

Property Inspection Report



Inspector Information

K. Quick
Allegiant Home Inspections LLC
2643 Eldridge Ave.
Easton, PA 18045

Phone: 610-450-4240
Cell: 610-620-5812
karen@allegiantinspections.com
<http://www.allegiantinspections.com>

Property Address:

2403 Main St
Bigcity, PA 18040

Client Information

CJ Smith
2403 Main St
Bigcity, PA 18040

Date of Inspection: March 20, 2010

Time: 1:30 pm

Weather Conditions: The weather was warm and clear. The air was a dry 75F.

Attendance:

Tenant
and family



Important Information

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector. This report expresses the personal opinions of the inspector based on a visual examination of the condition of the home at the time of the inspection. It is not meant to be an appraisal of the value of the home or a warranty of the future condition of the home's systems. Please be sure to read your report in its entirety. We are available to answer any questions you may have about this report or your inspection. Feel free to call us with your comments and inquiries.

Report Summary

Site Grounds and Grading Summary:

Grading at House Wall:

The backyard slopes towards the house and that increases the possibility of water intrusion into the basement. There is also a low spot at the back of the house that may pool water. Water at the foundation or near the house is always a matter of concern that should be addressed as soon as possible because unintended it can lead to a water intrusion at the foundation or into the basement. Additionally, debris should be cleared away from the exterior wall, as this too can contribute to water at foundation or provide an access for pests into the home.

Sidewalks/Walkways:

Major cracks and holes are present in the concrete walkway on the side of and at the back of the house. There is also uneven settling in the concrete. The sidewalk should be repaired because it is a tripping hazard and there is the possibility that uneven settling of the concrete could direct water to the foundation of the home.

Retaining Walls:

The retaining wall at the front of the house is leaning towards the sidewalk but currently appears to be stable. There are no weep holes at the base of the wall; this may be a contributing factor in the leaning of the wall. A professional consultation with a qualified landscaper may provide you with more information and a course of action about repairs. Some of the decorative brick caps are missing but this is not affecting the function of the wall.

Exterior and Structure Summary:

Exterior Doors

The weather stripping around the front door is damaged and the doorframe is in need of repairs. However, the wood framing is in good condition and there was no sign of rotting on the sill. The rear doorframe is more exposed to the elements and should be kept painted for protection from rain and moisture damage. Otherwise, there is the possibility of wood rot or mold affecting the untreated wood.

Eaves and Soffits

There is a sagging soffit panel on the right side (facing the house) that should be secured. Currently, this presents a possibility of injury should it fall. There is also an uninsulated hole in the soffit where the lines for the AC enter the attic. This hole can cause many potential problems. Not only can air and water enter the home but unwanted pests and rodents can as well.

Exterior Wall Covering

The aluminum siding is in satisfactory condition. There are some deflections (dents) and patches but this is not surprising due to the age of the material. There is wood siding on the back of the house. This siding is too close to the ground, it may be damaged by splashed back water or ground moisture. Any damaged wood should be repaired and all exposed wood needs to be treated periodically to be protected from the elements and water damage.

Roofing Components Summary:

Roof Covering

The asphalt shingles on the shed roof look to be in good condition and not in need of immediate attention. However, there are damaged and missing tiles from the slate roof on the main section of the roof. A qualified roofing contractor should be consulted about repairs before the roof fails and allows water into the attic.

Gutters and Downspouts

The gutters are firmly attached to the roof, the extensions are in good condition and there are no missing sections. However, pieces of slate from the roof are collecting in the gutters. This should be cleaned out before the debris becomes excessive and blocks the gutters completely. Blocked gutters can cause rain water to enter the house.

Plumbing Components Summary:

Water Entrance

The water entrance pipe shows visible signs of external corrosion and it is leaking water into the basement. Copper and galvanized pipes should never connect to each other, this results in a type of corrosion called electrolysis. The pipes should be disconnected then rejoined by a dielectric union and then water testing is recommended to determine if rust is entering the home's drinking water.

Fuel Service

The gas shut off appears to be rusted. This could be a safety hazard and a qualified professional should be consulted.

Attic Summary:

Attic Sheathing

There are signs of water damage to the sheathing which could indicate that the roof has problems with leakage in the past. It is recommended that the roof be examined by a qualified roofing contractor.

Interior Summary:

Stairs/Railings

The stairs are sturdy and sufficiently lit. The handrail at the top of the stairs is low but securely attached to the wall. For safety reasons it would be better if the handrail at the top of the stairs turned to the wall, this would prevent clothing from catching on the end and causing a fall.

Bathrooms Summary:

Bathtub in Bathroom 2

The clawfoot tub is unstable because the foot is bent. It tips the tub slightly and presents a danger of falling to anyone standing in the shower. The tub should be stabilized.

Basement and Crawlspace Summary:

Basement Foundation

The front wall foundation shows signs of cracking and water damage. The paint peels and chips along the front wall and the right wall (facing the house from the street) - there is evidence of moisture accumulating in the basement and coming through the walls. A qualified contractor or structural engineer can examine the damage and make suggestions about repairs.

Basement Stairs

The basement stairs have an inadequate tread depth. Caution should be used on the stairs as this could be a safety concern.

Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

Driveway

Type: Gravel

Condition: Satisfactory

Comments:

The property has room for the three cars to park at the rear of the home. This parking is accessed through an alley and provides a convenient alternative to on-street parking.

Steps To Building

Stair Type: Concrete

Landing: Concrete

Railing: Yes

Condition: Satisfactory

Comments:

The stairs show signs of decay caused by aging. They have been repaired and are in a safe condition with a firmly attached railing. However, as patches are rarely as stable as the original concrete, the repair patches should be watched for signs of deterioration. (for additional detail see photo 1 on Picture Addendum)



Sidewalks/Walkways

Type: Concrete

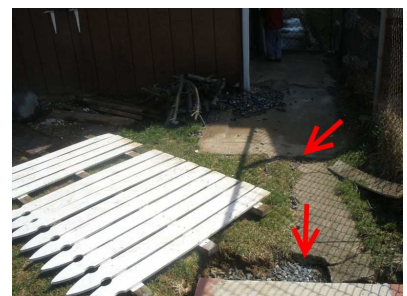
Condition: Needs Maintenance

Problems:

- The sidewalk is spalling.
- There are large cracks in the sidewalk.
- There are uneven spots on the sidewalk.
- The sidewalk has a bad slope.

Comments:

Major cracks and holes are present in the concrete walkway on the side of and at the back of the house. There is also uneven settling in the concrete. The sidewalk should be repaired because it is a tripping hazard and there is the possibility that uneven settling of the concrete could direct water to the foundation of the home. (for



additional detail see photo 2 on Picture Addendum)

Retaining Walls

Type: Concrete
Location: In front of the home
Condition: Professional Consultation

Problems:

- The retaining wall is leaning.
- There are no weep holes at the base of the retaining wall.

Comments:

The retaining wall at the front of the house is leaning towards the sidewalk but currently appears to be stable. There are no weep holes at the base of the wall; this may be a contributing factor in the leaning of the wall. A professional consultation with a qualified landscaper may provide you with more information and a course of action about repairs. Some of the decorative brick caps are missing but this is not affecting the function of the wall. (for additional detail see photo 4 on Picture Addendum)



Window Wells

Type: No window wells
Condition: Is Not Present

Comments:

The basement windows are "at grade" but without window wells.

Trees & Shrubs

Condition: Satisfactory

Comments:

The only plants growing close to the home are either growing near the front porch but a safe distance from the foundation or small and shallow rooted, therefore unlikely to cause damage to the foundation.

Grading At House Wall

Condition: Needs Maintenance

Problems:

- The ground slopes toward the house creating a flooding hazard.
- There are low-lying areas where water can pool.

Comments:

The backyard slopes towards the house and that increases the possibility of water intrusion into the basement. There is a also a low spot at the back of the house that may pool water. Water at the foundation or near the house is always a matter of concern that should be addressed as soon as possible because untended it can lead to a water intrusion at the foundation or into the basement. Additionally, debris should be cleared away from the exterior wall, as this too can contribute to water at foundation or provide an access for pests into the home. (for additional detail see photo 3 on Picture Addendum)



Deck/Porch

Condition: Satisfactory
Type: Wood
Construction: Bolted to House
Deck: Raised
Railing: Yes



Comments:

The porch is well-secured to the house. It has a strong base and a solid railing. It seems generally well-protected from water damage although there are a few places where the wood is bare of paint. These should be touched up with paint to protect them from water damage. A few of the deck boards were loose and need to be secured. (for additional detail see photo 5 on Picture Addendum)

Fences

Condition: Satisfactory
Type: Chainlink

Comments:

The chainlink fence in the rear is leaning toward the house. As this fence separates the backyard and the parking spaces it looks likely that the fence was pushed by a car. However, despite the leaning, the fence is still standing firm and seems in no danger of falling over.

Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Building Information

Year Constructed: est. 1925
Type: Single

Comments:

The home is single family, two story stick and frame dwelling. It has a kitchen, living room and dining room on the first floor. There is also a powder room and a bonus room on the first floor. On the second floor, there are three bedroom and full bathroom. Laundry is in the unfinished basement.

Wall Covering

Condition: Needs Maintenance
Type: Wood, Aluminum

Problems:

- There are signs of rot/decay in the exterior wall covering.
- The siding material is splitting or breaking away from the house.

Comments:

The aluminum siding is in satisfactory condition. There are some deflections (dents) and patches but this is not surprising due to the age of the material. There is wood siding on the back of the house. This siding is too close to the ground, it may be damaged by splashed back water or ground moisture. Any damaged wood should be repaired and all exposed wood needs to be treated periodically to be protected from the elements and water damage.

Exterior Receptacles

Condition: Satisfactory
Type: GFCI

Comments:

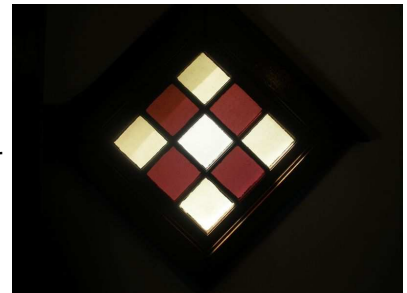
The exterior receptacle is in a proper weatherproof cover. It was tested and functioned properly.

Exterior Windows

Condition: Satisfactory

Comments:

The windows are a mixture of old and new but in satisfactory condition for their age. In some cases, they are original to the house. (for additional detail see photo 6 on Picture Addendum)

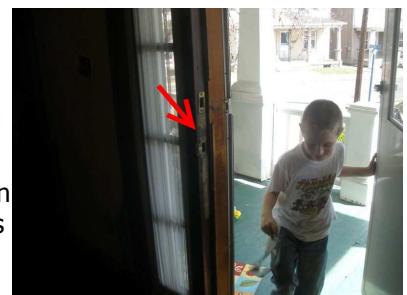


Exterior Doors

Condition: Needs Maintenance
Type: Wood

Comments:

The weather stripping around the front door is damaged and the doorframe is in need of repairs. However, the wood framing is in good condition and there was no sign of rotting on the sill. The rear doorframe is more exposed to the elements and should be kept painted for protection from rain and moisture damage. Otherwise, there is the possibility of wood rot or mold affecting the untreated wood. (for additional detail see photo 7 on Picture Addendum)



Trim

Condition: Satisfactory
Type: Wood, Vinyl

Comments:

The trim around the windows is a mixture of wood and vinyl, mostly depending on when the window was replaced. The wooden trim around the rear window to the left of the back door needs to be painted to protect it from water damage.

Downspouts

Condition: Satisfactory

Comments:

The gutter system appears sturdy and firmly attached to the home. Down spouts are adequately supported. (for additional detail see photo 8 on Picture Addendum)



Eaves & Soffits

Condition: Needs Maintenance

Problems:

-There are sagging soffit panels.

Comments:

There is a sagging soffit panel on the right side (facing the house) that should be secured. Currently, this presents a possibility of injury should it fall. There is also an uninsulated hole in the soffit where the lines for the AC enter the attic. This hole can cause many potential problems. Not only can air and water enter the home but unwanted pests and rodents can as well.

Chimney(s)

Condition: Satisfactory
Type: Brick
Location: left side (facing house)

Comments:

The chimney looked to be in solid, good condition. It does not lean. It appears to be well-flashed and keeping water from flowing into the attic.

Roofing Components

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Roof Style

Type: Hip, Shed

Comments:

The home has two different roof styles. The main portion of the house has a hipped roof. A hipped roof is when all four roof faces rise to a ridge across the top. The smaller portion of the house has a shed roof. A shed roof slopes in one direction only. (for additional detail see photo 9 on Picture Addendum)



Roof Covering

Layers: 1 Layer
Approximate Age: 80 years
Condition: Needs Maintenance

Comments:

The asphalt shingles on the shed roof look to be in good condition and not in need of immediate attention. However, there are damaged and missing tiles from the slate roof on the main section of the roof. A qualified roofing contractor should be consulted about repairs before the roof fails and allows water into the attic. (for additional detail see photo 10 on Picture Addendum)



Gutters & Downspouts

Type: Aluminum
Condition: Needs Maintenance
Extensions: Has Extensions

Comments:

The gutters are firmly attached to the roof, the extensions are in good condition and there are no missing sections. However, pieces of slate from the roof are collecting in the gutters. This should be cleaned out before the debris becomes excessive and blocks the gutters completely. Blocked gutters can cause rain water to enter the house.

Vents / Protrusions

Condition: Satisfactory

Comments:

All of the vents through the roof were properly and adequately flashed to keep water from gaining access under the roof covering, damaging the roof sheathing or leaking into the home.

Plumbing Systems

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids . A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Fuel Service

Condition: Satisfactory

Type: Gas Meter

Meter Location: front wall

Shutoff Valve Location: at meter

Comments:

The gas shut off appears to be rusted. This could be a safety hazard and a qualified professional should be consulted. (for additional detail see photo 11 on Picture Addendum)



Water Entrance

Service: Public
Type: Copper, Galvanized
Main Shutoff Valve Location: A front wall
Size: 3/4

Problems:

- There is rust or corrosion at the water entrance.
- There is seepage around the stem.

Comments:

The water entrance pipe shows visible signs of external corrosion and it is leaking water into the basement. Copper and galvanized pipes should never connect to each other, this results in a type of corrosion called electrolysis. The pipes should be disconnected then rejoined by a dielectric union and then water testing is recommended to determine if rust is entering the home's drinking water. (for additional detail see photo 12 on Picture Addendum)



Waste

Condition: Satisfactory
Type: Public
Pipes: Plastic

Comments:

The waste / sewage pipes are new and show no sign of leakage. (for additional detail see photo 13 on Picture Addendum)



Water Heater

Condition: Needs Maintenance
Fuel Type: Gas
Location: Basement
Capacity: 40
Extension: Present
Relief Valve: Present
Seismic Restraint: Not Applicable
Gas Shutoff: Present
Venting (Air Supply): Present

Problems:

- There are signs of leakages.

Comments:

There is evidence of corrosion and some leaking on the outside of the water heater. This water heater is 6 years old, the typical gas water heater life is 8 - 12 years. Cleaning and proper maintenance by a qualified professional is recommended to keep the unit in good working order. (for additional detail see photo 14 on Picture Addendum)



Pipes

Condition: Satisfactory
Material: Copper
Flow Rate: Satisfactory

Problems:

- There are signs of seepage from the pipes.
- There are signs of rust/corrosion on the pipes.



Comments:

There is some external corrosion of the water pipes but this is not exceptional given the age of the system. A qualified plumber could advise about needed repairs. (for additional detail see photo 15 on Picture Addendum)

Vent Pipes

Condition: Satisfactory
Type: Plastic

Comments:

The plumbing vent pipes exit through the roof and they do not terminate near a window.

Electrical Systems & Components

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Service Line Entrance

Condition: Satisfactory
Type: Overhead
Conductor: Aluminum
Location: left side (facing the house)
Wiring: Romex (Encased in Plastic)
Volts: 240 - 120v
Capacity: 100



Comments:

The service entrance wiring is in good condition, the wiring is not frayed or touching the house. There are no trees or obstructions interfering with the lines. (for additional detail see photo 16 on Picture Addendum)

Main Panel

Condition: Satisfactory
Volts: 240-120v
Capacity: 100A
Type of Overload Protection: Circuit Breakers
Bonding: Bonded
Grounding: Grounded
Location: left wall of basement



Comments:

The box is properly labeled and none of the circuits are double tapped. There is no evidence of rust or corrosion affecting the wiring. (for additional detail see photo 17 on Picture Addendum)

Circuits & Conductors

Condition: Satisfactory
Type of Wiring: Romex

Outlets	Number	GFCI
Exterior	1	Yes
Garage		
Kitchen	2	Yes
Bathroom	1	Yes



Comments:

The electrical wiring is properly protected and all wire splices are within junction boxes. (for additional detail see photo 18 on Picture Addendum)

Outlets, Fixtures, & Switches

Number Tested: All Visible

Method of Testing: GFCI/Receptacle circuit

Condition: Satisfactory

Outlet Testing:

Reverse Polarity: No

Non-GFCI: No

Ungrounded: No

Voltage Drop: No

Problems:

-There are missing or broken faceplates.

Comments:

The electrical system has been updated since the house was built. New receptacles were added and the old ones are no longer "live". There are missing switch plates and face plates in the living room and foyer, however this due to the fact the homeowner is in the middle of painting.

Smoke Detectors

Condition: Satisfactory

Smoke Detectors: Tested

Comments:

There are smoke detectors on each floor. In the kitchen, outside the bedrooms and in the basement . Replace detector batteries every 6 months. It is recommended that smoke detectors be replaced every 10 years. The National Fire Protection Association recommends that smoke alarms be installed in every bedroom, outside each separate sleeping area, and on every level of the home.

Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Attic Access

Access Type: Stairs

Attic Access Location: second floor hall

Attic Ventilation

Condition: Satisfactory
Type: Windows
Fan Type: None Observed

Comments:

The only visible attic ventilation is the attic window. However, the attic was not significantly damp.

Roof Frame

Condition: Satisfactory
Type: Rafter Framing

Comments:

There was no sign of deterioration of the roof frame and no broken or missing sections of the rafters. (for additional detail see photo 19 on Picture Addendum)



Vent Pipes & Flashing

Condition: Satisfactory
Leaks Observed: No Leaks

Comments:

There are no vents terminating in the attic. They all exit through the roof and are properly flashed to keep out leaks.

Attic Insulation

Condition: Needs Maintenance
Type: Rolled
Location: In Floor
Average Depth (Inches): 4

Comments:

The attic insulation was of insufficient depth and may not be adequate. It is recommended that it be upgraded.

Attic Sheathing

Observed: Observed
Condition: Professional Consultation

Problems:

- There are signs of leakages on the sheathing.
- There are signs of water damage to the sheathing.

Comments:

There are signs of water damage to the sheathing which could indicate that the roof has problems with leakage in the past. It is recommended that the roof be examined by a qualified roofing contractor. (for additional detail see photo 20 on Picture Addendum)



Interior Components

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

General Information

Number of Bathrooms: 2

Number of Bedrooms: 3

Comments:

The three upstairs bedrooms and the living room are carpeted, as are the stairs. The kitchen and the bathroom floors are vinyl covered. The back room has a vinyl tile floor.

Floors

Condition: Satisfactory

Type of floor: Carpet, Ceramic Tile, Vinyl

Comments:

The floors are adequately supported, do not sag and show no signs of moisture damage.

Stairs / Railings

Condition: Satisfactory

Comments:

The stairs are sturdy and sufficiently lit. The handrail at the top of the stairs is low but securely attached to the wall. For safety reasons it would be better if the handrail at the top of the stairs turned to the wall, this would prevent clothing from catching on the end and causing a fall.

Windows

Condition: Satisfactory
Type: Double Hung
Material: Wood, Vinyl
Glass: Insulated Glass
Storm Windows: Yes

Comments:

The home's windows are in satisfactory condition for their age. All bedrooms have a window that can be used as an egress. There is no broken or missing glass and none have been painted shut. Proper maintenance, including recaulking where old caulk has become brittle and cracked, and repainting where paint has chipped or worn away to expose bare wood, will increase the life span of the windows, better insulate the house and protect the windows from water damage.

Bathroom 1

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Bathroom Location

Location: ground level

Comments:

Powder room with a toilet and sink.

Toilets

Condition: Satisfactory

Comments:

The toilet is in good condition and flushed properly. It is stable and securely attached to the floor. There was no leaking.

Ventilation

Condition: Satisfactory
Fan Vents To: Outside

Floor

Condition: Satisfactory
Type: Vinyl (Linoleum)

Receptacles

Condition: Satisfactory
Type: GFCI

Sinks

Condition: Satisfactory

Bathroom 2

Bathroom Location

Location: Second floor

Comments:

Full bathroom includes sink, toilet and clawfoot tub.

The bathroom's radiator runs behind the sink cabinet. This could be dangerous if combustibles are stored in the cabinet. A licensed contractor should be consulted about possible hazards.

Toilets

Condition: Satisfactory

Comments:

The toilet is in good condition and flushed properly. It is stable and securely attached to the floor. There was no leaking.

Ventilation

Condition: Satisfactory
Fan Vents To: Window

Comments:

Exhaust fans are recommended to pull damp air out of a bathroom and limit the possibility of mildew growth and moisture damage.

Bathtub

Condition: Not Satisfactory
Type: Leg Tub

Problems:

-The bathtub is damaged.

Comments:

The clawfoot tub is unstable because the foot is bent. It tips the tub slightly and presents a danger of falling to anyone standing in the shower. The tub should be stabilized.

Floor

Condition: Satisfactory
Type: Vinyl (Linoleum)

Sinks

Condition: Needs Maintenance

Comments:

The sink drains slowly, possibly due to a simple clogged drain. If basic maintenance fails, a qualified plumber should be contacted about repairs.

Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Cabinets

Condition: Satisfactory

Comments:

None of the cabinets are missing, they are all in good condition with proper shelving. The doors and the drawers open and shut without sticking.

Counters

Condition: Satisfactory
Counter Tops: Laminate

Comments:

The countertop is secure to the base cabinet. The countertop shows signs of wear and use that are common for the age of the material. However, none of the laminate is pulling away and it remains functional.

Dishwasher

Condition: Satisfactory
Operational: Operating
Make: Kenmore
Model: 15894100

Comments:

No leaking or evidence of leaking was observed.

Flooring

Condition: Satisfactory
Type: Laminate

Comments:

The vinyl flooring is in good condition and well secured. The floor is level and shows no signs of sagging.

Range/Oven

Condition: Needs Maintenance
Fuel Type: Gas
Operational: Not Operating
Make: Kenmore

Comments:

The electric pilot light fails to ignite the burners on the stove. To avoid possible injury, a qualified repair man should be contacted to repair the stove.

Receptacles

Condition: Satisfactory
Type: GFCI

Comments: All of the kitchen receptacles are on a tested GFCI line.

Refrigerator

Condition: Satisfactory
Operational: Operating
Make: Whirlpool
Model: E Blank

Comments:

The unit was functioning properly at the time of inspection.

Sink

Condition: Satisfactory

Comments:

The sink is properly fastened to the counter. The area under the sink showed no signs of leaking or excessive moisture.

Ventilation

Condition: Satisfactory
Fan Vents To: Interior

Comments:

The only true ventilation are the kitchen windows. The working fan over the stove has a filter but vents back into the room.

Basement / Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the Crawlspace. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

Description

Type: Full
Access Location: Stairs

Comments:

The stairs are the only way to enter and exit the basement, there is no emergency egress.

Foundation

Condition: Professional Consultation
Type: Concrete

Problems:

-There are cracks more than 1/4 inch wide in the foundation.

Comments:

The front wall foundation shows signs of cracking and water damage. The paint peels and chips along the front wall and the right wall (facing the house from the street) - there is evidence of moisture accumulating in the basement and coming through the walls. A qualified contractor or structural engineer can examine the damage and make suggestions about repairs. (for additional detail see photo 21 on Picture Addendum)



Stairs

Condition: Not Satisfactory

Comments:

The basement stairs have an inadequate tread depth. Caution should be used on the stairs as this could be a safety concern.

Floor

Condition: Satisfactory

Floor Type: Concrete

Comments:

There is moisture or dampness observed on floor along the front wall coming from the cracking in the foundation of the front wall.

Ventilation (Crawl Space)

Condition: Satisfactory

Location: left wall

Type: Windows

Comments:

The one functional window appears to be the only basement ventilation. Increased air circulation may decrease the moisture in the basement.

Floor Joists

Condition: Satisfactory

Type: Conventional

Visibility:

Comments:

The floor joists do not sag. They have not been excessively notched or modified.

Sub Flooring

Condition: Satisfactory

Visibility: Visible

Problems:

-There is evidence of leakage on the sub floor.

Comments:

Moisture stains were observed on the sub floor beneath the kitchen sink. This was probably caused by an old leak as there was no damage visible from beneath the sink. (for additional detail see photo 22 on Picture Addendum)



Heating System

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

Heating System

Condition: Professional Consultation
Type: Boiler
Fuel: Natural Gas
Age: greater than 15 years
Capacity: 80000 BTU's
Heat System Location: basement
Thermostat Location: dining room



Comments:

The home's thermostat was contributing to difficulty determining whether the heating system is fully operational. The 25 year old White Rodgers model is one of the earliest programmable thermostats and, unfortunately, the operating instructions were lost and no longer available. However, I have provided the operating instructions for a similar model as recommended by the original manufacturer. With that we were able to determine the system was functioning. (for additional detail see photo 23 on Picture Addendum)

Fuel Source

Condition: Satisfactory
Fuel Type: Natural Gas
Fuel Supply: Public Gas
Status: Turned On

Heat Distribution

Condition: Satisfactory
Type: Convector
Pipes: Copper
Located in: Each Room

Comments:

There are convectors in every room but could not test the system to see if each was functioning properly.

Unit Venting

Condition: Satisfactory

Cooling System

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Air Conditioning Unit

Condition: Satisfactory

Status: Not Tested

Age: Approx 9 years

Capacity: 35000 BTUs

Location: side of house

Last Service Date: unknown

Air Conditioning Type

Condition: Satisfactory

Type: Central Air

Fuel: Not Turned On

Comments:

The system was not in operation, determining how well the system function was not possible.

Electrical Disconnect

Condition: Satisfactory

Location: side wall

Air Distribution

Condition: Satisfactory

Type: Ductwork

Located in: Each Room

Comments:

The ductwork system begins in the attic and spreads throughout the home. As the home's heating system relies on radiators, the ducts are a later modification added specifically for the air cooling system.

PHOTO ADDENDUM

Photo #1 the front steps and part of the retaining wall have been patched



Photo #2 the sidewalk is uneven and cracking

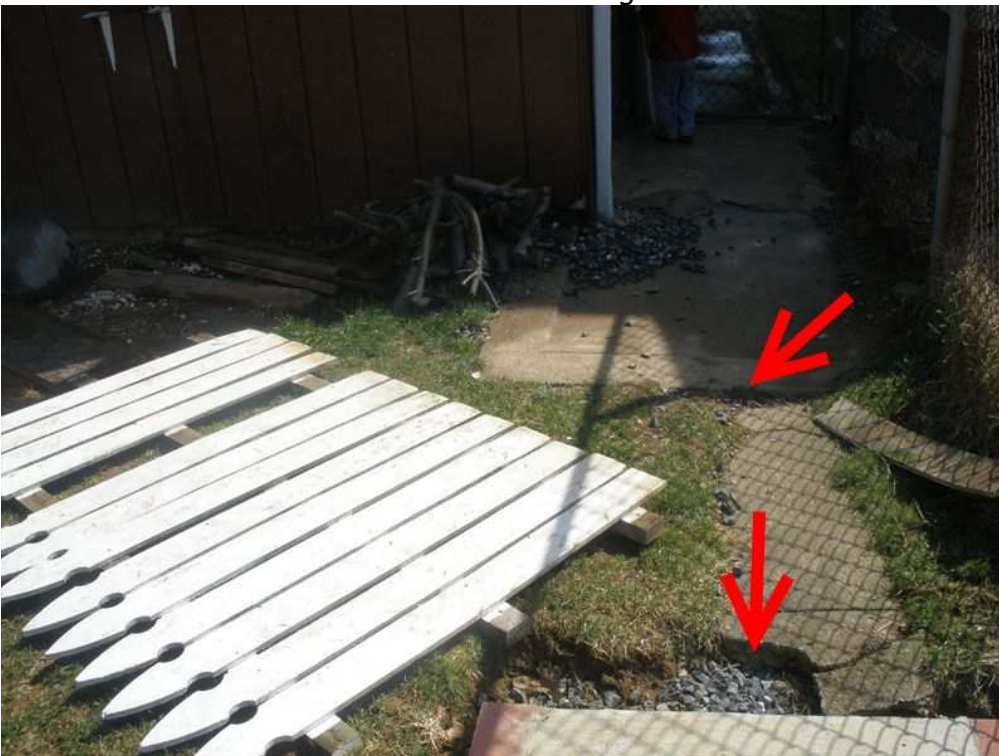


Photo #3 the retaining wall



Photo #4 the grading at the back of the house



Photo #5 the front porch



Photo #6 original decorative window

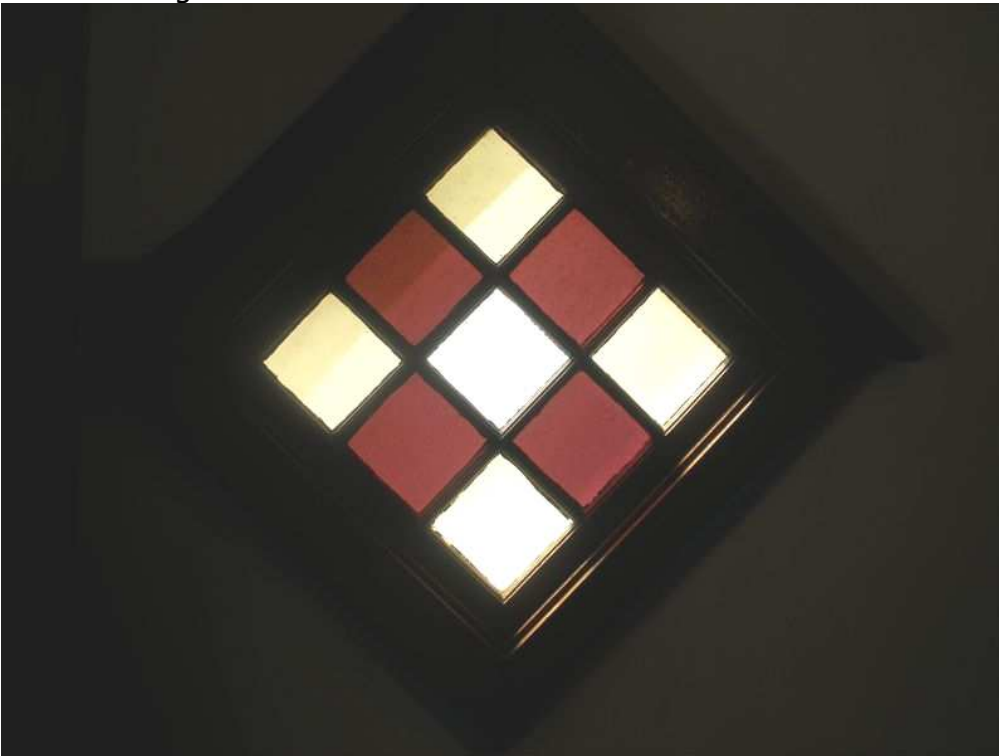


Photo #7 front door



Photo #8 downspout and gutter



Photo #9 Roof style



Photo #10 slate roof



Photo #11 natural gas meter



Photo #12 water line



Photo #13 waste water and sewage



Photo # 14 water heater corrosion



Photo #15 copper pipes



Photo #16 electric service line



Photo # 17 main service panel



Photo #18 marked junction boxes



Photo #19 roof frame



Photo #20 attic sheathing



Photo #21 foundation water damage



Photo #22 sub flooring water damage





Thank You!

Thank you for choosing Allegiant Home Inspections. If you have any questions about items in the report, please do not hesitate to contact us. We are grateful for your business and look forward to working with you again in the future.

Sincerely,
Karen Quick