

REPORT OVERVIEW OR ABSTRACT

THE FOLLOWING IS A PARTIAL OVERVIEW OR ABSTRACT OF THOSE SYSTEMS OR COMPONENTS CONTAINING VISIBLE & READILY ACCESSIBLE PROBLEMS DISCLOSED BY THE HOME INSPECTION. The overview briefly highlights the defects identified during the inspection but does **NOT** represent a complete account of the inspector's findings and opinions. Please read the entire attached report, including the Inspection Agreement or Contract, Standards of Practice and relevant general comments and disclaimers. By reading all of the materials, you will understand the scope of the inspection and the true condition of the property.

The Company recommends that any deficiencies and the components/systems related to said deficiencies noted in this report be further evaluated, inspected or repaired by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR TO THE CLOSE OF ESCROW** is recommended so a properly licensed professional can evaluate the inspector's findings and inspect the entire system or component for additional concerns that may be beyond the inspector's expertise or the scope of the inspection agreement. If you fail to perform this research, then you will not have all the facts needed for purchase consideration. Concealed problems may be discovered at a later date, and the cost of repairs will remain undetermined.

NOTICE: ALL DIRECTIONAL REFERENCES (such as left side, right side, front or rear) are oriented as if you were standing at the street and facing the home.

STANDARD RECOMMENDATIONS FOR EVERY HOME:

- A. YOU SHOULD HAVE THE HOME EXAMINED BY A PEST CONTROL COMPANY PRIOR TO PURCHASE.
- B. IF THE HOME WAS BUILT PRIOR TO 1976, THEN A LEAD PAINT INSPECTION SHOULD BE CONSIDERED.
- C. THE EPA & SURGEON GENERAL BOTH RECOMMEND THAT EVERY HOME BE TESTED FOR RADON LEVELS AS PART OF THE PURCHASE PROCESS.
- D. YOU SHOULD REVIEW THIS REPORT WITH YOUR ATTORNEY NOW, PRIOR TO COMMITMENT.
- E. YOU SHOULD VISIT THE LOCAL BUILDING & CONSERVATION DEPARTMENTS NOW, PRIOR TO COMMITMENT AND REVIEW THE HISTORY OF THE HOME.

1. EXTERIOR:

Exterior Common area problem areas:

- A. The home is below street level and water is directed down toward the home and garage.***
- B. There appears to be no flashing between the front porch ledger and the house. Also it doesn't appear to have lag bolts. The hangers have what look to be rust roofing nails in the joist hangers which is not appropriate.***
- C. The finish on the porch is worn and there are some broken boards.**
- D. There are trees overhanging the roof and one has just narrowly missed the house. Some of the branches are touching the siding.***
- E. There are a few areas with cracked or damage siding.***
- F. Some of the T1-11 siding in the rear has wicked up moisture and is starting to delaminate.**
- G. At the ground level under the rear decks there is evidence of decay at trim and siding locations. The entrance door should be replaced and moisture is entering under the sliding doors.***
- H. The home has insulation board installed on the exterior of the foundation. This is conducive to pest infestation.***
- I. The rear deck stairs lacks a proper graspable handrail.****
- J. There are a couple windows that have vinyl siding joints installed directly above them. This is a poor practice and can lead to a leak at the window.**
- K. The field stone wall on the left side of the home is failing. A wooden wall was installed to halt the process but that is decayed and failing as well.***

2. ROOF, CHIMNEY, GUTTERS:

Problem areas of roof, gutters, or chimney:

- A. The chimney is missing a rain cap. We can see stains in the basement at the clean out from moisture getting inside. Also there is efflorescent on the chimney inside the attic.***
- B. Facing the front of the house the right side ridge cap is missing and now open to the attic. We could see straight out from inside and it was just starting to rain in.***
- C. Downspouts discharge to close to the foundation.***
- D. Missing kickout flashing where roof meets side walls.**

3. GARAGE:

Garage problem areas:

- A. Home lacks a complete fire shield.****
- B. Aluminum trim around the garage is dented from being hit.**

4. HEATING SYSTEM & COOLING SYSTEMS:

Heating & Cooling system problems:

- A. There are multiple minor leaks at the boiler system. Both some pipe fittings and gaskets will need to be replaced. Also an air vent is leaking.***
- B. The boiler has not been serviced in a while. I recommend you have it cleaned and serviced by an oil technician.***
- C. The backflow preventer next to the boiler is missing an extension pipe.

5. ELECTRICAL SYSTEM:

Electrical system problems:

- A. There are dead ended wires sticking out of the wall at the water storage tank.****
- B. There are poorly installed wires touching plumbing pipes.****
- C. There are covers on outlets and switches missing. Also there are some open junction boxes.****
- D. The service entrance cable leading into the meter box is not installed in conduit and it not properly secured to the house.****

6. PLUMBING SYSTEM & HOT WATER HEATER:

Problems with plumbing system or hot water heater:

- A. Home has a fire protection and sprinkler system that are not tested during a home inspection. There is some stains near sprinkler heads there is a potential for leaks in this system and it should be further inspected by a fire sprinkler company. I would try the phone number on the control box first.***
- B. At time of first inspection plumbing system is shut down because some supply pipes had burst.***
- C. Pressure gage above the hot water tank is broken.***

7. BASEMENT & STRUCTURE:

Basement or structural problems:

- A. There is water leaking in behind the sprinkler system in the basement. It appears to be coming in from where a pipe enters the wall.***
- B. We found a dead squirrel near the boiler and a pigeon in the chimney cleanout.**
- C. There is a hole in the third flue that is just stuffed with insulation. IF not used this should be properly sealed.****
- D. Under the basement kitchen area there is suspected mold on the sheetrock.****
- E. There are visible moisture stains on the walls in the basement. They did test dry with a moisture meter at time of inspection.**
- F. The Installation of the wall paneling was poorly done in the basement. There are waves throughout the paneling.**

8. KITCHEN & APPLIANCES:

Kitchen problem areas:

- A. The cabinets are missing washers under the screws that hold them to the walls. Also some of the cabinet doors are damaged.**
- B. The home has a garbage disposal attached to a septic system. This can lead to early failure of the system.***
- C. Home has older 3 prong outlet for the dryer. Optional 4 prong is safer.**

9. BATHROOM(S):

Bathroom problem areas:

- A. Tile floors have loose grout and some cracked tile.***

10. LIVING SPACES, FIREPLACE, WOOD STOVE:

Living spaces, fireplace wood stove problems:

- A. There are stairs that lack proper handrails with returns.****
- B. In almost all floors that have tile there is signs of subfloor movement. Loose grout and even some cracked tiles.***

11. ATTIC AREA, VENTILATION, INSULATION:

Problems in attic, ventilation & insulation:

- A. Both attic plumbing vents have active leaks at time of inspection.***
- B. The home has both ridge and gable vents. Ideally the best system is a soffit/ ridge vent system. The gable vents short circuit the system.**
- C. We can see day light when looking up through the chimney flashing.***