



# Patriot Home Inspections, LLC Comprehensive Home Inspection Report

*" Inspecting Maine, one home at a time.... "*



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**This CONFIDENTIAL Report was prepared exclusively for: Valued Client**

**Inspection Address: 1122 Harmony Avenue, Sometown, Maine**

**Date of Inspection: 7/8/2021**



**NOTICE TO THIRD PARTIES:** This report is the exclusive property of Patriot Home Inspections, LLC and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our inspection and this Report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this Report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.



## Introduction:

This report contains a review of several home systems including heating, plumbing, electrical, roof and basement.

As a home inspector, please bear in mind that I am NOT a roofer, plumber, electrician, HVAC Technician or contractor.

My role is to visually observe and report on the current state of the home and not to predict future events or conditions that may occur.

A recommendation does not constitute a directive, it is only the opinion of myself as a Certified Professional Inspector. Please read the standards of practice for Certified Home Inspectors to further understand my role.

This report remains the exclusive property of Patriot Home Inspections, LLC and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited. Patriot Home Inspections, LLC reserves the right to use any photos obtained during the inspection to market or educate others.

It is my intent to make this report as concise and readable as possible. If you have any questions about anything in this report, please do not hesitate to call or email me for clarifications. I work for you, my client, and no one else. I abide by a strict code of ethics and will not break this code for any reason. This is my solemn promise to you.

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection.

- Realize that sellers are under no obligation to repair everything mentioned in this report.
- No Home is Perfect.
- Keep things in perspective.
- Don't kill your deal over things that don't matter.
- It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.





Dear Client,

Thank you for choosing Patriot Home Inspections, LLC (PHI, LLC) to perform your home inspection! My goal is to provide you with the knowledge that may put you in a better position to make an informed real estate decision. This inspection is not a guarantee or warranty of any kind, rather a guide.

### **What is a Home Inspection?**

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. A Home Inspection is intended to assist in evaluation of the overall condition of the dwelling and is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

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

I abide by the Standards of Practice set forth by the International Association of Certified Home Inspectors ([www.nachi.org](http://www.nachi.org)). A copy of the InterNACHI Standards of Practice is available at <https://patriothomeinspections.biz/wp-content/uploads/2021/03/Standards.pdf>.

This report has been prepared for your exclusive use. We will not be held responsible to any other parties for the contents of the report. The report itself is copywritten and may not be used in whole or in part without PHI, LLC's express written permission.

Again, thank you for the opportunity of conducting this inspection for you. I am available to you throughout the entire real estate transaction. Should you have any questions, please feel free to call or email me.

Sincerely,



Skip Dunning, CPI# 18062901

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## Inspection and Site Details

This section of the report describes various items of information about the home inspection such as the inspection time, who attended, the weather and the ground conditions. I also note the age of the home and list other details that may be helpful.

### 1. Inspection Time

- Start Time: 1:30
- End Time: 5:00

### 2. Attending Inspection

In Attendance:

- Client present
- Buyer Agent present

### 3. Residence Type/Style

Property Type:

- Single Family Home

### 4. Garage/Carport

- No Garage present

### 5. Age of Home or Year Built

Year Built:

- 1927

### 6. Square Footage

- 1808 Square Feet

### 7. Lot Size

- .15 Acres

### 8. Front of Home Faces

- For the purpose of this report, the building is considered to be facing South

### 9. Bedrooms & Bathrooms

- Bedrooms: 4
- Bathrooms: 2 1/2

### 10. Occupancy

- Access to some items such as: Electrical outlets, windows, wall/floor surfaces and cabinet interiors was restricted by furniture and personal belongings. Any such items are excluded from this inspection report.
- Occupied - Furnished: Heavy volume of personal and household items observed.

### 11. Temperature

- 67 F

### 12. Weather Conditions

- Overcast



## *Inspection and Site Details (continued)*

### 13. Ground/Soil Surface Condition

- Dry



## Exterior Areas

This section describes the exterior wall coverings and trim, doors and windows, the eaves and paint condition of the home.

### 1. Exterior Views



### 2. Doors

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.





## Exterior Areas (continued)

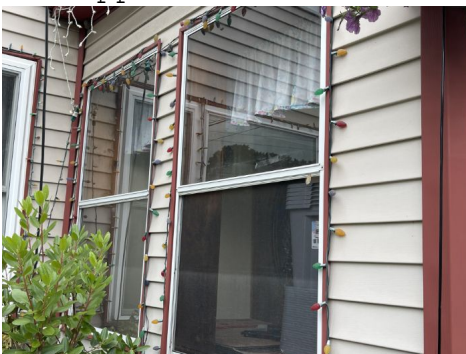
### 3. Window Condition

#### Observations:

- Some window screens were missing and some were damaged.
- Peeling paint observed, suggest scraping and painting as necessary.
- Minor wood softening noted. Recommend ongoing maintenance.



Several ripped screens



### 4. Siding Condition

#### Observations:

- Minor vinyl siding damage was observed. Typical but should be addressed to avoid moisture intrusion.
- There was an area of unfinished siding at the far side of the addition. Recommend having this sided as soon as possible.
- The dryer vent was uncovered at the time of the inspection. This allows vermin to enter the home via the dryer ductwork. Recommend repairs.
- The siding at the window flower boxes was pulled away from the home due to the weight and method of attachment. Recommend repairs to this area of siding to keep water from getting in behind the siding.



## Exterior Areas (continued)



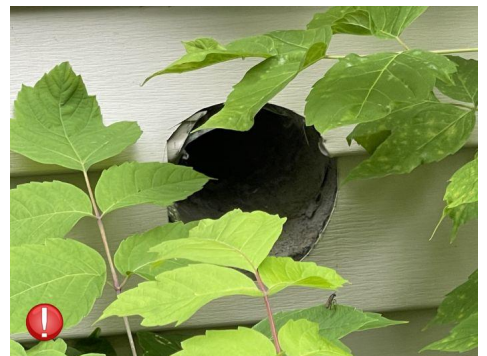
Unfinished siding



Unfinished siding



Water heater vent



Uncovered dryer vent





## Exterior Areas (continued)



### 5. Eaves & Facia

#### Observations:

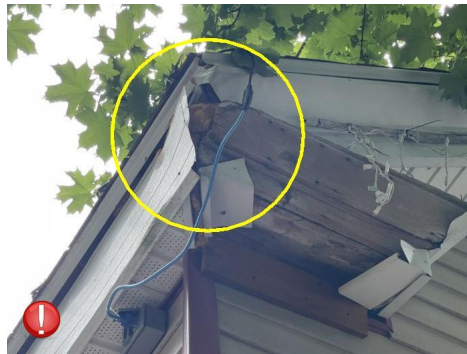
- Wood or wood-like materials present. These materials are subject to moisture damage and weathering to a greater extent than other siding materials, as well as infestation by wood-destroying pests and organisms. Notwithstanding anything noted in this report, recommend further evaluation by licensed pest control professional, repair or replacement as needed, and regular homeowner monitoring and maintenance thereafter

- There was exposed wood noted. It is highly recommended to seal all areas of the eaves to keep out vermin and to prevent the wood from rotting due to moisture.

- There were areas of the eaves that had loose soffit coverings. Recommend repairs.

- A section of the fascia at the addition was missing. Recommend repairs.

- There were open soffits noted. It was brought to my attention from a neighbor that there had been issues with squirrels at this home. Recommend further evaluation to determine a course of action to keep this from happening. I noted a pidgin roosting at the eaves, it was unknown if there may have been a nest there, but it came back several times.



Loose materials at soffit



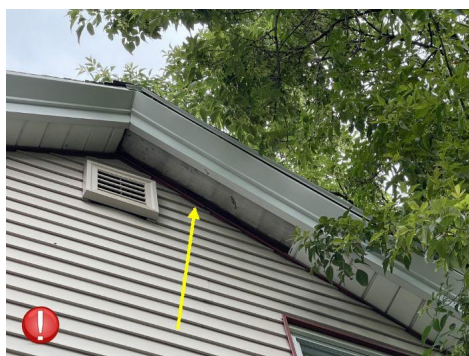
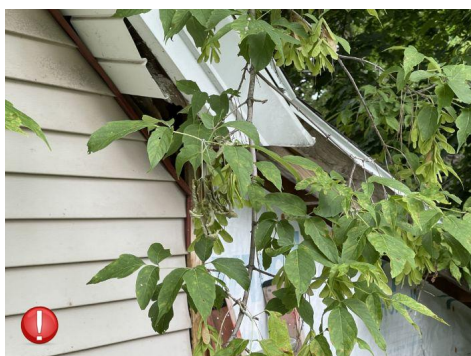
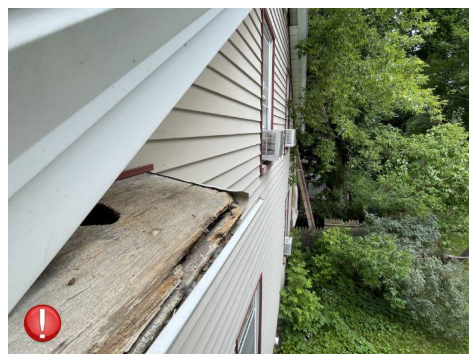
## Exterior Areas (continued)



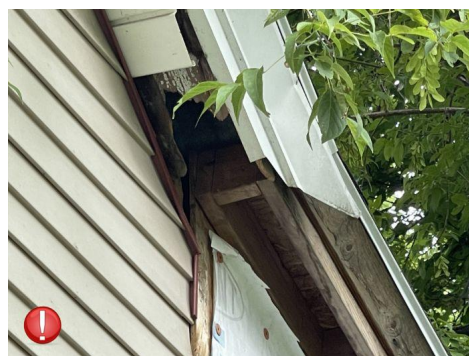
Possible nesting



Open soffits



Soffits missing





## Exterior Areas (continued)

### 6. Exterior Paint

#### Observations:

- Approximately 3/4 of the homes built before 1978 (about 64 million homes) contain some lead-based paint. For more information, refer to the following EPA Fact Sheet:  
<http://www.hud.gov/offices/lead/library/enforcement/fs-discl.pdf>
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.
- Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.
- Peeling paint observed, suggest scraping and painting as necessary.



## Grounds

This section describes the condition of the driveway, walkways, lot grading, vegetation, decks, porches and stairs, lighting and electrical outside the home, exterior faucets, gas valves, retaining walls and fences.

### 1. Driveway and Walkway Condition

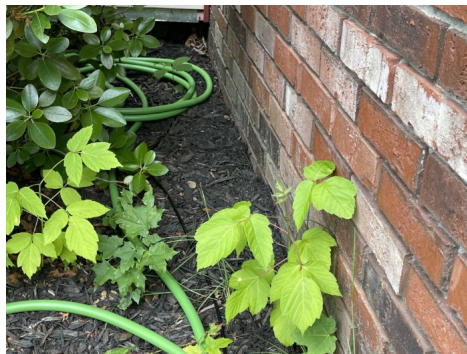
Observations:

- Driveway appeared to be in good shape for age and wear. No deficiencies observed at the time of the inspection.



### 2. Grading, Surface Drainage

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- There were some low spots along the foundation. Recommend adding additional back fill to create the proper slope away from the house to allow for effective drainage.



Low spots

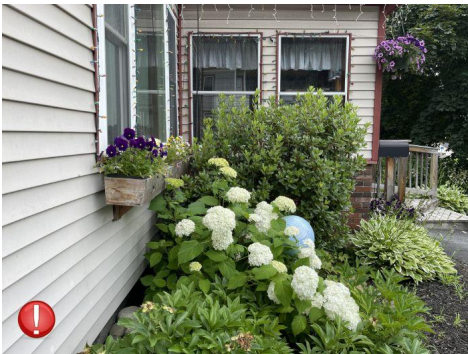
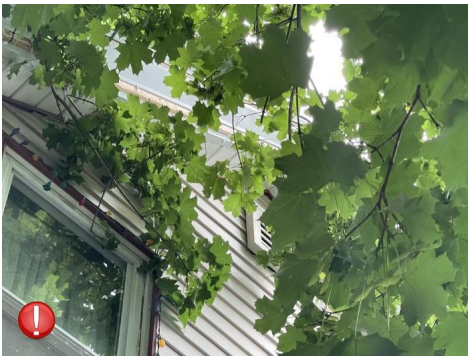


## Grounds (continued)

### 3. Vegetation Affecting Structure

#### Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Trees were within 6 feet of foundation. Monitor for potential root damage.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
- Vegetation was too close to the home in areas. This can be detrimental to the siding of the home as well as introduce moisture into the foundation.





## Grounds (continued)

### 4. Patios, Porches and Decks

#### Observations:

- More than 2 million decks are built and replaced each year in North America. InterNACHI estimates that of the 45 million existing decks, only 40% are completely safe.
- **MAINTENANCE:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a high quality deck sealant.

- **Wood to Soil Contact at deck supports. Deterioration may occur and insects may gain access to wood.**



Wood touching soil





## Grounds (continued)

### 5. Stairs & Handrails

#### Observations:

- Wood to Soil Contact at deck supports. Deterioration may occur and insects may gain access to wood.
- Unstable railings were observed.



Wood touching soil



Loose Railing



Unstable railing



Unstable railing

### 6. Electrical

#### Observations:

- No major system safety or function concerns were observed at the time of the inspection.

### 7. GFCI

#### Observations:

- No major system safety or function concerns were observed at the time of the inspection.

### 8. Main Gas Valve Condition

#### Observations:

- Shut off valve was present and appeared functional at the time of the inspection.



## Grounds (continued)



Main Gas Valve

### 9. Wall/Fence Condition

Materials: Wood

Observations:

- Fence leaning in areas.
- Wood deterioration observed. Suggest repairs/replacement as needed.



### 10. Plumbing

Materials: Copper piping noted. • **PVC** piping noted. • Cast Iron drains noted.

Observations:

- A sewer scope was conducted at the same time as the inspection. The findings will be located at the end of this report.



## Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

### 1. Method of Inspection

- Visible areas only, inspected from a ladder at the eaves.

### 2. Roof Condition

The roof had one layer of composition asphalt shingles installed at the time of the inspection.

#### Observations:

- Some shingles were observed to be damaged. Curling, missing shingles and/or tabs. Recommend repair by a roofing specialist.





## Roof (continued)



### 3. Flashing

#### Observations:

- No major system safety or function concerns were observed at the time of the inspection.
- Typical maintenance necessary, now and on an annual or semi-annual basis.



### 4. Chimney

#### Observations:

- Abandoned masonry chimney, no longer in use.

### 5. Limitations of Roofing Inspections

- It is highly recommended to ask the seller about the age & history of the roof and obtain roof documentation (if available).
- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
- It is impossible to inspect the total underside surface of the roof sheathing for leaks. Signs of prior leaks may be disguised by interior finishes. Leakage may develop at any time and may depend on rain intensity, wind direction, ice buildup and other factors.



## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. This section describes the condition of the walls, ceiling, windows, floors and doors along with the appliances, plumbing, electrical, cabinets and countertops.

### 1. Cabinets

Observations:

- Cabinets were missing doors at the time of the inspection. It is recommended to ask the homeowner if they are stored on the premises and request that they be installed prior to close.



### 2. Counters

Observations:

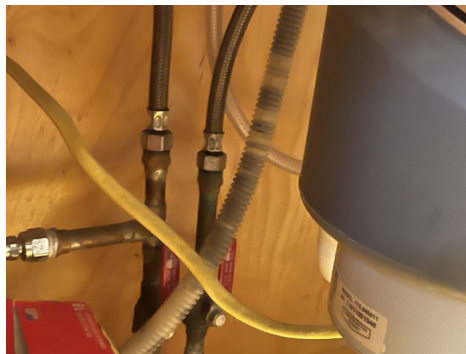
- No major system safety or function concerns were observed at the time of the inspection.



### 3. Sinks & Plumbing

Observations:

- Operated normally, at time of inspection.





## Kitchen (continued)



### 4. Electrical

#### Observations:

- A residential electrical system is less safe when there is no equipment ground and this condition is exacerbated when you have an open ground. To understand why, visualize plugging in an appliance that has a metal jacket that could be energized - maybe an older power tool or vacuum. If that jacket becomes energized the design of the appliance is to discharge that fault onto the equipment grounding conductor... but there is no conductor present to discharge the fault. Your chances of electrocution have gone up. This is bad, but it can be worse. If this same circuit also has reversed polarity, where the hot and the neutral are backward, also a common defect, you could now energize the appliance jacket just by plugging it in. You would not even need to switch the appliance on to get electrocuted. This is a common electrical safety phenomenon: one thing wrong is a little unsafe but multiple defects can quickly escalate into a serious safety hazard. This exemplifies why it is so important to take even little wiring problem seriously.
- There were open ground receptacles present at the time of the inspection.
- Reversed polarity on an electrical outlet is dangerous. If you accidentally reverse these wires the device you plug in to the receptacle may "work" but it is unsafe and risks a short circuit, shock, or fire.

Even a simple light or floor lamp is less safe with polarity reversed. While some devices such as an incandescent electric light may appear to work properly and safely regardless of which way the lamp's plug is inserted into the wall outlet, virtually all modern electrical appliances, even lamps, use polarized plugs.

In the case of an electric light, the device will "work" properly in either position, however, some appliances and electronic devices may be damaged if left connected to a reversed-polarity circuit.



## Kitchen (continued)



### 5. GFCI

#### Observations:

- There was no **GFCI** protection to the left or right of the kitchen sink



GFCI to the right of the stove worked properly

### 6. Vent Condition

#### Recirculating

#### Observations:

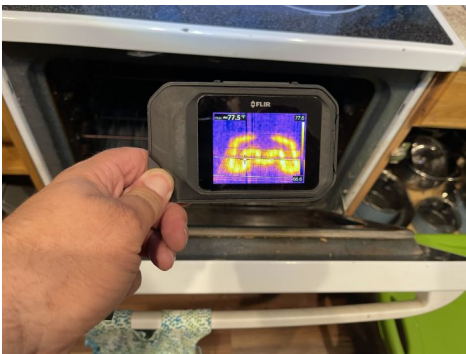
- No major system safety or function concerns were observed at the time of the inspection.
- Recommend cleaning filter regularly for fire safety.

### 7. Cook top condition

#### Observations:

- This unit was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or guarantees of this or any other appliance can be offered.
- Recommend confirming proper operation prior to close.







## Kitchen (continued)

### 10. Dishwasher

Observations:

- The dishwasher was not operated at the time of the inspection. I generally look for proper hookups but do not run dishwashers as a rule.



### 11. Ceiling Condition

Observations: No major system safety or function concerns were observed at the time of the inspection.

### 12. Wall Condition

Observations:

- No major system safety or function concerns were observed at the time of the inspection.

### 13. Floor Condition

Observations:

- No major system safety or function concerns were observed at the time of the inspection.

### 14. Window Condition

Observations:

- No discrepancies observed on all windows that were operated at the time of the inspection.
- Highly recommend operating all windows during final walk through inspection.



## Bathroom(s)

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. I will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

### 1. Electrical

Observations:

- Outlet needs new cover.



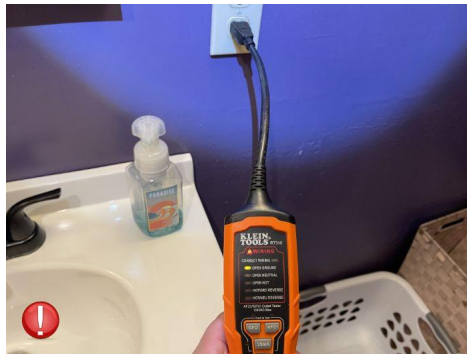
Missing outlet cover



### 2. GFCI

Observations:

- GFCI did not respond to test, suggest replacing for safety.



GFCI not operational

### 3. Sinks/Plumbing

Observations:

- A common plumbing defect found in many older houses is an "S" trap. An "S" trap is named so because it looks like an "S" on its side - it basically consists of a normal trap, and then another trap installed right up against it in an upside-down fashion. These traps are prohibited by many state's codes.

The purpose of a trap is to prevent sewer gases, and possibly vermin, from coming in to the home. When water sits in the trap, sewer gases stay out.

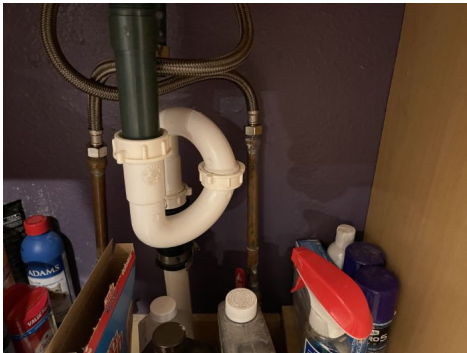
"S" Traps have the potential to suck, or 'siphon', water out of the trap as the water flows down the drain. On a properly installed "P" trap, there is a vent at the same place the drain turns downwards, which breaks the siphon. The vent prevents water from getting sucked out of the trap.



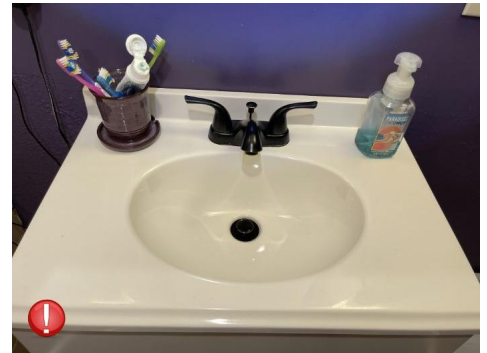
## Bathroom(s) (continued)



S Trap



S Trap



Slow drain at upstairs sink

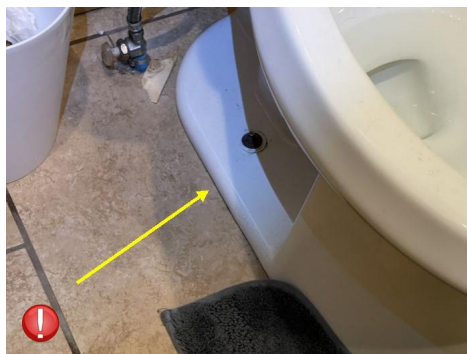
## 4. Toilets

### Observations:

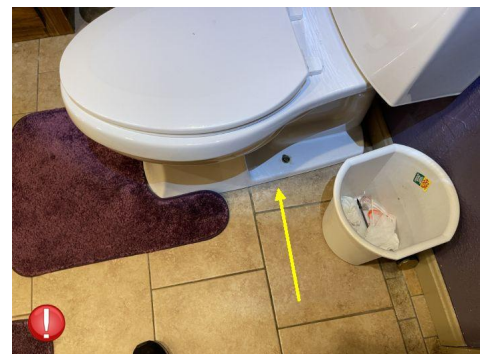
- Caulking needed under the toilet



No caulking under toilet



Caulking missing



No caulking

## 5. Bath Tubs

### Observations:

- No major system safety or function concerns were observed at the time of the inspection.



## Bathroom(s) (continued)



### 6. Showers

#### Observations:

- No major system safety or function concerns were observed at the time of the inspection.



### 7. Exhaust Fan

#### Observations:

- The bath fan was located in the shower area. This is not an acceptable application.



Showers are poor locations for exhaust fans

### 8. Ceiling Condition

#### Observations:

- No major system safety or function concerns were observed at the time of the inspection.



## Bathroom(s) (continued)

### 9. Floor Condition

#### Observations:

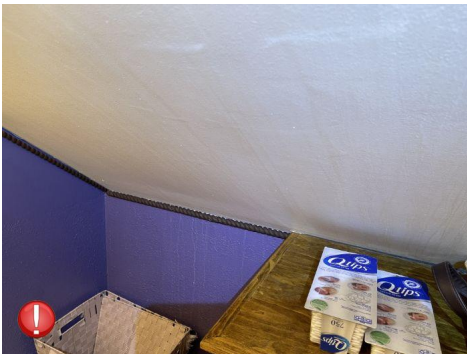
- No major system safety or function concerns were observed at the time of the inspection.



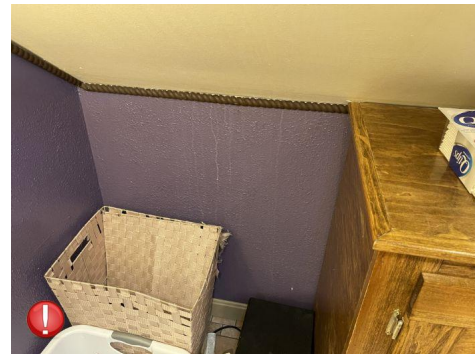
### 10. Walls

#### Observations:

- There were some signs of elevated moisture in the bathroom, most likely caused from showering without the vent fan running or not running the fan long enough. This can cause issues with wallpaper and paint on the ceiling. It is highly recommended to run an exhaust fan with every shower and continue to run it for up to 15 minutes after your shower to remove as much moisture as you can.



Moisture streaking from lack of proper ventilation



Moisture streaking

### 11. Window Condition

#### Observations:

- No major system safety or function concerns were observed at the time of the inspection.



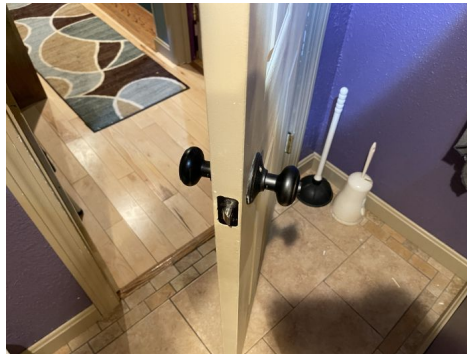
## Bathroom(s) (continued)



### 12. Doors

#### Observations:

- No major system safety or function concerns were observed at the time of the inspection.



### 13. Misc





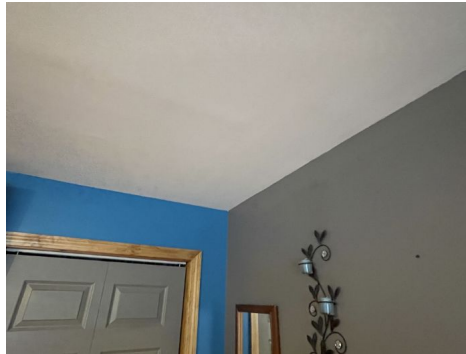
## Bedrooms

This section describes the condition of the bedroom(s). I will inspect walls, ceilings, floors and windows. I will test a number of receptacles for proper operation and look for working smoke detectors. Personal items in the bedroom may prevent all areas to be inspected.

### 1. Ceiling Condition

Observations:

- No major system safety or function concerns were observed at the time of the inspection.



### 2. Ceiling Fans

Observations:

- No major system safety or function concerns were observed at the time of the inspection.



### 3. Window Condition

Materials: Insulated glass noted.

Observations:

- It is highly recommended that all windows are operated at the final walk-through inspection.
- All accessible windows operated normally
- Most bedroom windows were not accessible at the time of the inspection due to the installation of portable air conditioning units.



## Bedrooms (continued)



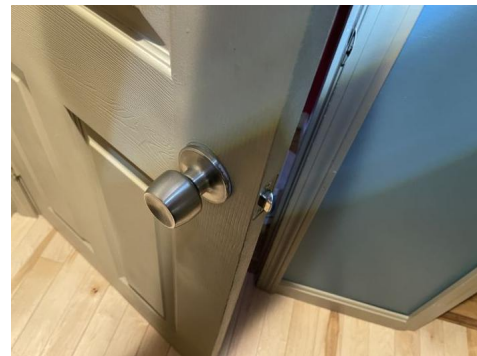
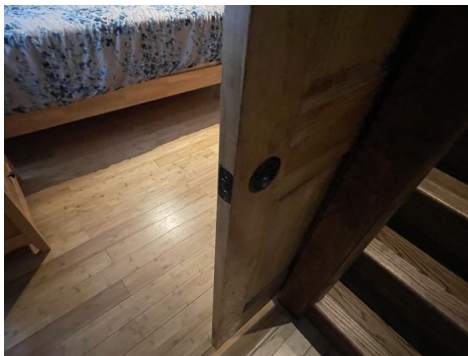
Most windows were fitted with AC units and were unable to be thoroughly inspected.



## 4. Doors

### Observations:

- No privacy locks on most bedroom doors.



## 5. Wall Condition

### Observations:

- No major system safety or function concerns were observed at the time of the inspection.
- Some areas not accessible due to stored personal items.



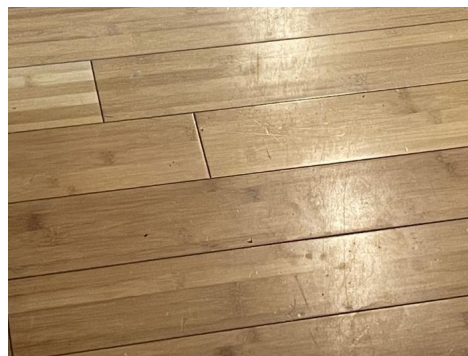
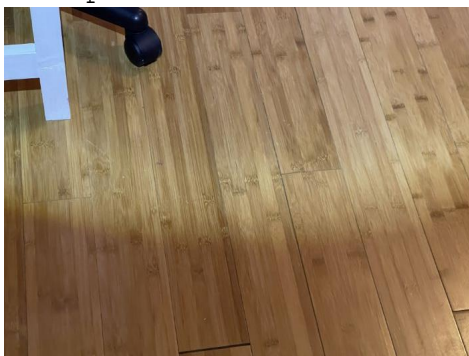
## Bedrooms (continued)



### 6. Floor Condition

#### Observations:

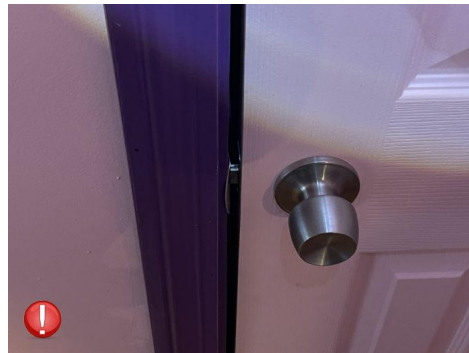
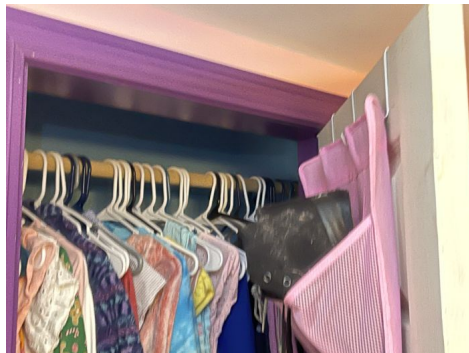
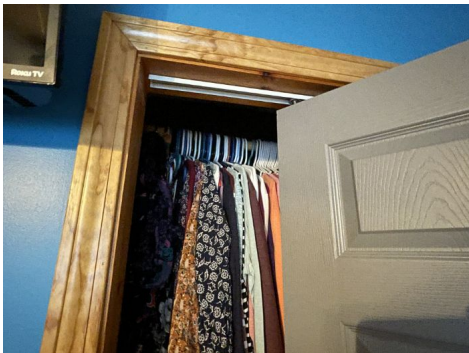
- No major system safety or function concerns were observed at the time of the inspection.



### 7. Closets

#### Observations:

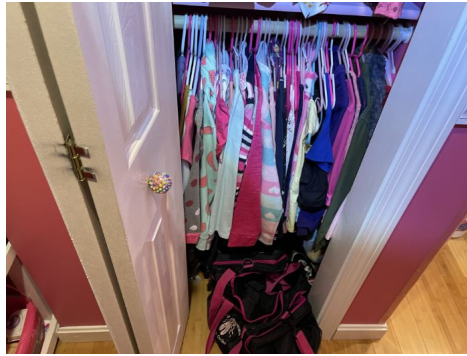
- The closets were in serviceable condition.



Closet door did not shut properly



## Bedrooms (continued)



### 8. Electrical

#### Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Missing cover plates observed, suggest installing for safety.



### 9. Smoke Detectors

#### Observations:

- There were no smoke detectors in the bedroom(s). See Smoke Detector section of "Interior Areas"





## Bedrooms (continued)

### 10. Misc



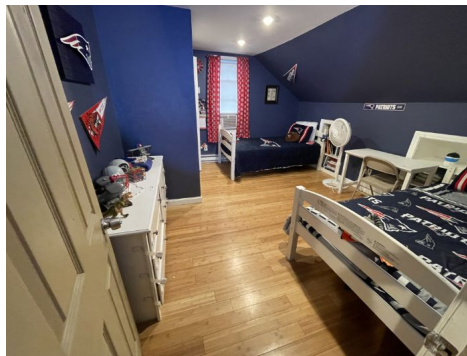
Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



## Laundry

Laundry areas may be a dedicated laundry room or part of another area of the home such as the bathroom or closet space. When the laundry is a dedicated space, all areas of the room are inspected such as windows, floors, ceilings etc. When the laundry appliances are located within another area, the laundry section will indicate just what has been inspected.

### 1. Dryer Vent

Observations:

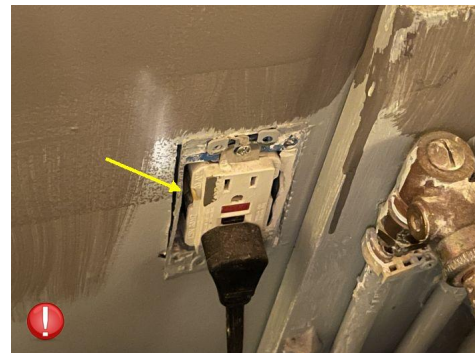
- The dryer vent was missing the exterior cover.



### 2. Electrical

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Outlet cover plates missing.



Cover Missing

### 3. Plumbing

Observations:

- No major system safety or function concerns were observed at the time of the inspection.



## *Laundry (continued)*



### 4. Misc





## Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, living rooms, dens and other open areas. Within these areas I will perform a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. I will open windows and test receptacles. Personal items in the structure may prevent me from viewing all areas on the interior.

I can test for mold if visible organic growth is present and confirmation of mold is needed.

### 1. Doors

Observations:

- No major system safety or function concerns were observed at the time of the inspection.



### 2. Ceiling Condition

Observations:

- Small stains noted on the ceiling. They tested dry at the time of the inspection.



### 3. Floors

Observations:

- No major system safety or function concerns were observed at the time of the inspection.



## Interior Areas (continued)



### 4. Wall Condition

#### Observations:

- No major system safety or function concerns were observed at the time of the inspection.

### 5. Window Condition

Materials: Insulated glass noted.

#### Observations:

- In accordance with NACHI Standards, I do not test every window in the house, and particularly if it is furnished. I do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
- Operated windows appeared functional, at time of inspection





## Interior Areas (continued)



### 6. Electrical

#### Observations:

- Ungrounded outlets are a safety hazard and are in violation of the building and national wiring codes. They need be made safe immediately. In older homes, the original wiring did not have ground wire connected to the outlets. These ungrounded outlets are easily distinguished by their two hole/slot configuration versus the newer grounded type of outlet that has three holes/slots. Ungrounded outlets that have two holes/slots used in a home that was originally wired in this manner and has not been rewired are considered acceptable.

The problems for the owners of older homes start when grounded type outlets are substituted for the ungrounded type without the necessary rewiring that adds a ground wire to the new three prong grounded type outlet. Grounded type (three hole/slot) outlets may not be substituted for ungrounded outlets unless a ground wire is connected.

- Since ungrounded receptacles were noted in the home, buyer is cautioned that proper grounding is strongly urged where sensitive electronic equipment is used. Ungrounded receptacles do not offer protection for computers etc. Consultation with a qualified electrical contractor is recommended.

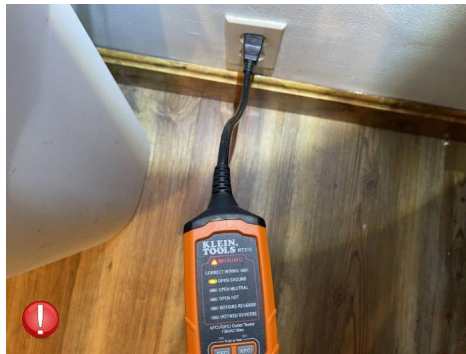
- Reversed polarity on an electrical outlet is dangerous. If you accidentally reverse these wires the device you plug in to the receptacle may "work" but it is unsafe and risks a short circuit, shock, or fire.

Even a simple light or floor lamp is less safe with polarity reversed. While some devices such as an incandescent electric light may appear to work properly and safely regardless of which way the lamp's plug is inserted into the wall outlet, virtually all modern electrical appliances, even lamps, use polarized plugs.

In the case of an electric light, the device will "work" properly in either position, however, some appliances and electronic devices may be damaged if left connected to a reversed-polarity circuit.



## Interior Areas (continued)



### 7. Smoke Detectors

#### Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

- IMPROVE: Recommend installing one in each bedroom to bring up to modern safety standards
- IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.



## Interior Areas (continued)

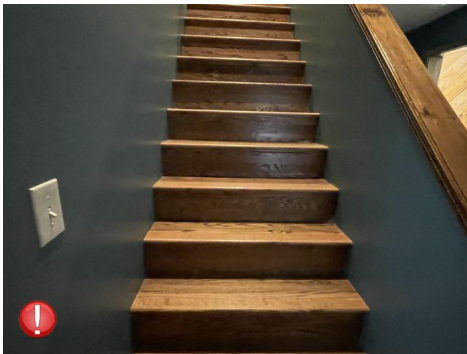


Located inside a closet behind a door

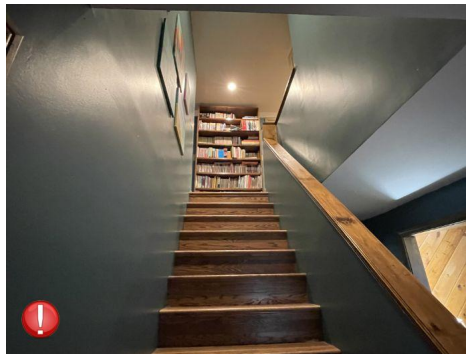
### 8. Stairs & Handrail

Observations:

- A handrail was missing.



No graspable handrail present



No graspable handrail

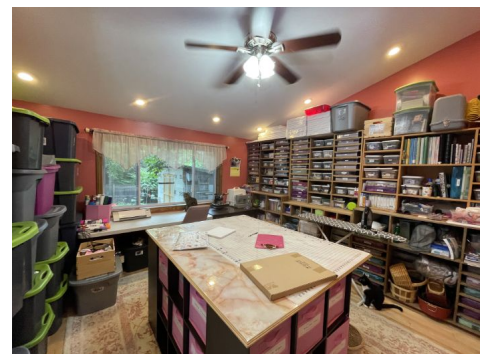
### 9. Misc



Living room



Dining room



Craft Room / Addition



## Attic

This section describes the condition of the attic space including the attic access or lack thereof. I will report on the access condition, the insulation type and condition, the structural elements and any other items found in the attic space. Not all attics are readily accessible and it may be that I am not able to inspect the attic fully due to limited access or dangerous conditions.

### 1. Access

Observations:

- No major system safety or function concerns were observed at the time of the inspection.
- Scuttle Hole located in upstairs hallway.
- **IMPROVE:** The attic access was not insulated. Expect higher energy costs. Recommend insulating the attic access to reduce energy expenses.
- **Undersized or difficult to reach hatch making inspection limited.**



### 2. Structure

Observations:

- No major system safety or function concerns were observed at the time of the inspection.
- Could not access fully due to size of entry.





## Attic (continued)



### 3. Ventilation

Observations:

- Gable louver vents noted.





## Attic (continued)

### 4. Insulation Condition

Materials: Unfinished fiberglass batts noted.

Depth: Insulation averaged about 8-10 inches in depth : more recommended.

Observations:

- Visit this link for information regarding recommended insulation levels in attics : <https://insulationinstitute.org/im-a-homeowner/about-insulation/how-much-do-i-need/>

- Apparent vermiculite insulation present; this type of insulation may contain asbestos, which has been linked to cancer (mesothelioma). This inspector is qualified to sample the insulation for you and send it to a national laboratory which will determine if asbestos is present. The EPA makes the following recommendation at <http://www.epa.gov/asbestos/pubs/insulation.html> :

"What should I do if I have vermiculite attic insulation?

DO NOT DISTURB IT. Any disturbance has the potential to release asbestos fibers into the air. Limiting the number of trips you make to your attic and shortening the length of those trips can help limit your potential exposure. EPA and ATSDR strongly recommend that:

Vermiculite insulation be left undisturbed in your attic. Due to the uncertainties with existing testing techniques, it is best to assume that the material may contain asbestos.

You should not store boxes or other items in your attic if retrieving the material will disturb the insulation.

Children should not be allowed to play in an attic with open areas of vermiculite insulation.

If you plan to remodel or conduct renovations that would disturb the vermiculite, hire professionals trained and certified to handle asbestos to safely remove the material.

You should never attempt to remove the insulation yourself. Hire professionals trained and certified to safely remove the material."

- No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize heat loss.



Possible vermiculite insulation under the batting



Insulation was sparse in areas



## *Attic (continued)*

### 5. Exhaust Vent

Observations:

- Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture an possible development of mold.



## Basement/Crawlspace

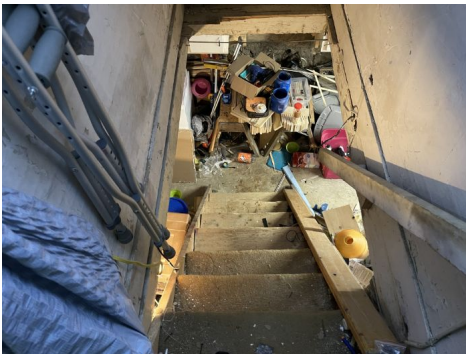
This section describes the basement or crawlspace of the home. A basement usually consists of the "inner workings" of the home including the electrical panel, plumbing, heating and hot water storage. The basement may also be an extension of the home and contain living space. I will inspect all facets of the basement including ventilation methods, electrical and other key areas. If a crawlspace is present, I will report on the ventilation methods and structural elements.

### 1. Access

Interior doorway.

Observations:

- Stairs were "steep" and difficult to maneuver. Without handrails, this could be a serious safety concern. Recommend adding handrails for safety.



Basement door did not latch

### 2. Stairs

Observations:

- In the inspectors opinion the stairs are near the end of their useful life.



### 3. Railings

Observations:

- Missing guardrails observed. This is a "Safety Concern". Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement.



## Basement/Crawlspace (continued)

### 4. Foundation Walls

Basement noted.

#### Observations:

- Efflorescence is a crystalline deposit of salts that can form when water is present in or on brick, concrete, stone, stucco or other building surfaces. It has a white or greyish tint and consists of salt deposits left behind when water evaporates. In addition, efflorescence can appear as a powdery substance on floors and walls and requires special care to treat.
- Moisture intrusion was observed in numerous areas of the foundation. Moisture can create high humidity, mold & can damage stored items & finishing materials. Recommend a wet basement specialist review the foundation for correcting the water intrusion and advise as needed.
- Efflorescence observed; this is a mineral deposit left behind from previous exterior water infiltration.
- Limited review due to storage of personal property and finished walls.



Efflorescence noted

### 5. Framing

#### Observations:

- Some areas are not visible for inspection due to wall/ceilings covered which prevents review of structural members.
- Deterioration/ damage of one or more floor joist noted. Recommend review and repair by a Qualified Contractor to evaluate load bearing members.



## Basement/Crawlspace (continued)



### 6. Subfloor

#### Observations:

- Some past water damage/stains near joists especially around bathroom area plumbing. No active leaks were discovered at time of inspection.
- Indications of damage due to moisture observed, repairs needed.
- Indications of past leaking, recommend monitor area and repair as needed.

### 7. Insulation

#### Observations:

- The perimeter of the home was covered with spray foam insulation. As an inspector, I do not specialize in spray foam and cannot report on the r value or effectiveness. The insulation covered the foundation walls which was an inspection restriction for those areas.
- Full view of foundation insulation was not available due to lack of access.



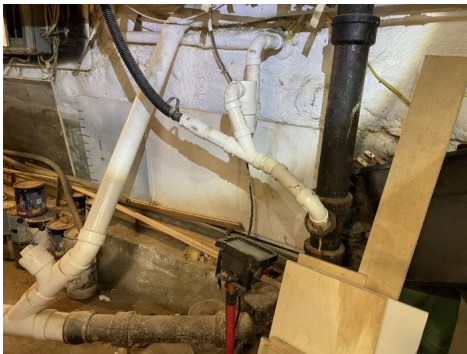
## Basement/Crawlspace (continued)

### 8. Plumbing

Observations: Indications of leakage detected and requires review and repair by a qualified plumbing contractor.

Observations:

- Cast iron drain lines have a life expectancy of 30-50 years. Recommend budgeting for replacement in the near future at areas where rust cysts are visible, BEFORE leaks occur.
  - A full sewer scope was conducted at the time of the home inspection. The findings of the sewer scope will be included at the end of this report.
  - The main water supply shut-off was located at the meter on the back wall of the basement.
- S-trap observed at one or more locations. This type of drain is no longer allowed in current building practice due to the potential for water to be siphoned out of trap, allowing sewer gas to enter structure. If sewer gas is detected first try slowly running water down drain to refill trap assembly. If problem continues consult with a qualified plumber for review and repair.



Main water shutoff





## Basement/Crawlspace (continued)

### 9. Basement Electric

#### Observations:

- Open electrical boxes. All electrical boxes should be covered for safety.
- Since ungrounded receptacles were noted in the home, buyer is cautioned that proper grounding is strongly urged where sensitive electronic equipment is used. Ungrounded receptacles do not offer protection for computers etc. Consultation with a qualified electrical contractor is recommended.



### 10. Slab Floor

#### Observations:

- Common cracks noted. Recommend consultation with qualified contractor should condition worsen or water intrusion occur.

### 11. Misc

#### Observations:

- Inspection was severely limited due to personal belongings stored in the basement. It is highly recommended to have this area looked at once more as the belongings are being removed.



## *Basement / Crawlspace (continued)*





## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by oil, propane or wood but can also be powered by other sources such as electricity and natural gas.

I will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. Thermostats



### 2. Heater Condition

Location: There was no main source of heat in the home.

Observations:

- This home had two separate propane "monitor" type heaters and electric heat units in several rooms. These heating systems were not operated at the time of the inspection due to the ambient temperature in the home. I did operate a heat unit in the downstairs bathroom briefly and it appeared to function as designed.





## *Heat/AC (continued)*

### 3. Registers



### 4. Gas Valves

#### Observations:

- Gas shut off valves were present and functional.



## Water Heater

I will test the water heating device by running and measuring the temperature of the hot water, identifying (if possible) the age of the unit and looking for safety measures to ensure they are in place. I will report on any issues I find with the water heating system whether it be a part of the homes heating system such as a storage tank for a boiler system or a stand alone unit such as an electric water heater.

### 1. Overall Water Heater Condition

Heater Type: On Demand : Gas Fired

#### Observations:

- Water temperature observed to be: 120 degrees F. This is satisfactory. Recommended temp should be set at 118-122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.

- Limited access to water heater; not all areas visible for inspection (insulation wrap, etc.).



### 2. TPRV

#### Observations:

- Appeared to be in satisfactory condition -- no concerns observed at the time of the inspection.
- A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

### 3. Overflow Condition

Materials: Copper

#### Observations:

- The discharge tube discharged above six inches from slab, this should be lowered due to the possibility of scalding should a discharge situation happen.

### 4. Plumbing

Materials: Copper

#### Observations:

- No deficiencies observed at the visible portions of the supply piping.



## Water Heater (continued)

### 5. Gas Valve

Observations:

- Could not access the gas valve.





## Electrical

This section of the report describes the amperage of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and the wiring methods used.

Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.

All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard.

Repairs should be a priority, and should be made by a qualified, licensed electrician.

### 1. Cable Feeds & Connections

#### Observations:

- The term "drip loop" refers to this downward-facing, half-moon loop formed by the incoming feeder wires of the electrical service, just before they enter the weather head that sits atop the service mast. The electrical service consists of three wires—two black hot wires, each delivering 120 volts of hot current, and a white neutral wire. There is also a support cable running from the service mast to utility pole, around which the service wires are wrapped in a spiral fashion. When the utility company runs the service wires, they are careful to provide some excess wire—generally 2 to 4 feet—so the two hot wires and the neutral wire can be positioned with a drip loop at the weather head.

The drip loop functions by simple gravity. If rainwater or other moisture collects on the service wires, it naturally flows down to the bottom of the loop, where it drips harmlessly to the ground, rather than down into the service mast.

A drip loop can be a feature of other wiring systems as well, such as low voltage wiring or cable TV entry wires. It is a method used wherever there is a need to control the flow of rainwater. If you are running this wire yourself, make sure to leave plenty of excess wire—2 to 4 feet—so that a drip loop can be properly formed.

#### If the Drip Loop Is Missing

In the unfortunate event that you are without drip loops on your service wiring, a simple phone call to the utility company to explain the situation may be all it takes to prompt a quick visit from a service crew to fix the situation. Utility companies are generally very eager to fix this problem in order to avoid complicated damage in the future.

- There was an inadequate drip loop at the service entrance. Recommend repair by the electric company.



## Electrical (continued)



### 2. Electrical Panel

Location: Panel box located in basement.

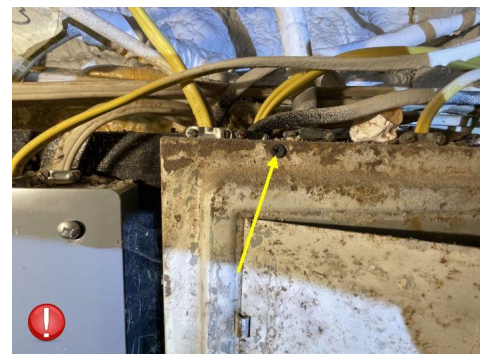
Location: Located in the basement.

#### Observations:

- Access to panel box blocked; interior not evaluated due to safety issues.
- According to the 2008 National Electrical Code, most residential electrical panels require at least a 3-foot clearance or working space in front, 30 inches of width, and a minimum headroom clearance of 6 feet, or the height of the equipment, whichever is greater.
- Panel cover screw(s) missing.
- Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws.
- Panel box appears to be older than the projected effective life (25 years) of panel buss bar and breakers; recommend electrician evaluation of panel box and associated wiring, including non-tripping GFCIs on property.



Missing screws



Extreme safety issue



## *Electrical (continued)*

### 3. Breakers





## Sewer Scan

A sewer scan was conducted at this property. A sewer scan consists of opening the drain system of the home and running a camera from the home to the city connection to determine breaks or inadequacies in the drain that could pose an issue with the health and safety of the homes inhabitants as well as the surrounding community. Information contained in this report accurately describes the conditions observed relative to the specific items referenced in this report that existed on the inspection date. No warranty is made or implied that the conditions described herein are representative of past conditions; will continue beyond the inspection date; or that the system will not have issues beyond the inspection date. No inference can be made regarding the condition, status, or functionality of any system characteristic not specifically described in this report.

### 1. Client Information

Observations:

- Client Name: Jolie Baker
- Client Email: sweetxsuzume@gmail.com
- Client Telephone: (207) 416-8682

### 2. Property Information

Observations:

- Property Address: 8 Western Ave. Fairfield Maine.

### 3. Photos

Observations:

- Photos Page





## *Sewer Scan (continued)*



### 4. Report Conclusions

#### Observations:

- This home had a leaking cast iron waste system. I was unable to run the camera from the house out to the main due to the configuration of the drain and the condition of the cast iron. Once repairs have been made, I will gladly return to scope the system and determine the condition of the remainder of the line. The home itself had no immediate signs of drainage issues at the time of the inspection.



## Misc Findings

This area has been set aside to highlight other issues or items not included in the general report that you should be made aware of. This section may consist of my personal opinion based on my knowledge of home systems, and/or items I observed that simply did not have any other place in the report.

### 1. Miscellaneous Findings

#### Observations:

- This home posed several challenges for a thorough inspection. There was quite a bit of personal items present which hindered my ability to see everything. Most important would be the condition of the foundation walls. From what I could see, there was evidence of efflorescence which indicates that moisture has been entering the basement. I was unable to fully inspect the sill of the home due to the spray foam insulation as well as personal items that I just could not get around to inspect closer. I did inspect the floor joists and beams in the areas I could see and discovered indications of deterioration and repairs that had been made. I could not verify the effectiveness of the repairs, nor could I verify if they were done by the homeowner or a licensed contractor. I highly recommend having a contractor further evaluate the basement for foundational soundness when the personal items have been removed.



## Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves



## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

### Exterior Areas

Page 7 Item: Window  
3 Condition

- Some window screens were missing and some were damaged.
- Peeling paint observed, suggest scraping and painting as necessary.
- Minor wood softening noted. Recommend ongoing maintenance.

Page 7 Item: Siding  
4 Condition

- Minor vinyl siding damage was observed. Typical but should be addressed to avoid moisture intrusion.
- There was an area of unfinished siding at the far side of the addition. Recommend having this sided as soon as possible.
- The dryer vent was uncovered at the time of the inspection. This allows vermin to enter the home via the dryer ductwork. Recommend repairs.
- The siding at the window flower boxes was pulled away from the home due to the weight and method of attachment. Recommend repairs to this area of siding to keep water from getting in behind the siding.



Page 9 Item: Eaves & Facia  
5

- There was exposed wood noted. It is highly recommended to seal all areas of the eaves to keep out vermin and to prevent the wood from rotting due to moisture.
- There were areas of the eaves that had loose soffit coverings. Recommend repairs.
- A section of the fascia at the addition was missing. Recommend repairs.

• There were open soffits noted. It was brought to my attention from a neighbor that there had been issues with squirrels at this home. Recommend further evaluation to determine a course of action to keep this from happening. I noted a pidgin roosting at the eaves, it was unknown if there may have been a nest there, but it came back several times.

Page 11 Exterior Paint  
Item: 6

- Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.
- Peeling paint observed, suggest scraping and painting as necessary.

## Grounds

Page 13 Vegetation  
Item: 3 Affecting  
Structure

- Trees were within 6 feet of foundation. Monitor for potential root damage.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
- Vegetation was too close to the home in areas. This can be detrimental to the siding of the home as well as introduce moisture into the foundation.

Page 14 Patios,  
Item: 4 Porches and  
Decks

- Wood to Soil Contact at deck supports. Deterioration may occur and insects may gain access to wood.

Page 15 Stairs &  
Item: 5 Handrails

- Wood to Soil Contact at deck supports. Deterioration may occur and insects may gain access to wood.
- Unstable railings were observed.

## Roof

Page 17 Roof Condition  
Item: 2

- Some shingles were observed to be damaged. Curling, missing shingles and/or tabs. Recommend repair by a roofing specialist.



## Kitchen

Page 19                      Cabinets  
Item: 1

- Cabinets were missing doors at the time of the inspection. It is recommended to ask the homeowner if they are stored on the premises and request that they be installed prior to close.

Page 20                      Electrical  
Item: 4

- A residential electrical system is less safe when there is no equipment ground and this condition is exacerbated when you have an open ground. To understand why, visualize plugging in an appliance that has a metal jacket that could be energized - maybe an older power tool or vacuum. If that jacket becomes energized the design of the appliance is to discharge that fault onto the equipment grounding conductor... but there is no conductor present to discharge the fault. Your chances of electrocution have gone up. This is bad, but it can be worse. If this same circuit also has reversed polarity, where the hot and the neutral are backward, also a common defect, you could now energize the appliance jacket just by plugging it in. You would not even need to switch the appliance on to get electrocuted. This is a common electrical safety phenomenon: one thing wrong is a little unsafe but multiple defects can quickly escalate into a serious safety hazard. This exemplifies why it is so important to take even little wiring problem seriously.

- There were open ground receptacles present at the time of the inspection.

- Reversed polarity on an electrical outlet is dangerous. If you accidentally reverse these wires the device you plug in to the receptacle may "work" but it is unsafe and risks a short circuit, shock, or fire.

Even a simple light or floor lamp is less safe with polarity reversed  
While some devices such as an incandescent electric light may appear to work properly and safely regardless of which way the lamp's plug is inserted into the wall outlet, virtually all modern electrical appliances, even lamps, use polarized plugs.

In the case of an electric light, the device will "work" properly in either position, however, some appliances and electronic devices may be damaged if left connected to a reversed-polarity circuit.



Page 21 Item: 5	GFCI	<ul style="list-style-type: none"><li>• There was no <b>GFCI</b> protection to the left or right of the kitchen sink</li></ul>
Page 22 Item: 8	Oven & Range	<ul style="list-style-type: none"><li>• Anti-tip bracket was missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.</li></ul>

### Bathroom(s)

Page 24 Item: 1	Electrical	<ul style="list-style-type: none"><li>• Outlet needs new cover.</li></ul>
Page 24 Item: 2	GFCI	<ul style="list-style-type: none"><li>• GFCI did not respond to test, suggest replacing for safety.</li></ul>
Page 24 Item: 3	Sinks/Plumbing	<ul style="list-style-type: none"><li>• A common plumbing defect found in many older houses is an "S" trap. An "S" trap is named so because it looks like an "S" on its side - it basically consists of a normal trap, and then another trap installed right up against it in an upside-down fashion. These traps are prohibited by many state's codes. The purpose of a trap is to prevent sewer gases, and possibly vermin, from coming in to the home. When water sits in the trap, sewer gases stay out. "S" Traps have the potential to suck, or 'siphon', water out of the trap as the water flows down the drain. On a properly installed "P" trap, there is a vent at the same place the drain turns downwards, which breaks the siphon. The vent prevents water from getting sucked out of the trap.</li></ul>
Page 25 Item: 4	Toilets	<ul style="list-style-type: none"><li>• Caulking needed under the toilet</li></ul>
Page 26 Item: 7	Exhaust Fan	<ul style="list-style-type: none"><li>• The bath fan was located in the shower area. This is not an acceptable application.</li></ul>



Page 27 Item: 10	Walls	<ul style="list-style-type: none"><li>• There were some signs of elevated moisture in the bathroom, most likely caused from showering without the vent fan running or not running the fan long enough. This can cause issues with wallpaper and paint on the ceiling. It is highly recommended to run an exhaust fan with every shower and continue to run it for up to 15 minutes after your shower to remove as much moisture as you can.</li></ul>
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## Bedrooms

Page 29 Item: 3	Window Condition	<ul style="list-style-type: none"><li>• Most bedroom windows were not accessible at the time of the inspection due to the installation of portable air conditioning units.</li></ul>
Page 32 Item: 8	Electrical	<ul style="list-style-type: none"><li>• Missing cover plates observed, suggest installing for safety.</li></ul>
Page 32 Item: 9	Smoke Detectors	<ul style="list-style-type: none"><li>• There were no smoke detectors in the bedroom(s). See Smoke Detector section of "Interior Areas"</li></ul>

## Laundry

Page 34 Item: 1	Dryer Vent	<ul style="list-style-type: none"><li>• The dryer vent was missing the exterior cover.</li></ul>
Page 34 Item: 2	Electrical	<ul style="list-style-type: none"><li>• Some outlets not accessible due to furniture and or stored personal items.</li><li>• Outlet cover plates missing.</li></ul>



## Interior Areas

Page 38                      Electrical  
Item: 6

- Ungrounded outlets are a safety hazard and are in violation of the building and national wiring codes. They need be made safe immediately.

In older homes, the original wiring did not have ground wire connected to the outlets. These ungrounded outlets are easily distinguished by their two hole/slot configuration versus the newer grounded type of outlet that has three holes/slots. Ungrounded outlets that have two holes/slots used in a home that was originally wired in this manner and has not been rewired are considered acceptable.

The problems for the owners of older homes start when grounded type outlets are substituted for the ungrounded type without the necessary rewiring that adds a ground wire to the new three prong grounded type outlet. Grounded type (three hole/slot) outlets may not be substituted for ungrounded outlets unless a ground wire is connected.

- Since ungrounded receptacles were noted in the home, buyer is cautioned that proper grounding is strongly urged where sensitive electronic equipment is used. Ungrounded receptacles do not offer protection for computers etc. Consultation with a qualified electrical contractor is recommended.

- Reversed polarity on an electrical outlet is dangerous. If you accidentally reverse these wires the device you plug in to the receptacle may "work" but it is unsafe and risks a short circuit, shock, or fire.

Even a simple light or floor lamp is less safe with polarity reversed

While some devices such as an incandescent electric light may appear to work properly and safely regardless of which way the lamp's plug is inserted into the wall outlet, virtually all modern electrical appliances, even lamps, use polarized plugs.

In the case of an electric light, the device will "work" properly in either position, however, some appliances and electronic devices may be damaged if left connected to a reversed-polarity circuit.



Page 39  
Item: 7

Smoke  
Detectors

- **IMPROVE:** Recommend installing one in each bedroom to bring up to modern safety standards
- **IMPROVE:** There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.

Page 40  
Item: 8

Stairs &  
Handrail

- A handrail was missing.

## Attic

Page 41  
Item: 1

Access

- **IMPROVE:** The attic access was not insulated. Expect higher energy costs. Recommend insulating the attic access to reduce energy expenses.
- Undersized or difficult to reach hatch making inspection limited.



Page 43  
Item: 4

Insulation  
Condition

- Apparent vermiculite insulation present; this type of insulation may contain asbestos, which has been linked to cancer (mesothelioma). This inspector is qualified to sample the insulation for you and send it to a national laboratory which will determine if asbestos is present. The EPA makes the following recommendation at <http://www.epa.gov/asbestos/pubs/insulation.html> :

"What should I do if I have vermiculite attic insulation?

DO NOT DISTURB IT. Any disturbance has the potential to release asbestos fibers into the air. Limiting the number of trips you make to your attic and shortening the length of those trips can help limit your potential exposure. EPA and ATSDR strongly recommend that: Vermiculite insulation be left undisturbed in your attic. Due to the uncertainties with existing testing techniques, it is best to assume that the material may contain asbestos.

You should not store boxes or other items in your attic if retrieving the material will disturb the insulation.

Children should not be allowed to play in an attic with open areas of vermiculite insulation.

If you plan to remodel or conduct renovations that would disturb the vermiculite, hire professionals trained and certified to handle asbestos to safely remove the material. You should never attempt to remove the insulation yourself. Hire professionals trained and certified to safely remove the material."

- No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize heat loss.

Page 44  
Item: 5

Exhaust Vent

- Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture an possible development of mold.

## Basement/Crawlspace

Page 45  
Item: 1

Access

- Stairs were "steep" and difficult to maneuver. Without handrails, this could be a serious safety concern. Recommend adding handrails for safety.



Page 45 Item: 2	Stairs	<ul style="list-style-type: none"><li>• In the inspectors opinion the stairs are near the end of their useful life.</li></ul>
Page 45 Item: 3	Railings	<ul style="list-style-type: none"><li>• Missing guardrails observed. This is a "Safety Concern". Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement.</li></ul>
Page 46 Item: 4	Foundation Walls	<ul style="list-style-type: none"><li>• Moisture intrusion was observed in numerous areas of the foundation. Moisture can create high humidity, mold &amp; can damage stored items &amp; finishing materials. Recommend a wet basement specialist review the foundation for correcting the water intrusion and advise as needed.</li><li>• Efflorescence observed; this is a mineral deposit left behind from previous exterior water infiltration.</li><li>• Limited review due to storage of personal property and finished walls.</li></ul>
Page 46 Item: 5	Framing	<ul style="list-style-type: none"><li>• Deterioration/ damage of one or more floor joist noted. Recommend review and repair by a Qualified Contractor to evaluate load bearing members.</li></ul>
Page 47 Item: 6	Subfloor	<ul style="list-style-type: none"><li>• Some past water damage/stains near joists especially around bathroom area plumbing. No active leaks were discovered at time of inspection.</li><li>• Indications of damage due to moisture observed, repairs needed.</li><li>• Indications of past leaking, recommend monitor area and repair as needed.</li></ul>
Page 47 Item: 7	Insulation	<ul style="list-style-type: none"><li>• Full view of foundation insulation was not available due to lack of access.</li></ul>
Page 48 Item: 8	Plumbing	<ul style="list-style-type: none"><li>• S-trap observed at one or more locations. This type of drain is no longer allowed in current building practice due to the potential for water to be siphoned out of trap, allowing sewer gas to enter structure. If sewer gas is detected first try slowly running water down drain to refill trap assembly. If problem continues consult with a qualified plumber for review and repair.</li></ul>



Page 49 Item: 9	Basement Electric	<ul style="list-style-type: none"><li>• Open electrical boxes. All electrical boxes should be covered for safety.</li><li>• Since ungrounded receptacles were noted in the home, buyer is cautioned that proper grounding is strongly urged where sensitive electronic equipment is used. Ungrounded receptacles do not offer protection for computers etc. Consultation with a qualified electrical contractor is recommended.</li></ul>
Page 49 Item: 11	Misc	<ul style="list-style-type: none"><li>• Inspection was severely limited due to personal belongings stored in the basement. It is highly recommended to have this area looked at once more as the belongings are being removed.</li></ul>

### Water Heater

Page 53 Item: 1	Overall Water Heater Condition	<ul style="list-style-type: none"><li>• Limited access to water heater; not all areas visible for inspection (insulation wrap, etc.).</li></ul>
Page 54 Item: 5	Gas Valve	<ul style="list-style-type: none"><li>• Could not access the gas valve.</li></ul>

### Electrical

Page 55 Item: 1	Cable Feeds & Connections	<ul style="list-style-type: none"><li>• There was an inadequate drip loop at the service entrance. Recommend repair by the electric company.</li></ul>
Page 56 Item: 2	Electrical Panel	<ul style="list-style-type: none"><li>• According to the 2008 National Electrical Code, most residential electrical panels require at least a 3-foot clearance or working space in front, 30 inches of width, and a minimum headroom clearance of 6 feet, or the height of the equipment, whichever is greater.</li><li>• Panel cover screw(s) missing.</li><li>• Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws.</li><li>• Panel box appears to be older than the projected effective life (25 years) of panel buss bar and breakers; recommend electrician evaluation of panel box and associated wiring, including non-tripping GFCIs on property.</li></ul>