	Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage	X			X
7.4	Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)	X			X
7.5	Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure	X			X
7.6	All Ground Fault Circuit Interrupter Receptacles			X	
7.7	Smoke Detectors	X			X
7.8	Carbon Monoxide Detector	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Service Entrance Conductors, Service Drop: Electrical Service
Overhead Service

Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding: Electric Panel Manufacturer
ITE

Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding: Panel capacity
100 AMP

Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding: Panel Type
Circuit Breakers

Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage: Branch wire 15 and 20 AMP
Copper

Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage: Wiring Methods
Romex, Conduit, Metal Clad Cable (MC)

Section Introduction

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.
The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Limitations

General

SECTION NOTES

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

7.2.1 Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding

Immediate Action/Safety Item

PANEL IN BATHROOM

The main electrical panel was located in the bathroom. Current electrical standards prohibit panels from being located in bathrooms due to the elevated moisture and increased risk of shock or corrosion. It is recommended to have a licensed electrician further assess and advise on options and pricing for relocating the electrical panel as needed.

7.3.1 Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage

Recommendation

DOUBLE TAPPED BREAKER

One double-tapped breaker was observed within the electrical panel. The installed circuit breakers are not designed to hold two conductors, which means the conductors could become loose, leading to overheating, arcing, and possibly a fire. It is recommended to have a licensed electrician correct the double-tapped breaker. This can typically be done very easy by pig-tailing multiple wires to one conductor which then enters the breaker, or by separating the circuit and installing a new breaker. The electrician will be able to determine the best course of reparations.

7.4.1 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)

Immediate Action/Safety Item

DAMAGED OUTLET

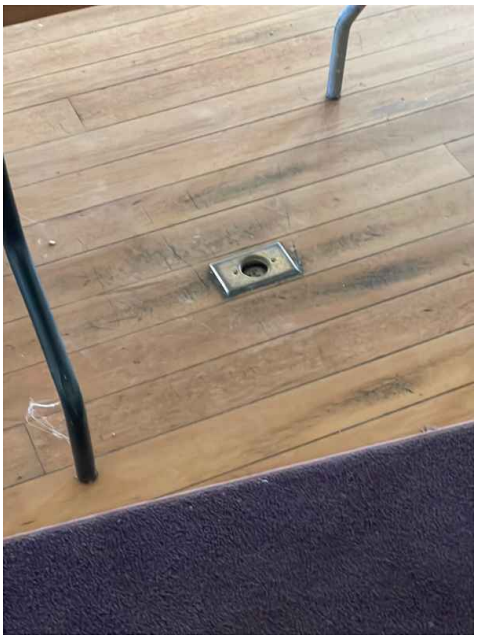
A first floor outlet on the north-west side of the building was damaged which presents an electrical hazard. It is recommended to have a licensed electrician replace the outlet.

7.4.2 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)

Recommendation

FLOOR OUTLETS - MISSING COVERS

Multiple floor mounted receptacles were missing covers which could allow dust and debris to enter the outlets when not in use and result in defects. It is recommended to replace the outlet covers as needed.

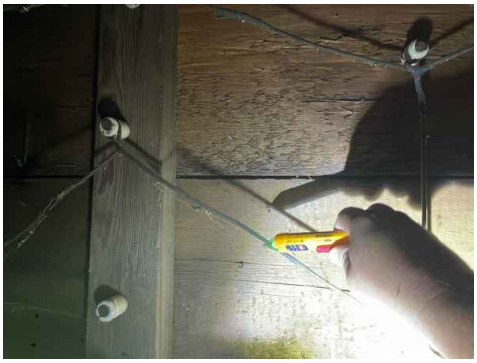


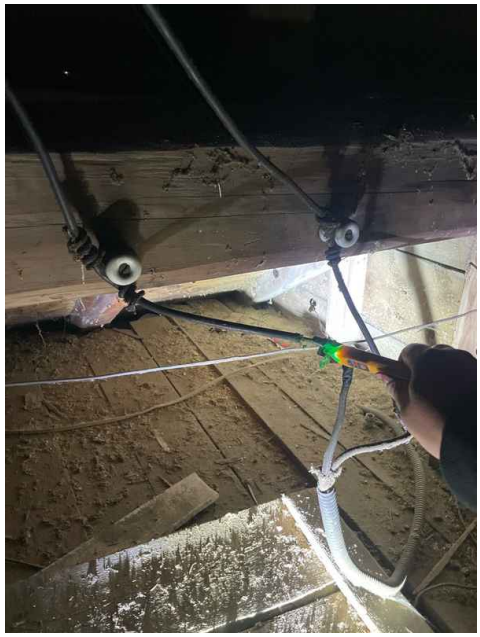
7.4.3 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)

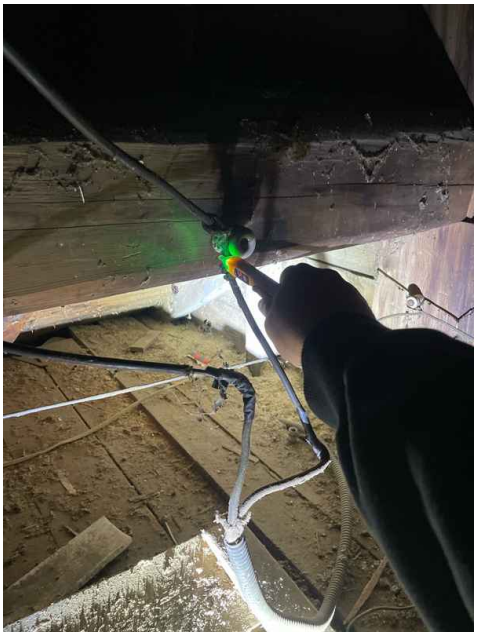
Recommendation

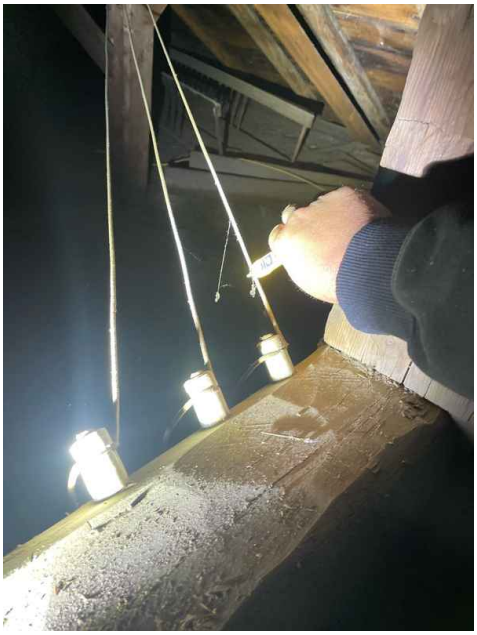
KNOB AND TUBE WIRING - NOT ENERGIZED

Remnants of knob and tube electrical wiring was visible in the attic and crawlspace which did not appear to be energized at the time of the inspection, which could indicate it is abandoned or part of a switch circuit. Knob and tube wiring has only two wires, hot and neutral, instead of the three wires found in modern electrical installation. This means there is no ground wire in the circuit for excess charge or in the event of a short. When knob and tube wiring has insulation over it, the wires can potentially overheat increasing the fire hazard risk. The insulation on knob and tube wiring is rubber instead of plastic, and over time the rubber degrades and leaves bare wires exposed to air and moisture which increases the chance for a short or fire. Since there may be concealed splices between knob and tube and other kinds of wiring, it is recommended to have a licensed electrician completely remove all knob and tube wiring to prevent it from becoming energized accidentally.











7.4.4 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)

Maintenance Item

LOOSE CABLE

A loose/abandoned coax cable was observed on the north side of the building. It is recommended to secure the cable or remove the cable if obsolete.

7.4.5 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)

Recommendation

LOOSE RECEPTACLE

The light switch receptacle on the first floor of the meeting room was loose which can damage wiring in/around the receptacle. It is recommended to have a licensed electrician re-secure the receptacle to framing or solid blocking.

7.4.6 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)

Maintenance Item

LOOSE WIRING

Multiple wires were not properly secured to framing or blocking in the attic and crawlspace. All wiring should be properly supported with clips, brackets, or hangers in appropriate intervals, or they can chafe and compromise the protective coating. It is recommended to have a licensed electrician properly secure loose wires.



7.4.7 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)

Maintenance Item

MISSING DIMMER KNOBS

Multiple dimmer knobs were missing on the first floor of the meeting room. It is recommended to replace missing and damaged knobs.

7.4.8 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)

Recommendation

RECESSED RECEPTACLE - OUTLET

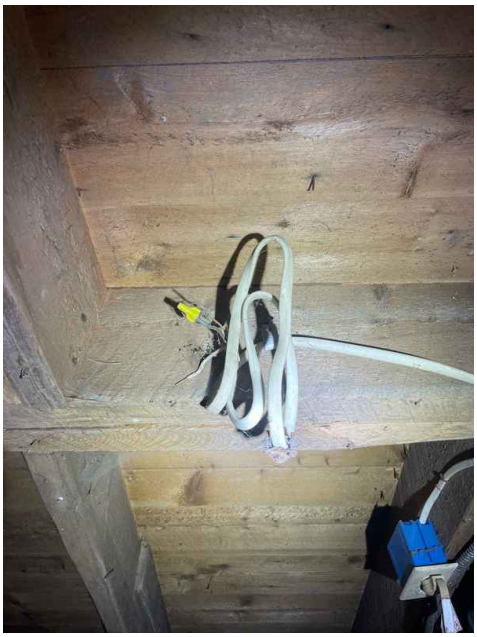
The outlet receptacle in the bathroom was recessed behind the wall finishes. This can present an issue for normal use and leaves an opening for direct contact of the conductors. It is recommended to have a licensed electrician correct the receptacle so it sits flush with the interior finish.

7.4.9 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)

Recommendation

WIRING NOT TERMINATED PROPERLY

Some exposed wiring in the crawlspace appeared to be abandoned and/or incorrectly terminated. Wiring should be properly spliced and terminated in a UL-rated receptacle. It is recommended to have a licensed electrician properly terminate wiring in receptacles or remove wiring that's obsolete.



7.5.1 Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure

Immediate Action/Safety Item

NON-GFCI OUTLETS - BATHROOM

GFCI outlets were not installed in the bathroom receptacle. This area is subject to having water present and can result in electrocution if not protected by the use of GFCI outlets. GFCI outlets trip when a power surge is identified which will protect the occupants and electrical equipment. It is recommended to have an electrician install GFCI receptacles or breakers where missing to meet current electrical standards.

7.7.1 Smoke Detectors

Immediate Action/Safety Item

MISSING DETECTORS

Some of the detectors were missing at the time of the inspection. It is recommended to consult with the local fire marshal on smoke detection device requirements.

7.8.1 Carbon Monoxide Detector

Immediate Action/Safety Item

MISSING DETECTORS

Some of the detectors were missing at the time of the inspection. It is recommended to consult with the local fire marshal on CO detection device requirements.

8: FIREPLACE

		IN	NI	NP	O
8.1	Gas/LP Firelogs and Fireplaces			X	
8.2	Solid Fuel Heating Devices (Fireplaces, Woodstove)			X	
8.3	Chimneys Flues and Vents			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Number of Fireplaces
None

Number of Stoves
None

Types of Fireplaces/Stoves
None

Section Introduction

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.
The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

Limitations

General

SECTION NOTES

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

9: INSULATION AND VENTILATION

		IN	NI	NP	O
9.1	Insulation in Attic	X			X
9.2	Insulation Under Floor System	X			X
9.3	Vapor Retarders	X			X
9.4	Ventilation of Attic and Foundation Areas	X			X
9.5	Venting systems (Kitchens, Baths and Laundry)	X			
9.6	Ventilation Fans and Thermostatic Controls (in Attic)			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Insulation in Attic: Attic Insulation
Cellulose

Insulation Under Floor System: Floor System Insulation
Fiberglass

Ventilation of Attic and Foundation Areas: Ventilation
Cupola, Gable Vent

Venting systems (Kitchens, Baths and Laundry): Dryer Ductwork
None Present

Venting systems (Kitchens, Baths and Laundry): Dryer Power Source
None

Section Introduction

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Limitations

General

SECTION NOTES

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

9.1.1 Insulation in Attic

Maintenance Item

ACCESS PANEL - NOT INSULATED

The attic access panel was missing insulation to provide a continuous thermal break between the tempered space and attic. It is recommended to secure insulation to the access panel and install weatherstripping around the perimeter of the access.

9.1.2 Insulation in Attic

Recommendation

ADDITIONAL INSULATION RECOMMENDED

The insulation was minimal in the attic space to create an efficient thermal break. Heat loss from the tempered space may result in ice-damming, elevated moisture levels in the attic, and/or the advanced deterioration of building materials. It is recommended to consult with a qualified insulating contractor for options/pricing to increase the R-value between the tempered space and attic.

9.2.1 Insulation Under Floor System

Recommendation

FIBERGLASS INSULATION - DAMAGED & MISSING

Some of the fiberglass insulation in the crawlspace was damaged, loose, and/or missing which will contribute to heat loss and may affect the adjacent building materials. It is recommended to replace insulation as needed to provide a uniform thermal envelope.





9.3.1 Vapor Retarders

Recommendation

DIRT FLOOR - NO VAPOR BARRIER

The crawlspaces did not have a vapor barrier on the floor. Saturation in the soils adjacent the foundation will seep through the foundation and floor and elevate moisture levels in the space, causing condensation on materials and advance the deterioration rate of building materials. Long-term elevated moisture levels without active/passive ventilation will also increase the risk of mold growth and rot. It is recommended to consult with a qualified contractor for options and pricing for installing a vapor barrier.







9.4.1 Ventilation of Attic and Foundation Areas

Recommendation

MISSING LOUVER IN GABLE VENT

The gable vent on the south side of the building did not have a louver to help prevent wind-driven rain from infiltrating the attic space. It is recommended to have a qualified contractor install a louver and insect screen if missing.

10: INTERIOR

		IN	NI	NP	O
10.1	Ceilings	X			X
10.2	Walls	X			X
10.3	Floors	X			X
10.4	Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails	X			X
10.5	Counters and Cabinets (representative number)			X	
10.6	Doors (representative number)	X			X
10.7	Windows (representative number)	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceilings: Ceiling Materials
Plaster, Drywall, Wood

Walls: Wall Material
Drywall, Wood, Plaster

Floors: Floor Covering(s)
Carpet, Wood, Linoleum

Doors (representative number):
Interior Doors
Wood

Section Introduction

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.
The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.
The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Limitations

General

SECTION NOTES

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

10.1.1 Ceilings

Recommendation

SUSPECT LEAD PAINT ON FINISHES

Paint observed on some of the ceiling finishes has characteristics common with lead-based paints. It is recommended that suspect paint be tested and removed or encapsulated (if present or peeling) by certified/licensed professionals to prevent environmental and/or health impacts.



10.1.2 Ceilings

Recommendation

PLASTER - LOOSE & DETERIORATED

Some of the plaster ceiling on the upper level of the building was deteriorated and separating from the underlying lath. It is recommended to have a qualified contractor repair, remove, or encapsulate the plaster ceilings to prevent injury to the occupants.
Be advised - some old plaster contains asbestos-based materials and should be tested and professionally remediated if present.

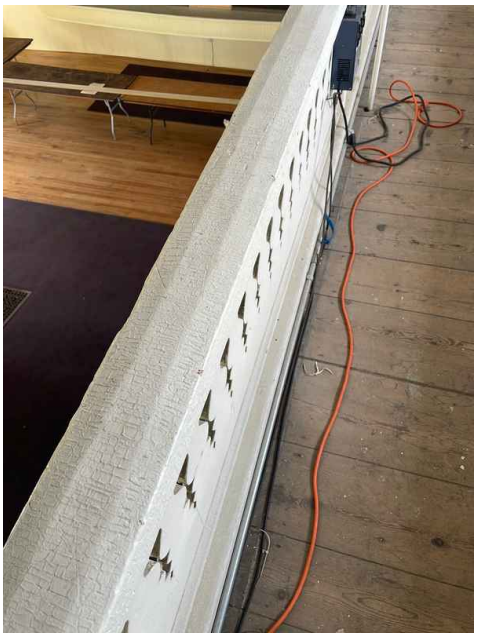


10.2.1 Walls

Recommendation

SUSPECT LEAD-BASED PAINT

Paint observed on some of the interior finishes around the building has characteristics common with lead-based paints. It is recommended that suspect paint be tested and removed or encapsulated (if present or peeling) by certified/licensed professionals to prevent environmental and/or health impacts.











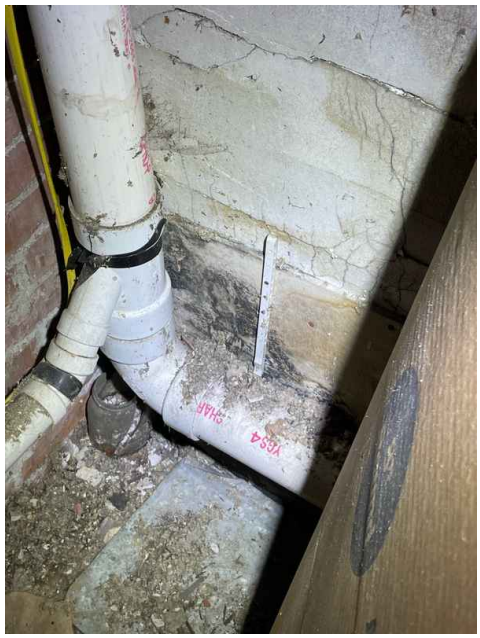


10.2.2 Walls

Recommendation

SUSPECT MOLD/MILDEW ON FINISHES

Suspect mold/mildew growth was observed on some of the interior finishes around the waste vent pipe on the upper level of the building. This is an indicator that there are or have been excessive moisture levels in the space, possibly from plumbing leaks and/or water infiltration. It is recommended to have a qualified mold remediation contractor further assess and advise on options and pricing to clean/neutralize the growth and repair or replace the affected building materials if/as needed.



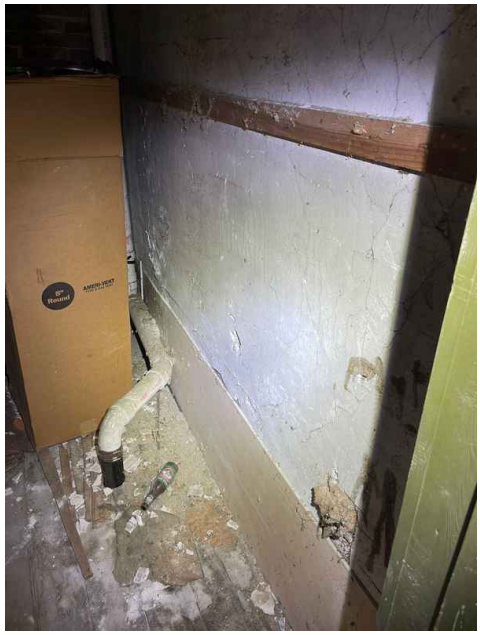
10.2.3 Walls

Recommendation

PLASTER - DAMAGED & DETERIORATED

Some of the plaster wall finishes were cracked, deteriorated, and/or sagging. It is recommended to repair or replace the finishes as needed.
Be advised - some old plaster contains asbestos-based materials and should be tested and professionally remediated if present.





10.3.1 Floors

Recommendation

SUSPECT LEAD-BASED PAINT

Paint observed on some of the flooring on the stage has characteristics common with lead-based paints. It is recommended that suspect paint be tested and removed or encapsulated (if present or peeling) by certified/licensed professionals to prevent environmental and/or health impacts.

10.3.2 Floors

Recommendation

WOOD FLOORING - LOOSE

Multiple floor boards second floor staircase landing were loose which could present a hazard. It is recommended to have a qualified contractor re-secure loose floor boards and install additional blocking if/as needed.

10.4.1 Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails

Recommendation

BULKHEAD - MISSING STAIRCASE

The bulkhead did not have a staircase which can present a safety hazard. It is recommended to install a permanent staircase in the bulkhead.

10.4.2 Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails

Immediate Action/Safety Item

LOW RAILINGS

The guardrails around the upper level of the meeting room do not meet the safety standards for height. The typical guardrail should be approximately 42" above finished floor height. It is recommended to correct all railings which do not meet safety requirements.

10.4.3 Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails

Immediate Action/Safety Item

RAILING RECOMMENDED

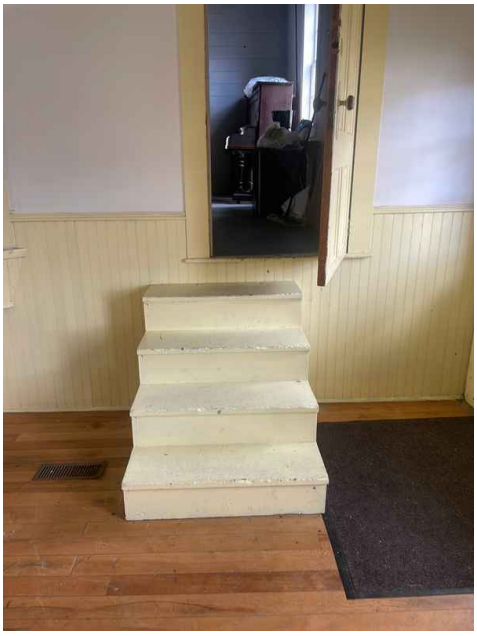
A railing with vertical balusters is recommended on the open side of the staircase leading to the meeting room from the entryway.

10.4.4 Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails

Immediate Action/Safety Item

RAILINGS RECOMMENDED

Railings with vertical balusters are recommended on the open sides of the staircases leading to the stage.

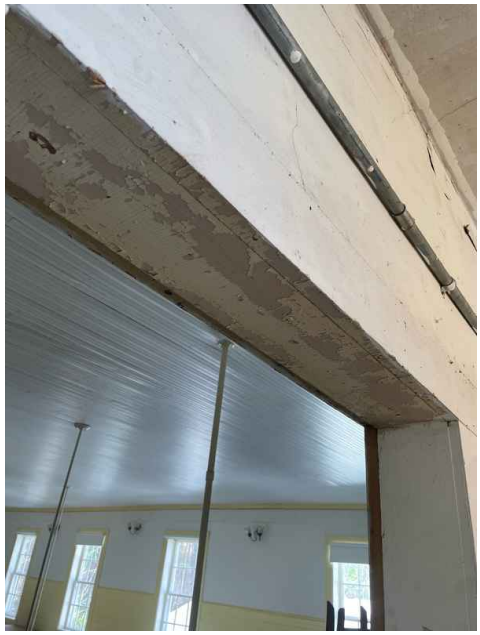


10.6.1 Doors (representative number)

Recommendation

SUSPECT LEAD-BASED PAINT

Paint observed on some of the doors and adjacent trim around the interior and exterior of the home has characteristics common with lead-based paints. It is recommended that suspect paint be tested and removed or encapsulated (if present or peeling) by certified/licensed professionals to prevent environmental and/or health impacts.



11: BUILT-IN KITCHEN APPLIANCES

		IN	NI	NP	O
11.1	Dishwasher			X	
11.2	Ranges/Ovens/Cooktops			X	
11.3	Range hood			X	
11.4	Trash Compactor			X	
11.5	Food Waste Disposer			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations