Bonafide Inspectors®

143 Golf Rd
Darby PA 19023-1316
Inspector: John Parashos

SAMPLE INSPECTION REPORT

Client(s): **Victoria Anderson**
Property address: **514 9th Ave**
Glenside, PA 19038
Inspection date: **Sunday, November 13, 2016**

This report published on Wednesday, November 16, 2016 8:34:42 AM EST

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

Exterior and Foundation

Site profile: Moderate slope
Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.
Sidewalk material: Poured in place concrete
Wall inspection method: Viewed from ground
Condition of wall exterior covering: Appeared serviceable
Apparent wall structure: Wood frame
Wall covering: Metal
Condition of foundation and footings: Appeared serviceable
Apparent foundation type: Finished basement
Foundation/stem wall material: Poured in place concrete
Footing material (under foundation stem wall): Poured in place concrete
Wall covering: Metal, Aluminum Siding

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1) Handrails at the staircase leading from the rear entry of the home were not graspable and posed a fall hazard. Handrails should be 1 1/4 - 2 inches in diameter if round, or 2 5/8 inches or less in width if flat. Recommend that a qualified carpenter install graspable handrails or modify existing handrails per standard building practices.

Photo 1-1

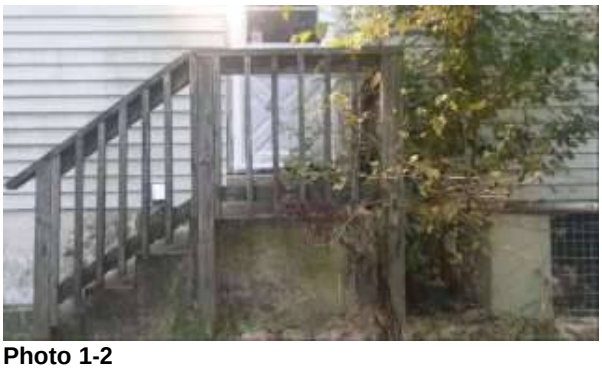

Photo 1-2

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2) At the time of inspection, an observation at the front entry was made where the front porch lacked adequate guard rail protection to prevent a fall. This could result in possible injury if not corrected. Evaluation and correction recommended by a qualified

carpenter or handyman. Further evaluation of the handrails leading from the porch down the front stairs by a qualified carpenter or handyman is also recommended.

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3) At the front of the building, the bottom flashing on the Aluminum board and batten siding appeared to be damaged. Recommended evaluation by a siding specialist is advised.

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4) Aluminum Siding appeared to be in good condition, however at the rear of the building, rain related staining was observed. This was due to a clogged gutter above it. Recommended cleaning by an exterior contractor or handyman is advised. Siding could benefit from power washing.

Photo 4-1

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5) Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

Photo 5-1

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6) Paint on the exterior of the foundation appeared to be flaking. This is a cosmetic issue, however the surface would benefit from fresh coat of paint by a qualified painter.

Photo 6-1

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.
Condition of insulation underneath floor above: Not applicable, none installed

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7) Wash basin in basement was found to have a leaking drain assembly, and a black residue discovered inside the wash basin might indicate a slow drainage when the washer discharges into the basin. This might cause property damage if not corrected. Further evaluation by a qualified plumber is recommended.

Photo 7-1

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8) Sump pump was found to be inadequate and installed outside of common installation practice. The pump's discharge line was inserted into a hole in the basement floor. This is not a correct installation and can be a possible flood hazard and can lead to extensive property damage for the basement if water seeps up from the hole into the basement during times of heavy rain or an increase in the water table due to prolonged rain. Further evaluation by a qualified plumper is highly recommended.

Photo 8-1

Photo 8-2

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9) Possible fecal residue found on stack pipe in utility area. This might indicate a leak that might increase in size causing a possible health hazard and property damage if not corrected. Further evaluation by a qualified plumber is recommended.

Photo 9-1

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10) The only entrance/exit to the basement appeared to be the basement stairs. While this is common in older homes, modern standards require a secondary escape for use in the event of fire or an emergency. Such entrances/exits should allow entry by emergency personnel and their equipment. It is beyond the scope of this inspection to verify compliance with the current codes, and codes are generally not retroactive. Consult with a window/door contractor and/or the local municipal building officials regarding egress guidelines.

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11) Basement windows are not insulated and will allow cold air into the finished basement space. Replacement by a qualified window contractor or handyman is recommended.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.
Roof inspection method: Viewed from ground
Condition of roof surface material: Appeared serviceable
Roof surface material: Asphalt or fiberglass composition shingles
Roof type: Gable
Condition of gutters, downspouts and extensions: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below), Downspouts are not recommended to discharge on a roof surface. This can cause added wear to the roof surface and shorten its lifespan. It is recommended to extend the downspouts so they discharge into the gutters below them. Downspouts at ground level need to have drainage extensions attached to them to make sure the water discharges as furthest from the home's foundation as possible because of potential moisture damage to the foundation.Further evaluation by a roofing or gutter contractor is advised.

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12) Extensions such as splash blocks or drain pipes for one or more downspouts were missing and/or poorly sloped. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

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13) Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

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14) Stains were found at the front of one or more gutters and indicate that the gutters have overflowed. If they have overflowed, it's usually due to debris clogging gutters or downspouts. The inspector was unable to verify that the gutters and downspouts drained adequately due to lack of recent, significant rainfall. Monitor the roof drainage system in the future while it's raining to determine if problems exist. Then if necessary, recommend that a qualified person clean, repair or replace gutters, downspouts and/or extensions.

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.
Attic inspection method: Traversed
Condition of roof structure: Appeared serviceable
Roof structure type: Rafters
Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable
Ceiling insulation material: Fiberglass loose fill
Approximate attic insulation R value (may vary in areas): R-11
Condition of roof ventilation: Required repair, replacement and/or evaluation (see comments below), A ventilation fan was observed to be in a state of disrepair. Recommended replacement is advised. Further evaluation by a qualified electrician is advised.
Roof ventilation type: Ridge vent(s), Gable end vents, Open soffit vents

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15) One or more exhaust fan ducts in the attic were not attached to a vent hood or cap. As a result, conditioned air will enter the attic when the fan is operated. Ducts terminating near an attic vent but without a dedicated vent hood or cap will likely blow conditioned air back into the attic. This can result in excessive moisture in the attic. Recommend that a qualified contractor repair per standard building practices, so exhaust fan ducts are permanently fastened to vent hoods or caps.

Photo 15-1

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16) The electric ventilation fan was observed to be broken with tape and other materials stuffed around it. A further evaluation by a qualified electrician is recommended.

Photo 16-1

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding

or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.
Electric service condition: Appeared serviceable
Primary service type: Underground
Number of service conductors: Not determined (components inaccessible or obscured)
Service voltage (volts): 120-240
Estimated service amperage: 150
Primary service overload protection type: Circuit breakers, Fuses, Fuses are an outdated form of overload protection and can pose a fire risk. Recommended replacement with a proper sub-panel by a qualified electrician is advised.
Service entrance conductor material: Stranded copper
Main disconnect rating (amps): 150
System ground: Cold water supply pipes
Condition of main service panel: Appeared serviceable
Condition of sub-panel(s): Required repair, replacement and/or evaluation (see comments below), Fuses are an outdated form of overload protection and can pose a fire risk. Recommended replacement with a proper sub-panel by a qualified electrician is advised.
Location of main service panel #A: Basement
Location of sub-panel #C: Utility room
Location of main disconnect: Breaker at top of main service panel
Smoke alarms installed: Yes, but not tested
Carbon monoxide alarms installed: No, recommend install

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17) Panel(s) #C used screw-in fuses for the over-current protection devices. Fuses are prone to tampering and over-fusing, which can damage wiring and cause fire hazards. Insurance companies may deny coverage for homes with fused panels. Modern panels use circuit breakers for over-current protection devices, which can be reset easily after tripping rather than needing to replace fuses. Modern panels also offer more flexibility for new, safer protective technologies like ground fault circuit interrupters (GFCIs) and arc fault circuit interrupters (AFCIs). Consult with a qualified electrician about replacement options for fused panels, and about other system upgrades as necessary.

Photo 17-1

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18) Non-metallic sheathed wiring was loose, unsupported, or inadequately supported at one or more locations. Such wiring should be trimmed to length if necessary and attached to runners or to solid backing with fasteners at intervals of 4 1/2 feet or less. Fasteners should be installed within 12 inches of all enclosures. Recommend that a qualified electrician repair per standard building practices.

Photo 18-1

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19) Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to National Fire Protection Association, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit:
http://www.reporthost.com/?SMKALRMLS

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20) Service box on the exterior of home was observed to be rusted, suggesting water may have entered the enclosure. A further evaluation by a qualified electrician is recommended.

Photo 20-1

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.
Condition of service and main line: Appeared serviceable
Water service: Public
Location of main water shut-off: Basement, In utility room
Condition of supply lines: Appeared serviceable
Supply pipe material: Copper
Condition of drain pipes: Not determined (inaccessible, obscured, or water service off)
Drain pipe material: Galvanized steel
Condition of waste lines: Not determined (inaccessible, obscured, or water service off)
Waste pipe material: Plastic, Cast iron
Vent pipe condition: Appeared serviceable
Vent pipe material: Cast iron
Sump pump installed: Yes

Condition of sump pump: Required repairs, replacement and/or evaluation (see comments below)
Condition of fuel system: Appeared serviceable
Location of main fuel shut-off valve: At gas meter, At oil tank

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21) Stains were found in one or more sections of drain and/or waste lines, but no active leaks were found near the stains. This may indicate that past leaks have occurred. Consult with the property owner about this, and either monitor these areas in the future for leaks or have a qualified plumber evaluate and repair as necessary.

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22) The sump pump appeared to be inoperable. Water may accumulate in the building substructure during periods of heavy rain. Recommend that a qualified contractor evaluate and repair or replace the sump pump as necessary.

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23) No check valve was visible on the sump pump's discharge pipe. Check valves prevent water in the discharge pipe from flowing back down into the sump pit after the pump shuts off. While not every installation requires a check valve, they are recommended where the discharge pipe is long, the vertical discharge is more than 7-8 feet, or the sump pump has a small pit. Recommend that a qualified contractor install a check valve. For more information on sump pump installations, visit:
http://www.reporthost.com/?IASP
http://www.reporthost.com/?CVFSP

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24) Either no pit liner was installed for the sump pump, or the liner was substandard or significantly deteriorated. Sediment can clog and damage the pump. A pit liner such as a plastic bucket or molded concrete should be installed. Typical dimensions are 18 inches in diameter and 2-3 feet deep. Recommend that a qualified person repair per standard building practices. For more information, visit:
http://www.reporthost.com/?IASP

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25) This property was unoccupied and/or recently de-winterized, and the plumbing system has not been in continuous operation recently. It's possible for plumbing leaks to exist but not be apparent. Leaks can be small and take time to become visible. The inspector normally operates all accessible and operable plumbing fixtures, but this limited inspection may not reveal small leaks that only become visible after constant use of the plumbing system. After taking occupancy, monitor the plumbing system for leaks that may become apparent. Areas below the house should be evaluated after plumbing has been operated to check for leaks. Any problems that are found should be repaired by a qualified plumber.

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26) One or more water shut-off valves were not labeled, and their function is unknown. Recommend consulting with the property owner to determine valves' functions, that you verify this yourself, or if necessary that a qualified plumber evaluate. Recommend labeling valves as necessary.

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27) No battery backup system was found for the sump pump. If the power goes out during heavy rains, the sump pump won't be able to eliminate accumulated water. Consider installing a battery backup system for the sump pump.

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.
Condition of water heater: Not determined (inaccessible, obscured, or water, power or gas service off)
Type: Tank
Energy source: Electricity
Capacity (in gallons): Not determined (label obscure or inaccessible)
Temperature-pressure relief valve installed: Yes
Hot water temperature tested: No

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28) No drain line was installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber install a drain line per standard building practices.

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29) Wiring for the water heater's power supply was exposed and subject to damage. Standard building practices call for non-metallic sheathed wiring to be protected with BX armored conduit to prevent damage. This is a potential safety hazard for shock. Recommend that a qualified contractor repair per standard building practices.

Photo 29-1

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30) The water heater was installed in an unheated space on a concrete floor and was not resting on an insulated pad. The bottom of the casing is likely to rust, and energy efficiency may be reduced. Recommend installing an insulated pad under the water heater.

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31) Water was off. The water heater and hot water supply system (e.g. faucets, controls) were not fully evaluated because of this. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the water heater is operable. Note that per the standards of practice for various professional home inspection organizations, the inspector does not operate shut-off valves, pilot lights or over-current protection devices, or any controls other than "normal controls."

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32) The estimated useful life for most water heaters is 8-12 years. The inspector was unable to determine the age of the water heater due to the manufacturer's label being obscured, no serial number being visible, or the serial number not clearly indicating the age. The client should be aware that this water heater may be near, at or beyond its useful life and may need replacing at any time. Recommend attempting to determine the water heater's age.

If found to be near, at or beyond its useful lifespan, recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater does fail. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

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33) Water heater was wrapped in an insulating blanket. Water heaters are not required by common practice to be wrapped in an insulating blanket. This will not improve performance significantly enough to save on energy consumption. As it was wrapped in an insulating blanket at the time of inspection, a proper assessment of its age, brand, and approximation of its service life was not able to be done. Rust on the floor next to it could also indicate a possible leak. An evaluation by a qualified plumber is recommended.

Photo 33-1

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat

exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).
General heating system type(s): Forced air, Furnace
General heating distribution type(s): Ducts and registers
Condition of forced air heating/(cooling) system: Near, at or beyond service life
Forced air heating system fuel type: Natural gas
Location of forced air furnace: Utility room, Basement
Condition of furnace filters: Required replacement
Location for forced air filter(s): At base of air handler
Condition of forced air ducts and registers: Appeared serviceable
Condition of venting system: Appeared serviceable
Condition of cooling system and/or heat pump: Near, at or beyond service life
Location of heat pump or air conditioning unit: Building exterior

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34) Because of the age and/or condition of the forced air furnace, recommend that a qualified HVAC contractor inspect the heat exchanger and perform a carbon monoxide test when it's serviced. Note that these tests are beyond the scope of a standard home inspection.

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35) The estimated useful life for most forced air furnaces is 15-20 years. The inspector was unable to determine the age of the furnace. Be aware that this furnace may be near, at, or beyond its useful life and may need replacing or significant repairs at any time. Recommend attempting to determine the furnace's age (ask property owner or service technician), and budgeting for a replacement if necessary.

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36) The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. The inspector was unable to determine the age of this unit. Be aware that it may be near, at, or beyond its useful life and may need replacing or significant repairs at any time. Recommend attempting to determine the age (ask property owner or service technician), and budgeting for a replacement if necessary.

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37) The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

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38) The furnace did not respond to normal controls (thermostat). It appeared to be inoperable. The inspector was only able to perform a limited evaluation. If possible, consult with the property owner and/or review documentation on this system. Recommend that a qualified HVAC contractor evaluate and repair as necessary.

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39) The thermostat was inoperable. Recommend that a qualified person evaluate and repair or replace as necessary.

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40) Vegetation such as trees, shrubs and/or vines were too close to the heat pump or air conditioning condensing unit. There should be at least 12 inches of clearance on all sides and at least 4-6 feet above. Inadequate clearance around and above can result in reduced efficiency, increased energy costs and/or damage to equipment. Recommend pruning and/or removing vegetation as necessary.

Photo 40-1

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41) The furnace heating system was not fully evaluated because the oil supply was off. It is recommended that a full evaluation

be made by a qualified HVAC contractor. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).

42) The heat pump or air conditioner condensing unit was not fully evaluated because the the overcurrent protection device was turned off and/or tripped or missing. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate or replace overcurrent protection devices, or operate any controls other than normal controls (thermostat).

43) In the living room, an observation was made where a knee wall had been built in front of a floor register, blocking half of it. It is recommended that the issue needs a further evaluation by a qualified carpenter and an HVAC contractor.

Photo 43-1

Kitchen

Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of dishwasher: Appeared serviceable
Condition of range, cooktop or oven: Appeared serviceable
Type of ventilation: Hood or built into microwave over range or cooktop
Condition of refrigerator: Appeared serviceable

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.
Location #A: Full bath, second floor
Location #B: Half bath, first floor
Location #C: Laundry room/area, basement
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of flooring: Appeared serviceable
Condition of bathtubs and related plumbing: Appeared serviceable
Condition of shower(s) and related plumbing: Appeared serviceable, The
Condition of ventilation systems: Appeared serviceable
Bathroom and laundry ventilation type: Spot exhaust fans
Gas supply for laundry equipment present: No
240 volt receptacle for laundry equipment present: Yes

44) Bathtub surround was not done according to common building practice. It was observed to be a tile surround with a vinyl tub surround glued on top of it. It is possible that there is a leak where the vinyl surround meet the tub as there is painted duct tape placed at the meeting point. It is advised that a qualified tile installer or handyman evaluate the situation.

Photo 44-1

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45) The bathtub surround at location(s) #A was deteriorated, damaged or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor replace or repair the surround as necessary.

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46) Gaps, no caulk, or substandard caulking were found between the bathtub and the floor and/or walls at location(s) #A. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

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47) Tile and/or grout in the bathtub surround at location(s) #A was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.

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48) The bathtub at location(s) #A was worn, blemished or deteriorated.

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49) At the time of inspection no washer or dryer was observed on the premises.

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50) Common building practice for the installation of washers is that a washer must be hooked up to a manifold box that contains both hot and cold water supplies and a discharge point for the washer. This is for both convenience that the washer's water supply can be quickly shut off in an emergency and the washer's discharge hose is safely secured to prevent an accidental flood hazard. A recommendation for updating the hook up and discharge for the washer is advised.

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.
Condition of exterior entry doors: Appeared serviceable
Exterior door material: Wood, Metal
Condition of interior doors: Appeared serviceable
Condition of windows and skylights: Appeared serviceable
Type(s) of windows: Metal
Condition of walls and ceilings: Appeared serviceable, Some flaking was observed on the window wall under the triple windows. Further evaluation by a qualified handyman or drywall contractor in needed.
Wall type or covering: Drywall or plaster
Ceiling type or covering: Drywall or plaster
Condition of flooring: Appeared serviceable
Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum, Wood or wood products, Laminate, Tile

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51) The inspector was unable to verify that the glass used in one or more windows was approved safety glass where required. Window glazing that is not approved safety glass, located in areas subject to human impact, is a safety hazard. Standard

building practices generally require that approved safety glass be used in but not limited to the following conditions:

- Windows with a pane larger than 9 square feet, with a bottom edge closer than 18 inches to the floor and a top edge higher than 36 inches above the floor and within 36 inches, horizontally, of a walking surface
- Windows that are both within a 24-inch arc of a door and within 60 inches of the floor
- Glazing in walls enclosing stairway landings or within 5 feet of the bottom and top of stairways, where the bottom edge of the glass is less than 60 inches above the floor

Note that "art glass" (leaded, faceted, carved or decorative) may be an acceptable alternative for safety glass due to its visibility. Also, a 1 1/2-inch-wide protective bar on the accessible side of the glass, placed 34-38 inches above the floor, can serve as an acceptable substitute for safety glass. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.

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52) One or more bedrooms had windows that were too small. Unless a bedroom has an exterior entry door, at least one window requires adequate egress in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Such windows should have a minimum open width of 20 inches and a minimum open height of 24 inches. Grade floor egress windows should have a net clear opening of 5 square feet and other egress windows should have a net clear opening of 5.7 square feet. Recommend that a qualified contractor repair or make modifications per standard building practices. For more information, visit: http://www.reporthost.com/?EGRESS

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53) One or more bedroom windows had substandard egress by today's standard building practices. Adequate egress is important in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Bedroom windows had an opening size that was too small and/or were too high above the floor inside. This is a potential safety hazard. Standard building practices require that every bedroom have at least one egress window or an exterior entry door. Egress windows must comply with these requirements:

- Minimum width of opening: 20 inches
- Minimum height of opening: 24 inches
- Minimum net clear opening at a grade floor egress windows: 5 square feet
- Minimum net clear opening of other egress windows: 5.7 square feet
- Maximum height of base of opening above grade or landing of grade floor egress windows: 44 inches
- Maximum height of base of opening above interior side floor: 44 inches
- Windows should open easily without the use of keys or tools

And for window wells below grade:

- Minimum net clear area of 9 square feet
- Minimum horizontal projection and width of 36 inches
- Wells with a vertical depth greater than 44 inches require a permanent ladder or steps usable with the window in the fully open position

Where windows are too high, at a minimum, keep something that serves as a ladder below the window at all times. Recommend that a qualified contractor repair or make modifications per standard building practices. For more information, visit: http://www.reporthost.com/?EGRESS

It was observed that the finished area of the basement had no windows that would allow for an emergency escape or rescue. If an emergency situation was to occur, the occupants would be trapped if the path to the basement stairs were blocked. It is recommended that the client have a qualified egress window installer install an egress window well.

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54) Vinyl, linoleum or marmoleum flooring in one or more areas was damaged, deteriorated, loose and/or curling. If in a wet area, water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.

This was observed in the front foyer. Replacement of the floor by a qualified tile installer or handyman is recommended.

Photo 54-1

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.
Visible evidence of active wood-destroying insects: No
Visible evidence of active wood decay fungi: No
Visible evidence of past wood-destroying insects: No
Visible evidence of past wood decay fungi: No
Visible evidence of damage by wood-destroying insects: No
Visible evidence of damage by wood decay fungi: No
Visible evidence of conditions conducive to wood-destroying organisms: No
Evidence of prior treatment of wood-destroying insects: At the time of inspection, there was no observation or indication of any prior treatment for wood destroying organisms at the property.

Photo X-1

Photo X-2

Photo X-3

Photo X-4

Photo X-5

Photo X-6

Photo X-7

Photo X-8

Photo X-9

Photo X-10

Thank you for choosing Bonafide Inspectors!