Iron Mountain Home Inspection Training Academy

2.1.1 Coverings, roof drainage systems, flashing, skylights, chimney and other roof penetrations

Recommendation

FASCIA AND SOFFIT LOOSE OR SEPARATED

ROOF

During the inspection, it was observed that the Fascia and soffits exhibit signs of being loose or separated. Such conditions can lead to water infiltration around the roof edges. In some instances, the lumber beneath the metal flashing may have incurred damage due to this looseness. These components are typically secured to the home with nails and can be tightened to prevent moisture intrusion. It is recommended to seek evaluation and repair from a qualified contractor to address these issues effectively.

Recommendation

Contact a qualified roofing professional.

EXAMPLE ONLY

SUMMARY PDF HOME INSPECTION REPORT FOR TRAINING PURPOSES (DEFECTS ONLY)




2.1.2 Coverings, roof drainage systems, flashing, skylights, chimney and other roof penetrations

Recommendation

THE ROOF IS NEAR THE END OF ITS SERVICE LIFE

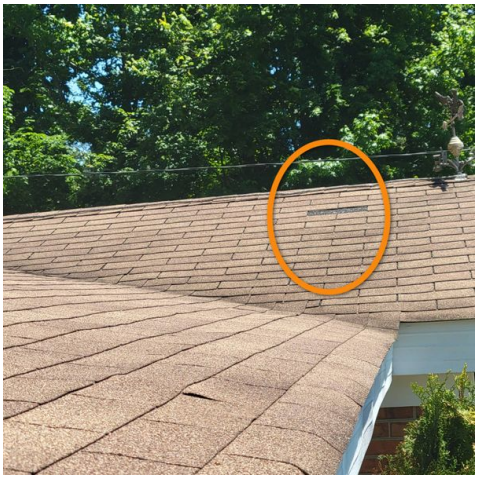
ROOF

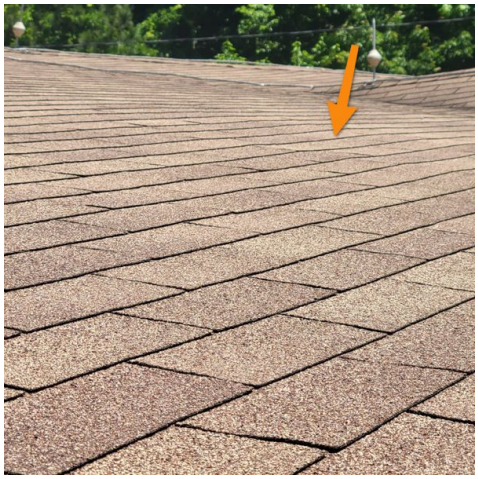
The roof shows signs of significant wear, nearing the end of its serviceable life, with leaks evident within the living area. These leaks may stem from damaged flashing around the chimneys, this area has been patched. Missing shingles and a wavy appearance on the roof indicate aging roof sheathing, a common occurrence (aged roof sheathing in attic). When replacing the roof, it's advisable to address the chimney flashing to prevent future issues. Moisture intrusion in the attic has also been observed, alongside uncapped chimneys. Concerning the moisture stains on the ceiling, no additional water sources were identified in the visible attic areas. *Recommend a roofing contractor to evaluate and repair or replace this roof.*

Recommendation

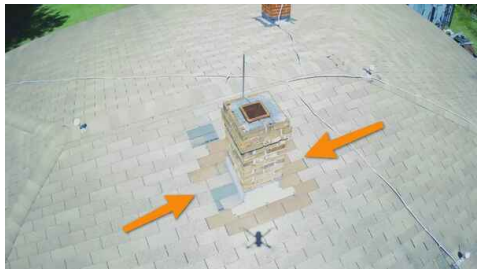
Contact a qualified roofing professional.

HOW LONG DO SHINGLES LAST (EXAMPLE ONY)






2.1.3 Coverings, roof drainage systems, flashing, skylights, chimney and other roof penetrations

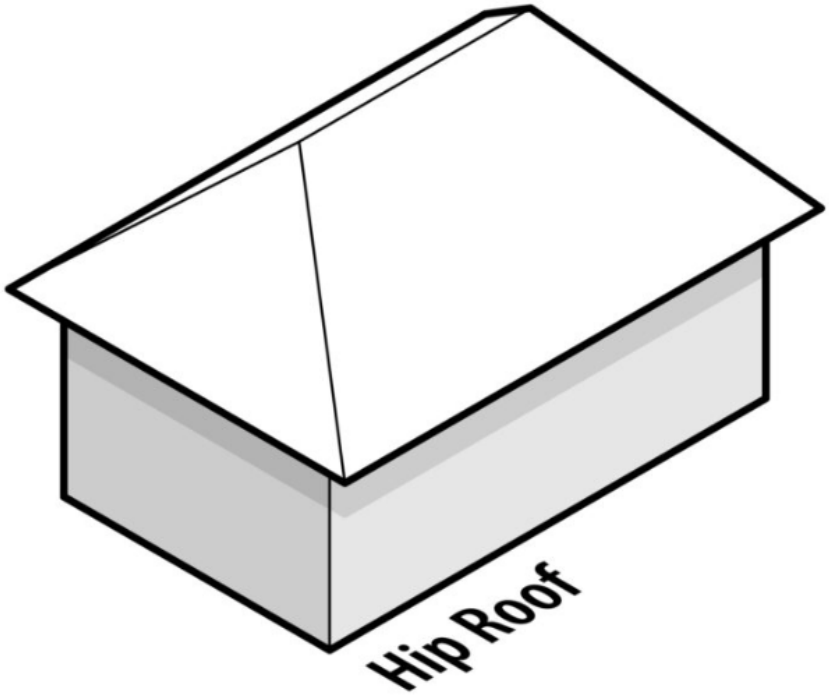
Recommendation

NO GUTTERS INSTALLED

ROOF

It is advisable to install gutters to divert water away from the home, helping to prevent potential water damage. Additionally, the presence of a hipped roof provides ample space for gutter installation, as all four sides feature a fascia.

Recommendation
Contact a qualified gutter contractor


Hip Roof








3.1.1 Siding, Flashing & Trim, exterior doors, eaves, soffit vents, windows and fascia

Recommendation

ASBESTOS SIDING OBSERVED

EXTERIOR (FRONT ONLY)

1. Asbestos shingles observed at the time of inspection. Recommend a qualified contractor to evaluate and remedy.

2. Asbestos siding can be encapsulated, painted, replaced or a combination of repairs can be performed. It is recommended not to disturb asbestos shingles. Recommend a qualified contractor to evaluate and repair.

3. Note: This only effects the front section of the home. The easiest way to mitigate this is to have it painted or to have vinyl siding installed over the shingles.

Additional information:

Asbestos siding is a type of siding that was commonly used in the mid-20th century. It consists of cement reinforced with asbestos fibers, which provided durability, fire resistance, and insulation properties. However, asbestos poses significant health risks when its fibers are released into the air and inhaled.

Due to the health hazards associated with asbestos, its use in construction materials, including siding, has been banned or heavily regulated in many countries. If you have asbestos siding on your house, it is important to take proper precautions.

Here are some key points to consider regarding asbestos siding:

1. Asbestos testing: If you suspect that your siding contains asbestos, it is crucial to have it tested by a certified asbestos professional. They will take a sample and analyze it in a laboratory to confirm the presence of asbestos.

2. Health risks: Asbestos fibers are hazardous when they become airborne and are inhaled. Prolonged exposure to asbestos can lead to serious respiratory diseases, including lung cancer, asbestosis, and mesothelioma. It is important to handle asbestos-containing materials with caution to prevent fiber release.

3. Maintenance and repair: If the asbestos siding is in good condition and not damaged, it may be possible to leave it undisturbed. However, regular maintenance is necessary to prevent deterioration and fiber release. Do not sand, drill, cut, or otherwise disturb the siding, as it can release asbestos fibers.

4. Professional removal or encapsulation: If the asbestos siding is damaged, deteriorating, or needs to be replaced, it is recommended to hire a licensed asbestos abatement professional to safely remove it. They will follow strict protocols to minimize fiber release and dispose of the materials properly. Alternatively, encapsulation may be an option, where a protective coating is applied over the siding to prevent fiber release.

5. Legal and regulatory considerations: It is important to comply with local regulations and requirements regarding asbestos removal and disposal. Check with your local authorities or environmental agencies for specific guidelines and regulations.

Due to the potential health risks associated with asbestos, it is strongly recommended to consult with professionals who have experience in asbestos abatement. They can provide accurate guidance and ensure the safe handling and removal of asbestos-containing materials.

Recommendation
Contact a qualified siding specialist.



3.1.2 Siding, Flashing & Trim, exterior doors, eaves, soffit vents, windows and fascia

Recommendation

CRACKED OR DAMAGED WINDOW/WINDOWS ARE IN POOR CONDITION

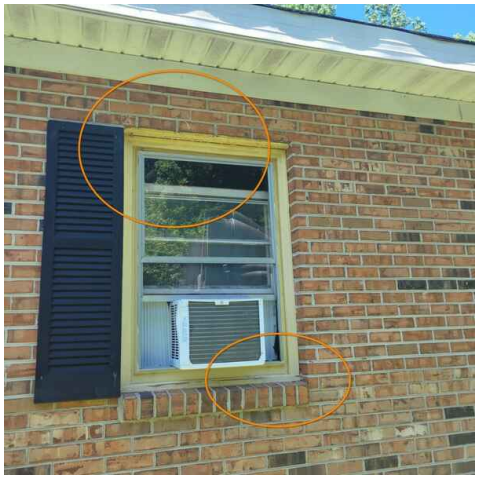
WHOLE HOUSE

1. Multiple windows are cracked or damaged. The majority of the windows in poor condition. These windows are wood-framed, and several have cracked glass and damaged locking mechanisms, while others are missing screens. It is recommended to have these windows replaced.
2. Rusted lintels are observed on the tops of the windows. This is common for the age of the home.

Recommendation
Contact a qualified window repair/installation contractor.














3.3.1 Decks, Balconies, Porches & Steps

LOOSE HANDRAIL/ROTTED LUMBER

Recommendation

EXTERIOR

1. A loose handrail was observed during the inspection. It is recommended to have a qualified contractor evaluate and repair it.
2. The handrails on the exterior of the home are rotted. While salvaging them is possible by sanding with an electric sander and applying paint, it's also advisable to apply waterproofing sealant for added protection.

Recommendation

Contact a qualified carpenter.

4.1.1 Foundation

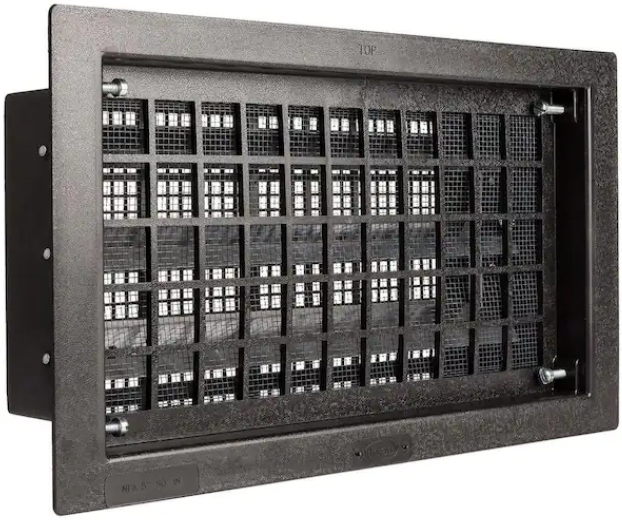
LOOSE CRAWL SPACE VENTS (AGED VENTS)

Recommendation

FOUNDATION AREA

1. Loose vents observed at the time of inspection. Recommend a qualified contractor to evaluate and remedy.
2. Newer vents have two screws on the sides of the vents that screw behind the foundation wall.

Recommendation
Contact a qualified professional.



EXAMPLE ONLY: NEW CRAWL SPACE VENT

4.1.2 Foundation

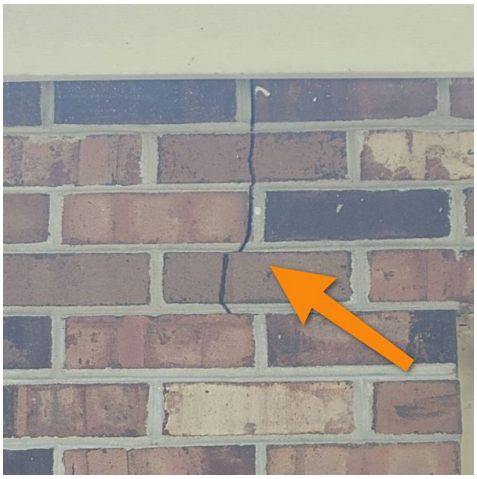
HEAVY SETTLEMENT/EXCESSIVE STAINING ON EXTERIOR BRICK WALL

Recommendation

EXTERIOR

1. Heavy settlement of the home's foundation is observed at the time of inspection. Recommend a qualified contractor to evaluate and repair.
2. Excessive staining observed on the exterior brick. Recommend having the home pressure washed.

Recommendation
Contact a foundation contractor.



4.2.1 Basements & Crawlspaces

IMPROPER CRAWL SPACE COVER OR MISSING COVER

Recommendation

FOUNDATION AREA (SIDE AND REAR)

1. Damaged crawl space cover or no crawl space cover observed. A tight seal on a crawl space cover helps to keep moisture, rodents and insects out of the crawl space. Recommend a qualified contractor to evaluate and repair.

2. See the example below of a new crawl space cover. These covers are sold in two parts, the top cover slips over the base to create a seal.

3. *There is excessive mold/fugus like substance in the crawl space due to this cover having a screen on it and the crawl space not being sealed.*

Recommendation
Contact a qualified professional.

EXAMPLE ONLY (NEW CRAWL SPACE COVER)

4.2.2 Basements & Crawlspaces

NO MOISTURE BARRIER INSTALLED IN CRAWL SPACE OR PARTIAL BARRIER

Recommendation

CRAWL SPACE

1. There was either no moisture barrier or only a partial one installed in the crawl space. Additionally, the insulation in the crawl space has been removed, which is a minor issue. Furthermore, there is mud and standing water present in the crawl space, leading to excessive mold growth.

What is a Crawl Space Vapor Barrier?

Crawl space vapor barriers are durable membranes that work by preventing the infiltration of water vapor into the crawl space. And when you combine a crawl space vapor barrier with a waterproofing system, now you have the ultimate moisture protection of the crawl space from both liquid water and water vapor before it has the chance to enter your building. It is also common for dehumidifiers to be installed in crawl spaces (see example of crawl space encapsulation before and after and dehumidifier example).

Additional information on how to fully seal (encapsulate a crawl space to current standards):

Crawl space encapsulation is a process of sealing and insulating the crawl space to create a conditioned and controlled environment. It involves several steps to effectively encapsulate the crawl space. Here's a general guide on how to encapsulate a crawl space:

1. Inspection and Preparation:
   - Inspect the crawl space for any existing issues, such as water leaks, mold, or structural damage. Address these issues before proceeding with encapsulation.
   - Clean out any debris, remove organic materials, and ensure the crawl space is free of any standing water or excessive moisture.

2. Moisture Barrier Installation:
   - Install a vapor barrier on the crawl space floor and walls. The vapor barrier is typically made of thick plastic sheeting or a specialized crawl space liner.
   - Cover the entire crawl space floor, extending the barrier up the walls and securing it in place with fasteners or adhesive.
   - Overlap and seal the seams of the vapor barrier to create a continuous and airtight seal.

3. Insulation:
   - Insulate the crawl space walls and rim joists to improve energy efficiency and temperature control in the crawl space.
   - Use insulation material suitable for the crawl space environment, such as rigid foam insulation or spray foam insulation.
   - Install the insulation against the walls, ensuring a tight fit and proper coverage.
   - Insulate the rim joists, which are the vertical boards that support the floor joists above. In older homes the insulation is sometimes removed when the material becomes wet and aged. It is not required to have insulation especially if the house is located in warmer climates.

4. Air Sealing:
   - Seal any gaps, cracks, or openings in the crawl space walls, foundation, and around utility penetrations using caulk, foam sealant, or other appropriate sealing materials.
   - Pay special attention to areas where pipes, wires, vents, or ducts enter or exit the crawl space.

5. Ventilation and Dehumidification:
   - Evaluate the need for crawl space ventilation. In some cases, it may be necessary to seal off or modify existing vents to prevent outdoor air and moisture from entering the encapsulated crawl space.
   - Consider installing a crawl space dehumidifier to control humidity levels and maintain optimal conditions.

6. Monitoring and Maintenance:
   - Regularly monitor the crawl space for any signs of moisture, mold, or pest activity.
   - Keep the crawl space clean and free of debris.
   - Periodically check the vapor barrier, insulation, and seals for any damage or deterioration, and make repairs as needed.

Crawl space encapsulation is often a complex task that may require professional assistance. Consulting with a qualified contractor or crawl space specialist can ensure that the encapsulation process is done

properly and tailored to your specific crawl space conditions.

Note: The encapsulation process can vary based on the specific requirements of your crawl space and local building codes. It's essential to research and follow applicable regulations and guidelines in your area.

Recommendation
Contact a foundation contractor.

*EXAMPLE ONLY CRAWL SPACE ENCAPSULATION BEFORE AND AFTER

* EXAMPLE ONLY dehumidifier in crawl space

4.2.3 Basements & Crawlspaces

FUNGUS/MOLD LIKE SUBSTANCE (EXCESSIVE)

Recommendation

CRAWLSPACE

Excessive fungus and mold growth were observed in the crawl space. This is partly attributed to the crawl space cover not being sealed, allowing moisture to accumulate. Additionally, standing water was found under the home, and the barrier beneath the home is damaged. Remediation is necessary for this area. While simple treatments may suffice in some cases, the extensive mold growth has led to the softening and weakening of the joists and structural supports due to compromised lumber.

Recommendation
Contact a foundation contractor.

EXAMPLE ONLY *CHEMICAL FOR TREAT (1)

4.2.4 Basements & Crawlspaces

GENERAL SUMMARY OF CRAWL SPACE/FOUNDATION AREA

Recommendation

CRAWL SPACE

The property, constructed in 1967, is now 57 years and 5 months old. The crawl space is in poor condition, with excessive mold growth that has compromised the integrity of the joists and various areas of the structure. As a result, sections of the floor in the home have become soft and uneven. It is recommended to engage a foundation contractor to evaluate and address these issues. Necessary actions include fungal treatment, joist sistering or replacement, adding additional piers for support, securing the sill, installing a proper door, and adding additional girder beams and concrete or metal piers under the sagging areas of the floor to reinforce the structure. *The damage in this homes crawl space is considered to be excessive.*

Note: See the examples below for crawl space repair and encapsulation.

Recommendation
Contact a qualified professional.

EXAMPLE OF ADDITIONAL PEIRS AND GIRDER BEAMS (CHEAPER OPTION WITH CONCRETE BLOCKS)

EAMPLE ONLY (NOT INSPECTED HOME) SUMP PUMP AND DEHUMIDIFIER

EXAMPLE ONLY_SUPPORT ADDED UNDER HOME

EXAMPLE ONLY - BEFORE AND AFTER FULL ENCAP



4.2.5 Basements & Crawlspaces

DAMAGED DUCT WORK

Recommendation

CRAWLSPACE

1. Damaged duct work observed at the time of inspection. Recommend a qualified contractor to evaluate and repair.
2. The ducts are connected; however, there are holes in the ducts that cause some AC/heat loss. The vent covers in the home are also aged.

Recommendation
Contact a qualified HVAC professional.






5.1.1 Heating and cooling equipment

UNIT NEAR END OF SERVICE LIFE (HVAC)

Recommendation

EXTERIOR (REAR)

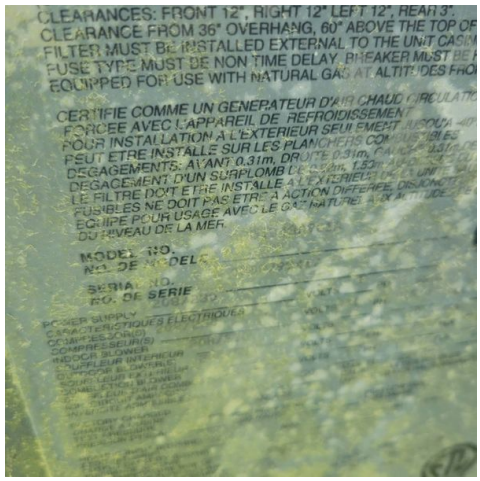
The packaged gas unit installed in the property was manufactured in 2005, making it 18 years and 5 months old. This is a "two in one" system that produces both heat and AC. The duct work runs under the home and is distributed through the floor vents inside of the home.

Modern air conditioners can typically last between 15-20 years, benefiting from advancements in technology. However, older units like this one generally have a lifespan of around 12-15 years. The longevity and efficiency of an A/C unit depend on various factors, including regular maintenance throughout its lifetime and adherence to manufacturer specifications.

In the case of larger homes, it's common to have multiple A/C units, typically around 4 for two or three-story homes. During earlier construction periods, undersized units may have been installed, particularly in non-split-level systems. It's crucial to have older units serviced annually by HVAC contractors as part of general maintenance.

It's advisable to prepare for the replacement of this unit. The unit is currently operational. The gas line also shows some signs of wear, and the main duct cover is rusted which is allowing water into the crawl space.

Recommendation
Contact a qualified heating and cooling contractor



5.1.2 Heating and cooling equipment

NEEDS SERVICING/CLEANING (THIS APPLIANCE DOES NOT MEET SAFETY OR CODE REQUIREMENTS)

Recommendation

LIVING AREA

The living room contains an aged Wonderluxe wood/coal burning stove, which presents several concerns:

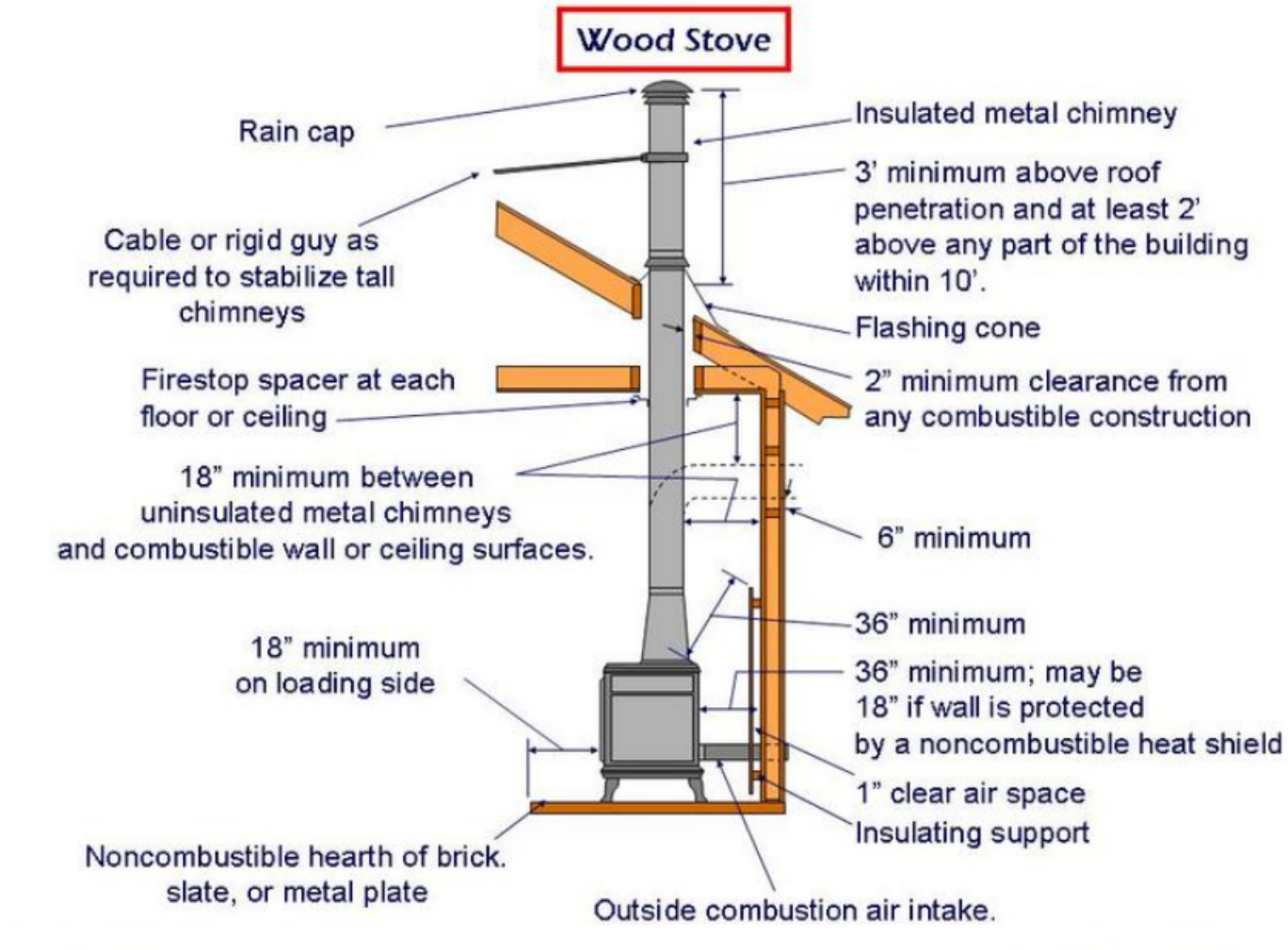
- The stove is currently situated on wood blocks, which is not recommended. It should ideally be placed on a masonry base that extends outward. This arrangement helps prevent fires caused by embers coming into contact with the wood floor.
- The flue is improperly installed, with a piece of fireproof drywall installed where the flue enters the wall. Additionally, the stove is positioned too close to the wall, posing a potential fire hazard.

Overall, the installation of various items in the home appears to be DIY, and it's evident that the stove installation does not meet all fire code requirements. Options for addressing this issue include having the stove properly serviced or removing it altogether, especially considering the presence of central heating and AC in the home.

Many homeowners choose to store the stove or use it in a different building. Alternatively, some opt to update and use the stove as supplemental heating during the winter months, alongside the main heating provided by the gas packaged unit.

Note: View the code requirements for wood stoves here. A "fire stop" is what protects the hot flue from the surrounding structure when it penetrates the ceiling and the roof line. The "hearth" is what all stoves or fireplaces should have extending in front and or around the appliance.

Recommendation
Contact a qualified heating and cooling contractor



5.2.1 Normal Operating Controls/distribution system/Presence of installed heat/ac source

Recommendation

UPGRADE THERMOSTAT

INTERIOR

Aged thermostat observed. Consider having the thermostat upgraded.

Recommendation

Contact a qualified HVAC professional.

6.1.1 Interior doors, windows, floors, ceilings

MULTIPLE DEFECTS: INTERIOR (GENERAL COSMETIC DEFECTS)

Recommendation

INTERIOR

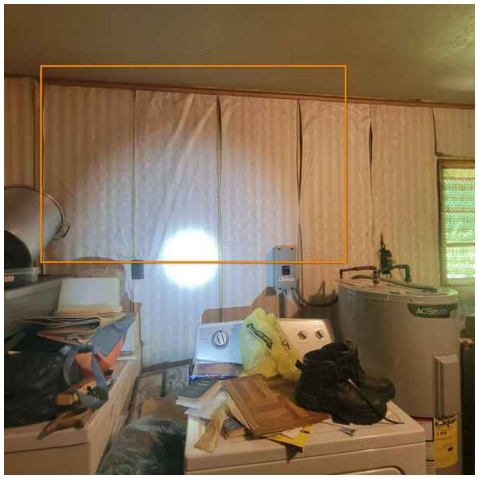
This home has numerous cosmetic defects attributable to its age, wear, and DIY construction. The laundry room's wallpaper is peeling, various walls show poor painting, and cracks have appeared due to settlement and issues in the crawl space (refer to crawl space recommendations). Additionally, the doors have loose hardware and general cosmetic damage, and several parts of the home remain unfinished. Walls and ceilings have stains and are generally in poor condition.

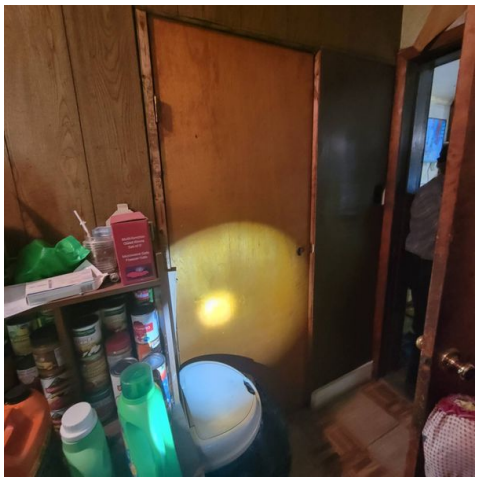
For a large contracting company aiming to "flip" this property at a low cost, the following steps could be taken:

1. Clear the home of all items, including removing wallpaper and materials from walls and ceilings. If keeping the doors, remove them at this stage. Remove the damaged textured ceiling and have the area sanded and prepared for paint.
2. Apply a black paint barrier to the entire floor to protect it and tape all areas near the bottom of the wall with painter's tape.
3. Scrub all walls and ceilings with soap and water, allowing them to dry thoroughly. Patch holes and nail pops in walls and complete all drywall work to repair damaged walls and ceilings.
4. Utilize professional-grade paint suits, respirators, PPE, and paint sprayer guns to paint all areas of the home while the flooring is covered. Typically, 2 to 4 full passes are needed in each room. This will require multiple 5-gallon paint contains (average cost is $150 per container).
5. Sand and stain doors and replace hardware if not getting new doors. Paint window frames as needed. Note: wood plank panels can be removed or they can be re-nailed and, sanded and painted to avoid having to remove the glue from the walls.

Note: This method prioritizes efficient and cost-effective wall and ceiling painting without damaging the floor. After completing these steps, install flooring to avoid paint from the sprayer affecting new flooring or sanded/stained hardwood.

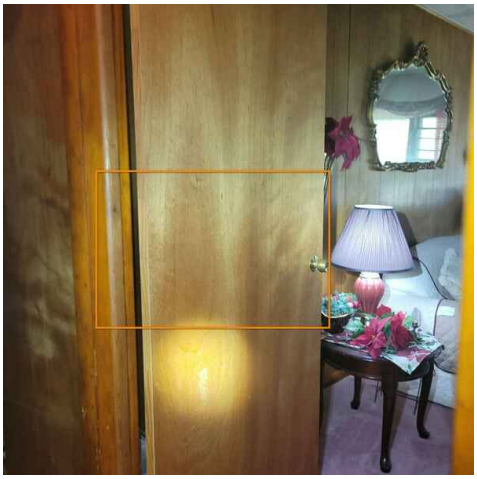
Recommendation
Contact a qualified professional.

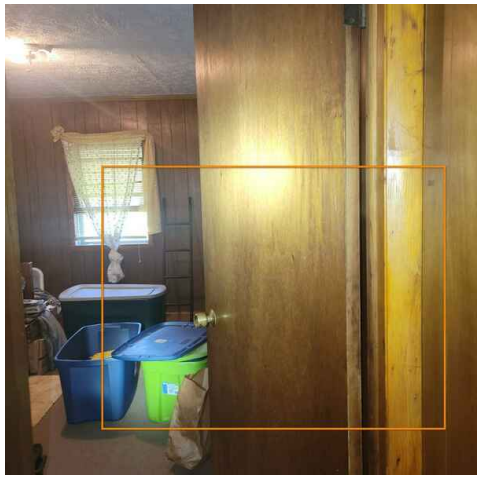









6.1.2 Interior doors, windows, floors, ceilings

DAMAGED CEILING/DAMAGED CEILING TEXTURE MATERIAL/POSSIBLE COLLAPSING CEILING

Recommendation

INTERIOR

Multiple sections of the ceiling display substantial cracks, with portions in the hallways and bathrooms showing signs of collapsing. Additionally, moisture stains are evident in multiple areas of the ceiling. The stains in the living room likely stem from a previous leak at the base of the chimney, which has been patched on the roof. Furthermore, the textured ceiling throughout the home appears aged, poorly installed, and is peeling in various areas. It is advised to enlist the services of both a drywall contractor and a painting contractor to assess and address these issues.

What is this material? "Popcorn ceiling", "texture ceiling" or "acoustic ceiling texture." It's a textured finish that was popular in the mid-20th century for its ability to hide imperfections and absorb sound. The texture is achieved by spraying a mixture of materials, including paint and Styrofoam or other aggregates, onto the ceiling surface.

Popcorn ceilings can indeed become brittle over time and may start to break off or crumble, especially if they're disturbed or if there's moisture damage. Due to concerns about asbestos, which was sometimes used in older popcorn ceilings, many homeowners opt to remove or cover them with a different finish.

Recommendation
Contact a qualified professional.


Homax
Ceiling Texture
Textura para techos
Acabado palomitas
POPCORN FINISH
Mix with Water
& Spray-On
Using Hopper Gun
DRY MIX – JUST ADD WATER
Mezcla seca – sólo tiene que añadir agua
250 sq. ft.

6.1.3 Interior doors, windows, floors, ceilings

UNLEVEL/SOFT FLOORS

Recommendation

INTERIOR

1. Unlevel floors observed at the time of inspection. Recommend a qualified contractor to evaluate and repair.

2. Multiple areas of the floor in the home are soft. This is due to compromised floor joist and subflooring in the crawl space. Excessive mold growth has weakened the structure. Repair by a foundation contractor is recommended prior to replacing or refinishing the flooring in the home. See the crawl space section for recommendations.

Recommendation

Contact a qualified professional.

IMAGE: AREA UNDER UNLEVEL/SOFT FLOORING/CRAWL SPACE DEFECTS (SEE CRAWL SPACE SECTION)

6.1.4 Interior doors, windows, floors, ceilings

WORN FLOORS/CARPET

INTERIOR

Recommendation

1. Worn floors/carpet/or unlevel floors observed at the time of inspection. Recommend a qualified contractor to evaluate and remedy.

2. Carpets can be steamed clean, patched or replaced. Carpet patching involves a contractor cutting out damaged pieces of the carpet then sewing in a new piece.

3. Hardwood flooring can be re-sanded and stained. This is recommended to be completed after large scale painting and drywall projects.

Additional information on how carpet is installed:

Installing carpet involves several steps to ensure a proper and professional installation. Here's a general overview of how carpet is installed:

1. Preparation: The first step is to prepare the space for carpet installation. This includes removing any existing flooring, such as old carpet, and ensuring the subfloor is clean, dry, and free of debris. If necessary, repairs or adjustments are made to the subfloor to create a smooth and even surface.

2. Carpet Measurement: Accurate measurement of the area to be carpeted is crucial to determine the amount of carpet material needed. It's recommended to add a few inches to each side to allow for trimming and fitting during the installation process.

3. Carpet Selection: Prior to installation, the chosen carpet is delivered to the installation site. It's important to acclimate the carpet to the environment by allowing it to rest and adjust to the temperature and humidity conditions of the space for a period specified by the manufacturer.

4. Carpet Padding: Carpet padding, also known as cushion or underlay, is typically installed over the subfloor to provide additional comfort, insulation, and protection for the carpet. The padding is cut to fit the dimensions of the room and is placed on top of the subfloor.

5. Carpet Installation: The carpet is rolled out onto the prepared floor, ensuring it is properly aligned and centered within the room. The carpet installer uses specialized tools, such as a knee kicker, power stretcher, and carpet knife, to stretch and secure the carpet into place.

6. Trimming and Seam Placement: Excess carpet material is trimmed along the edges of the room using a carpet knife. If necessary, seams may be required to join multiple pieces of carpet. Careful attention is given to seam placement and alignment to ensure a seamless and inconspicuous appearance.

7. Tucking and Fastening: The edges of the carpet are tucked and secured using a variety of methods, such as tack strips or adhesive. Tack strips are commonly used along the perimeter of the room to hold the carpet in place, while adhesive may be used in specific areas where needed.

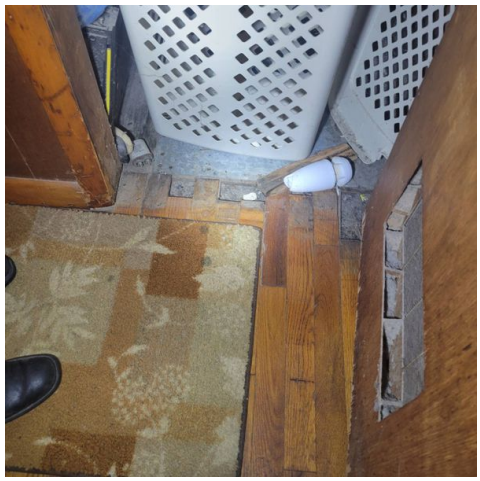
8. Finishing Touches: Once the carpet is properly installed, any visible seams are carefully sealed, and the carpet is trimmed to fit around obstacles, such as doorways or vents. The installers may also vacuum or groom the carpet to give it a neat and finished appearance.

It's worth noting that carpet installation can be a complex task, requiring experience and expertise. Hiring professional carpet installers is recommended to ensure a high-quality and satisfactory installation. They have the necessary tools, skills, and knowledge to handle the installation process efficiently and effectively.

Recommendation
Contact a qualified flooring contractor





6.2.1 Counter tops & Cabinets and kitchen appliances

MULTIPLE DEFECTS: KITCHEN SINK

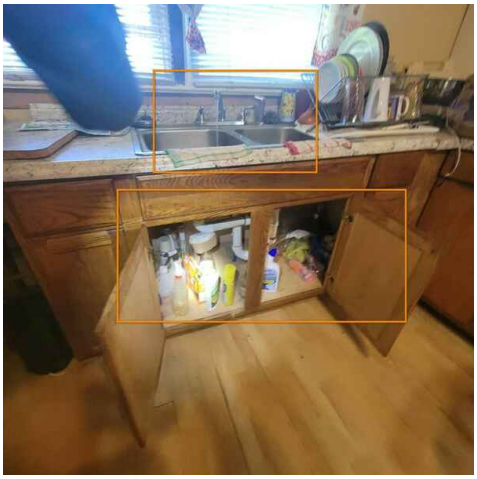
Recommendation

KITCHEN

The sink exhibits signs of aging, with loose plumbing lines and a need for garbage disposal servicing. It's crucial to ensure the drain is configured as a P-trap rather than an S-trap or U-trap. A P-trap is necessary to prevent sewer gases from entering the home and to maintain proper drainage. Despite these issues, many of these defects are expected given the property's age and minimal updates.

Recommendation

Contact a qualified plumbing contractor.



6.2.2 Counter tops & Cabinets and kitchen appliances

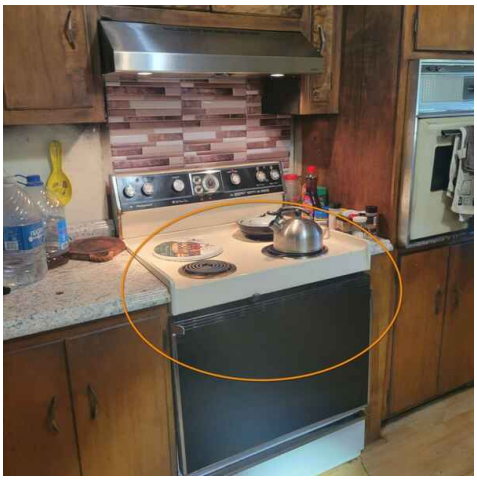
MULTIPLE DEFECTS: KITCHEN

Recommendation

KITCHEN

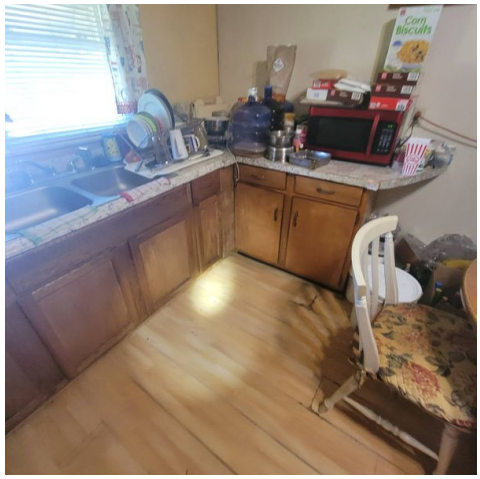
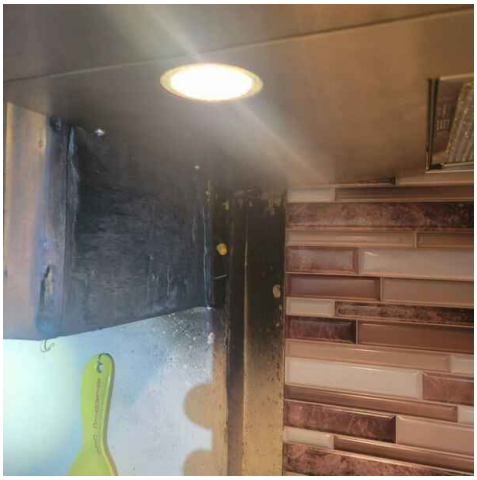
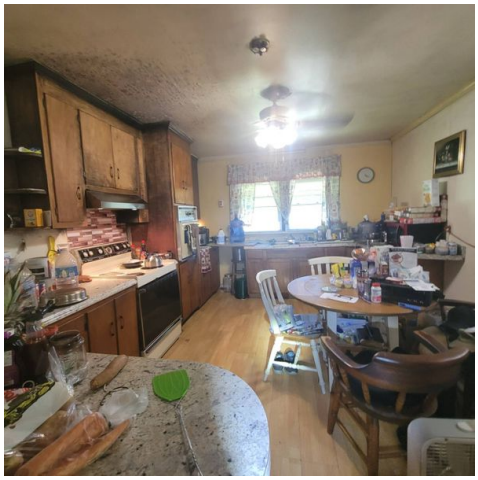
The kitchen exhibits multiple defects including aged appliances, absence of an anti-tip device on the stove, worn and damaged cabinets, loose ceiling fan base, and worn floors with gaps. Additionally, burn markings on the ceilings suggest a past fire or neglect. Missing smoke detectors and light fixtures are observed, along with the absence of GFCIs near the sink. These issues require attention to ensure safety and functionality in the kitchen space. Recommend evaluation and repair. Natural wood cabinets can be sanded and stained.

Recommendation
Contact a qualified professional.







6.2.3 Counter tops & Cabinets and kitchen appliances

Safety Hazard

POSSIBLE PAST FIRE IN THE KITCHEN

KITCHEN AREA

Evidence suggests a past fire in the kitchen, likely originating under the stove hood where capped wires are visible. This area likely served as the point of ignition, leading to burn markings on the ceilings, indicating a potential electrical fire. It is crucial to have the electrical system evaluated and upgraded by a qualified electrician to mitigate any further risks or issues. Immediate attention and repair are recommended to ensure safety and prevent potential future incidents.


Recommendation

Contact a qualified professional.

7.2.1 Water Supply, Distribution Systems, Fixtures, Drain, waste and vent systems

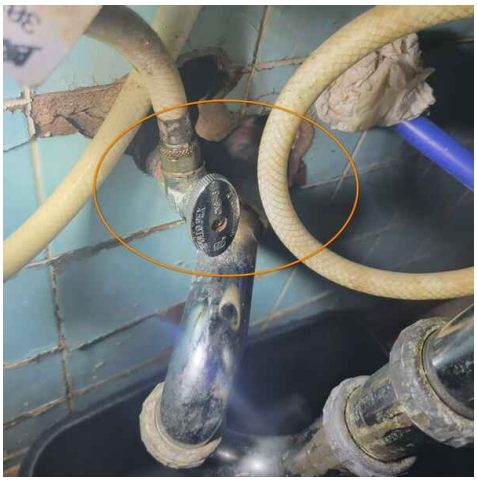
SUBSTANDARD PLUMBING SYSTEM

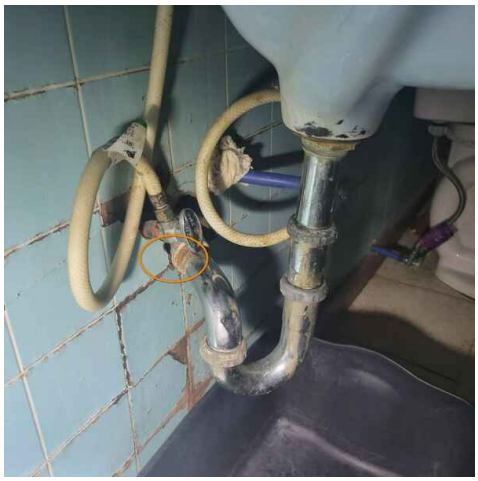
Recommendation

WHOLE HOUSE

The plumbing system in this property is substandard. Some of these upgrades may have been attempted as do-it-yourself projects. The improper slope of the drain line can result in drainage issues, indicating the need for a plumber to evaluate and upgrade the system. Homes in this condition often experience plumbing issues. Additionally, galvanized plumbing was observed, with some copper lines upgraded to PEX. However, the installation of these lines and drains is poor and may require attention to ensure proper functionality.

Recommendation
Contact a qualified plumbing contractor.





7.3.1 Hot Water Systems, Controls, Flues & Vents

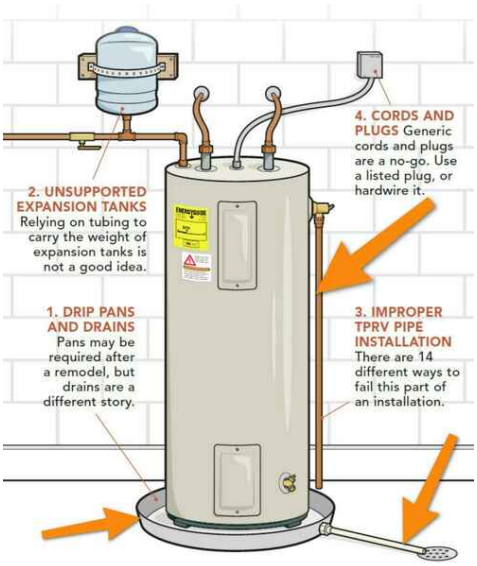
NO DRAIN PAN OR DRAIN LINE/MISSING TPR VALVE DRAIN LINE

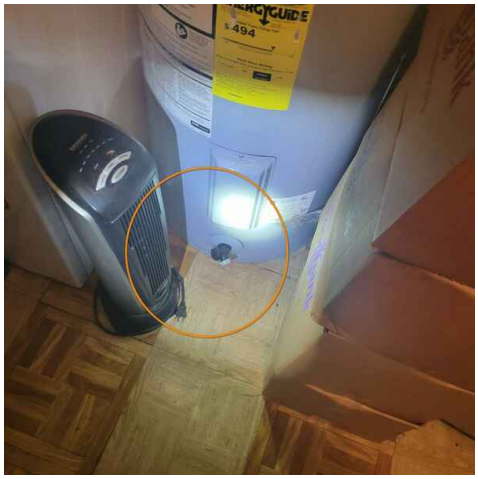
Recommendation

LAUNDRY ROOM

The water heater was replaced in 2023; however, it lacks a drain pan and a drain line exiting the home. Additionally, the TPR (Temperature Pressure Relief) valve should have a CPVC line running to the pan to drain its discharge. The TPR valve serves as a pressure relief measure. The absence of these safety-related items suggests a potentially amateur installation, as licensed plumbers typically ensure all safety related items are installed in modern times.

Recommendation
Contact a qualified plumbing contractor.





7.4.1 Bathrooms

MULTIPLE DEFECTS: SHARED BATHROOM

BATHROOM (SHARED)

Recommendation

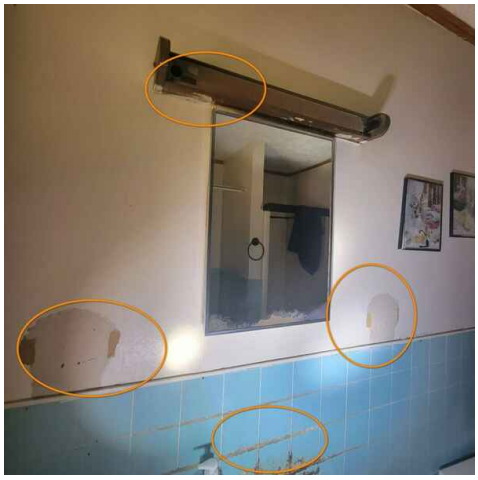
Multiple defects were observed in the bathroom:

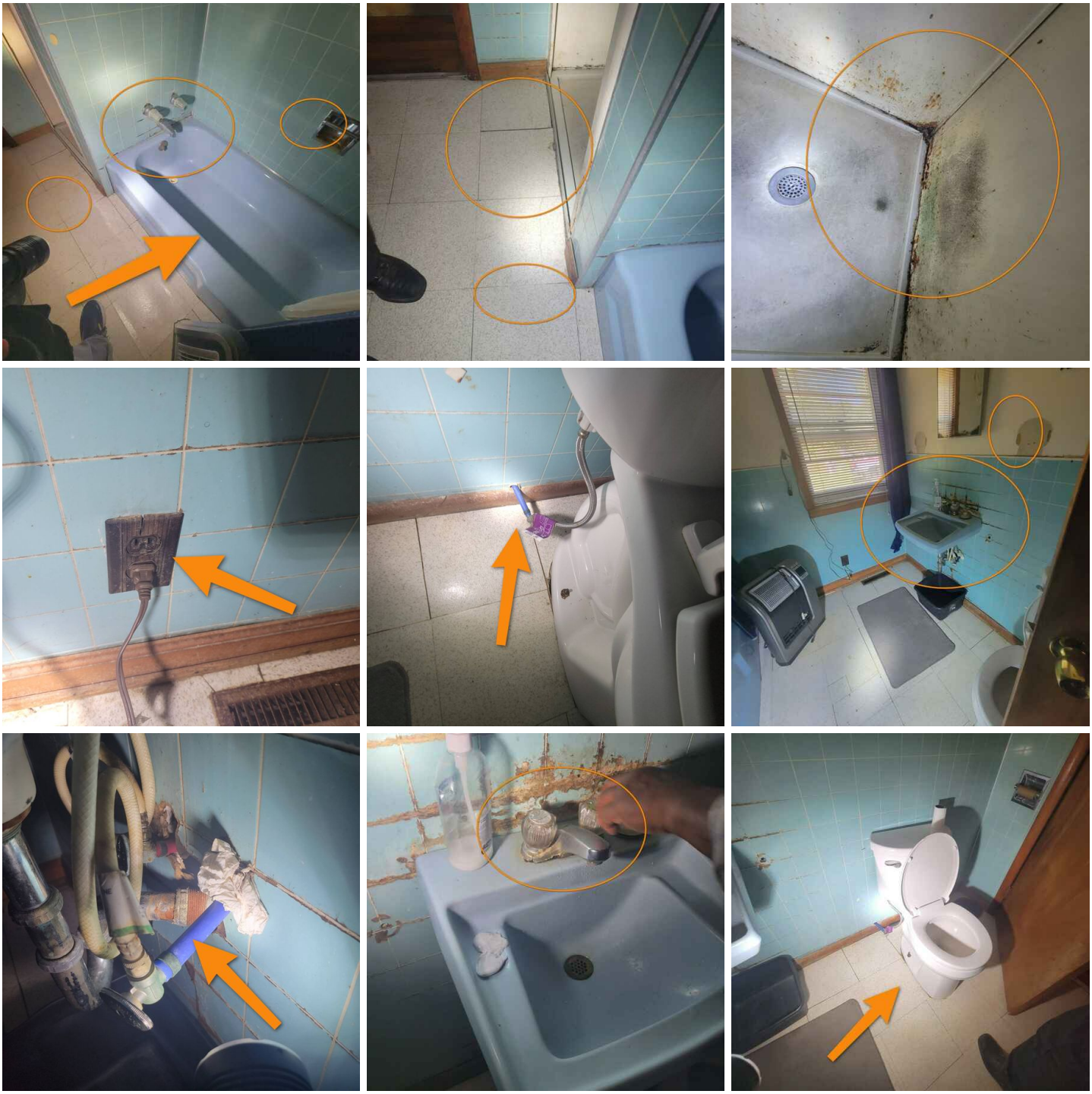
- The ceiling shows signs of impending collapse.
- The sink and walls exhibit damage.
- The faucets and tub are loose and damaged (but are operational).
- The toilet base is loose, resulting in a slow flush.
- There is no GFCI protection installed.
- The flooring is damaged.
- The fan is non-operational.
- The shower stall base shows signs of rust and requires attention.
- Loose PEX plumbing lines were observed.
- A blue PEX line was used for the shower head instead of a metal shower pipe.
- The sink drain is leaking.
- Possible issues with the drainage system in the tub and the shower.
- Despite these issues, the bathroom does have functioning hot and cold water, and the toilet flushes.
- Evaluation and repair by a qualified contractor are recommended.

Recommendation
Contact a qualified professional.







8.1.1 Service Entrance Conductors

ENTRANCE CABLE IS IN POOR CONDITION

Safety Hazard

FRONT RIGHT SIDE OF HOME

The service entrance wires are damaged, indicating a safety issue. Contact the utility company or an electrician for evaluation and repair. Additionally, consider upgrading or replacing the meter base, as multiple meters are installed on the property. Ownership and responsibility for maintenance of the utility pole on the property should be clarified, especially concerning wiring for additional structures. Consulting professionals will provide clarity and ensure compliance with safety standards.

Note: There are wires ran across the roof that are attached to point on the top of the chimney. This is possibly a lightning protection system or part of a system for an antenna. This is atypical configuration.

Recommendation

Contact your local utility company

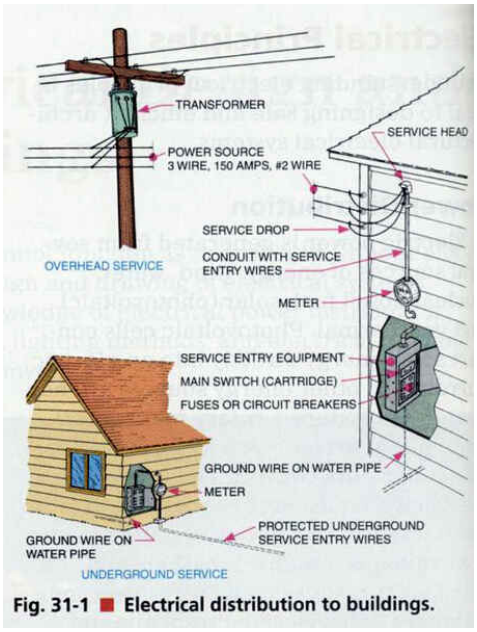
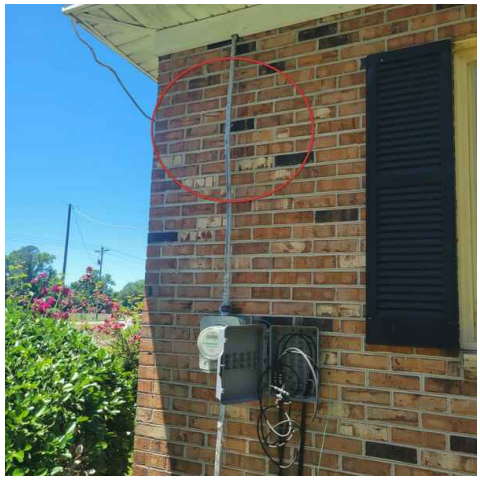


Fig. 31-1 ■ Electrical distribution to buildings.



8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

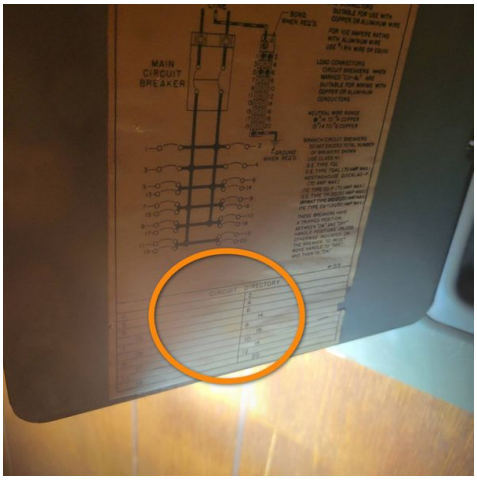
MULTIPLE DEFECTS: ELECTRICAL PANEL (UPGRADED RECOMMENDED)

Recommendation

PANEL

The electrical panel lacks labeling, and there are signs of an electrical fire in the kitchen area. Additionally, the presence of two-prong receptacles throughout the home indicates a lack of grounding. Upgrading the panel, which currently operates at 100 amps, is advisable, considering that modern standards typically recommend 200 amps for safety and efficiency. A buzzing sound emanating from the panel suggests potential issues with its connections. Due to safety concerns, the panel cover couldn't be removed for further inspection. It's common for older homes to encounter these issues, indicating a need for thorough evaluation and upgrades by a qualified contractor. Typically, panels in older homes undergo upgrades at least once since their initial construction.

Recommendation
Contact a qualified electrical contractor.




8.3.1 Switches & Receptacles

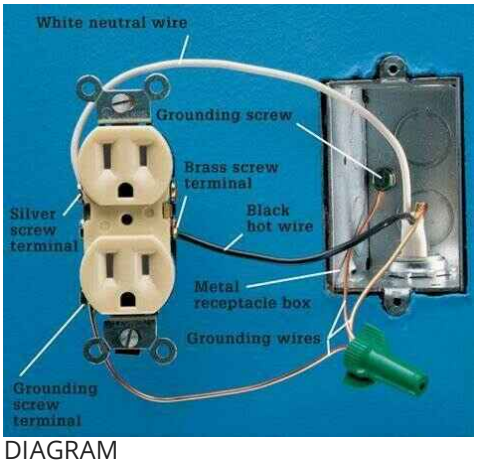
MULTIPLE DEFECTS: ELECTRICAL RECEPTACLES

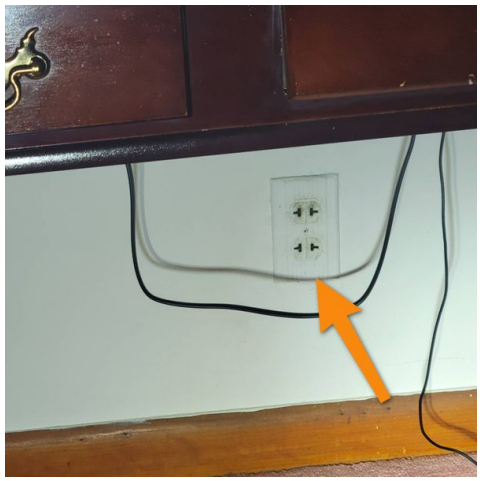
Recommendation

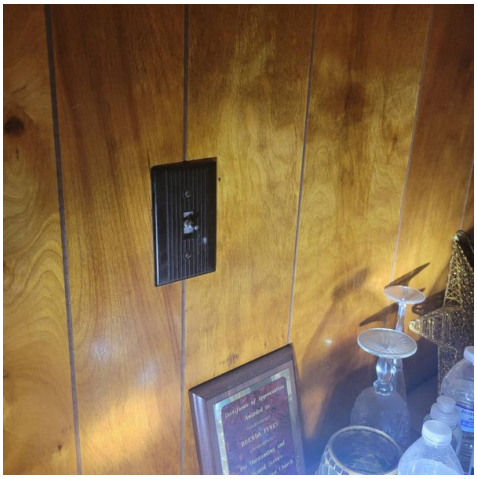
MULTIPLE

1. The receptacles throughout the home are loose and show signs of aging. As they are two-pronged, they lack proper grounding. Additionally, the absence of GFCIs poses a safety concern, particularly in areas where water is present, such as within 6 feet of sinks. Several light fixtures also exhibit instability and potential wiring issues, suggesting possible DIY installations. Cover plates are missing or damaged. There most likely will be some degree of electrical problems in this home that will be experienced that require a diagnostic from an electrician. Upgrading these elements is recommended to ensure electrical safety and compliance with modern standards.

Recommendation
Contact a qualified electrical contractor.


White neutral wire
Grounding screw
Brass screw terminal
Silver screw terminal
Black hot wire
Metal receptacle box
Grounding wires
Grounding screw terminal
DIAGRAM





NO GFCIS INSTALLED

ALL AREAS WITH IN 6 FEET OF WATER

Recommendation

1. No GFCIs installed/
2. A ground fault circuit interrupter (GFCI) can help prevent electrocution. If a person's body starts to receive a shock, the GFCI senses this and cuts off the power before he/she can get injured. GFCIs are generally installed where electrical circuits may accidentally come into contact with water.

How GFCIs work:

A Ground Fault Circuit Interrupter (GFCI) is a safety device designed to protect against electric shocks and electrical fires caused by ground faults. Here's how a GFCI works:

1. Sensing Current Imbalance: The GFCI continuously monitors the electrical current flowing through the circuit. It compares the current entering the circuit with the current returning from the circuit. In a properly functioning circuit, the incoming and returning currents should be equal.

2. Detecting Ground Faults: If there is a ground fault, where electricity is leaking or taking an unintended path to ground, the current balance is disrupted. The GFCI detects this current imbalance, even a small amount as low as 4-6 milliamperes (mA), and responds quickly.

3. Tripping the GFCI: When a ground fault is detected, the GFCI responds by tripping or interrupting the circuit, cutting off the electrical power within milliseconds. This quick response prevents electric shocks and reduces the risk of electrical fires.

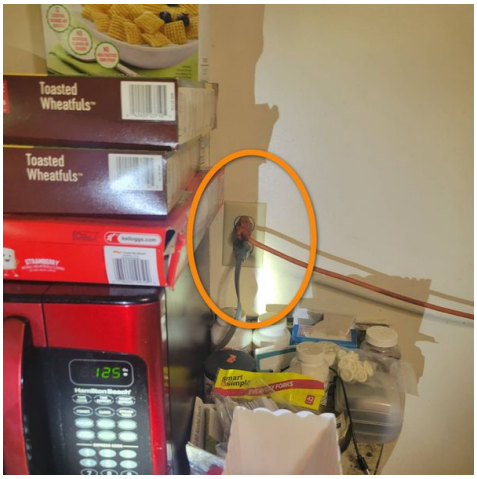
4. Protecting Against Electric Shocks: By interrupting the circuit, the GFCI protects against electric shocks. When a person comes into contact with faulty equipment or a path to ground, the GFCI detects the current leakage and interrupts the circuit, preventing the flow of electricity through the person's body.

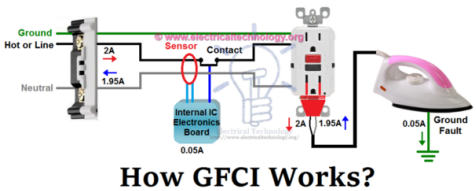
5. Manual Reset: After tripping, the GFCI needs to be manually reset to restore power to the circuit. This is typically done by pressing a reset button on the GFCI outlet or GFCI breaker.

GFCIs are commonly installed in areas where water and electricity are likely to come into contact, such as bathrooms, kitchens, laundry rooms, outdoor outlets, and garages. They provide an extra layer of protection against electrical hazards and are an important safety feature in residential and commercial buildings.

It's worth noting that GFCIs should be periodically tested to ensure proper functionality. Most GFCIs have a built-in test button that allows you to simulate a ground fault and verify that the device trips and cuts off the power. Regular testing and maintenance of GFCIs are essential for ensuring their continued effectiveness in protecting against electrical hazards.

Recommendation
Contact a qualified electrical contractor.





How GFCI Works?
EXAMPLE ONLY HOW GFCI WORKS

8.3.3 Switches & Receptacles

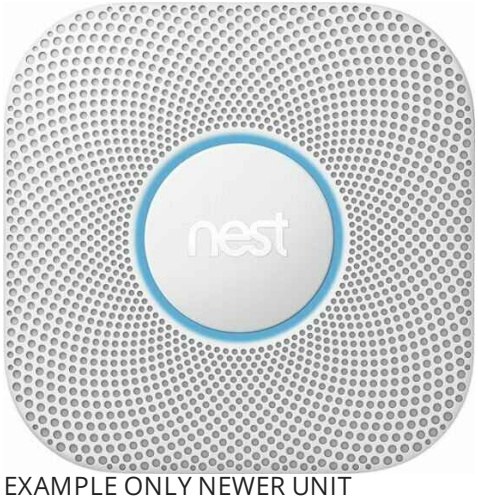
UPGRADE SMOKE DETECTION/CARBON MONOXIDE SYSTEM OR ALARM SYSTEM

Deferred Maintenance

WHOLE HOUSE

1. Recommend upgrading the smoke detection/carbon monoxide system. Newer systems include Wi-Fi options that notify the homeowner through an application in the event that the homeowner is not present at the property.
2. Recommend having the alarm system upgraded if an alarm system is on the premises.

Recommendation
Contact a qualified professional.



EXAMPLE ONLY NEWER UNIT

9.1.1 Vents, Flues & Chimneys

MISSING CHIMNEY CAP/COMMENT REGARDING THE LINER

Recommendation

ROOF

Missing chimney cap observed at the time of inspection.
Recommend a qualified contractor to evaluate and remedy.

One of these is the flue for the wood stove. The flashing around the chimney is damaged (area that seals the roof). The flue is possibly damaged from age. Thes clay flues are generally fitted with a metal liner. Over time the clay flues crack and become unsafe to use.

Purpose of a chimney cap:

The purpose of a chimney cap is to provide protection and perform several important functions for a chimney system. Here are the key purposes of a chimney cap:

1. Rain and Moisture Protection: A chimney cap acts as a barrier against rainwater, preventing it from directly entering the chimney flue. Excessive moisture in the chimney can cause damage to the masonry, deteriorate the chimney liner, and lead to issues such as mold and mildew growth.

2. Spark Arrestor: Many chimney caps are equipped with a mesh screen that acts as a spark arrestor. It helps to prevent burning embers and sparks from escaping the chimney and potentially igniting nearby flammable materials, such as the roof or surrounding vegetation.

3. Animal and Debris Prevention: Chimney caps serve as a barrier against animals, birds, and small pests from entering the chimney. They prevent nesting, blockages, and potential damage caused by animals or debris falling into the chimney.

4. Blockage Prevention: A chimney cap helps prevent leaves, twigs, branches, and other debris from entering the chimney and obstructing the flue. Blockages can reduce airflow, lead to poor chimney performance, and increase the risk of chimney fires.

5. Downdraft Reduction: In windy conditions, a chimney cap can help reduce downdrafts by creating a barrier against strong gusts of wind. It helps to maintain proper airflow and prevent smoke from blowing back into the house.

6. Protection from Snow and Ice: During winter, a chimney cap helps prevent snow and ice from accumulating inside the chimney. Excessive snow or ice buildup can obstruct the flue and impede proper ventilation.

Overall, a chimney cap is an essential component of a chimney system as it provides protection against various potential issues, improves safety, and helps maintain the efficiency and functionality of the chimney. It is recommended to choose a chimney cap that is appropriate for your specific chimney type and have it professionally installed to ensure proper fit and functionality.

Recommendation
Contact a qualified chimney contractor.

10.1.1 Roof system/Insulation

MULTIPLE DEFECTS: ATTIC AREA

ATTIC

Recommendation

Limited access to the attic was noted due to an undersized door. Moreover, insulation is absent in this space, necessitating blown-in insulation using specialized equipment. Moisture damage to the roof sheathing was observed, a common issue addressed during roof replacements. Typically, new sheathing is installed, and chimneys are reflashed before re-insulating the area. Old ductwork from previous appliances remains in the attic. Prior to adding insulation, it's advisable to address any repairs to ceilings and light fixtures. The lack of insulation facilitates easier access for electrical cable securing. Installing a properly sized attic door is recommended for convenient entry. Additionally, due to its spaciousness, additional storage can be accommodated in this attic, typical for hip roofs with sloping sides. Evaluation and repair by a qualified contractor are advised.

Recommendation
Contact a qualified professional.