



Pre-Listing Inspection Report

Catherine Potter

Property Address:
510 N Market Street
Salem VA 24153



Front Elevation



Rear Elevation



Aerial View

Bateman Home Inspections, LLC

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Virginia State Qualified Radon Technician - #109601RT
Virginia State "New Residential Structures" Certified**

Table of Contents

[Cover Page..... 1](#)
[Table of Contents 4](#)
[Intro Page..... 5](#)
[1 Interiors..... 8](#)
[2\(A\) HVAC - Upstairs Unit 16](#)
[2\(B\) HVAC - Downstairs Unit 20](#)
[3 Plumbing System 25](#)
[4 Electrical System 32](#)
[5 Built-In Kitchen Appliances..... 36](#)
[6 Structural Components 37](#)
[7 Insulation and Ventilation..... 39](#)
[8 Roofing..... 40](#)
[9 Exterior 44](#)
[General Summary 50](#)

Date: 5/2/2024	Time: 09:00 AM	Report ID: 0524510
Property: 510 N Market Street Salem VA 24153	Customer: Catherine Potter	Real Estate Professional:

Introduction

A Prelisting home inspection is broad scope evaluation of a home's major components by a trained professional to help the owner manage cost. The resulting inspection report is an unbiased, professional assessment of the condition of the home's major components at the time of inspection. A prelisting home inspection is directed at identifying major concerns and deficiencies that could have a substantial monetary impact.

The inspection is confined to that which is both accessible and visible. While no inspection can discover every unknown factor, a broad study of the home helps to identify many problems that may otherwise be overlooked.

Keep in mind that the inspection does not issue a Pass/Fail grade, nor is it intended to determine whether the house complies with local codes, or to report on cosmetic defects apparent to the average buyer. The Home Inspector is a generalist who covers a wide variety of areas. A prelisting home inspection does not evaluate all of the items that a standard home inspection may cover. A limited generalist inspection identifies significant defects or adverse conditions that would warrant further evaluation or remedy by a specialist.

Through the execution of a robust inspection program and detailed inspection report, information is provided to make confident decisions regarding potential repairs.

Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property. **It is strongly recommended for planning purposes to have a qualified contractor inspect and advise on replacement cost for any component or system identified with an estimated life expectancy of less than 5 years.**

Inspected (IN) = An item, component, unit or system that was visually inspected. Where possible, the item, component, unit or system was operated in a normal user fashion. If no other comments were made, no significant deficiencies were observed and it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = An item, component, unit or system that was not inspected. No representations of whether or not it was functioning as intended are implied. Items not inspected were typically not readily accessible or functional.

Not Present (NP) = An item, component, unit or system that was not observed in the home. This does not imply any deficiency as not all components are necessary in all homes. Any missing but necessary item will be noted in the report.

Suggestion = A suggestion is based on the limited observed condition or state of repair that may correct the noted observation. A suggestion is the opinion of the inspector and may not fully resolve the observation once repairs are initiated.

Recommendation = A recommendation for professional repair or evaluation is based on the complexity or necessary level of trade knowledge to accurately identify and correctly resolve the noted observation.

Inspection Day Details **The home is over 80 years old and has undergone additions, updates and repairs to almost every system.**

Framing and foundation movement is common in older homes which will cause doors and windows to not shut fully. Walls settle, plaster will crack, and floors slope and become uneven. Access to the foundation and attic areas is typically limited.

It is common that homes of any age will have had repairs performed. Some areas appear less than standard. This inspection looks for items that are not functioning as intended. It is common to see old plumbing and electrical materials mixed with modern materials. Sometimes, water signs throughout the home and in the home or basement could be years old from a problem that no longer exists. Sometimes, in older homes, there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage.

It is also common to have areas that no longer comply with or are required to comply with current code. While this inspection makes every effort to point out safety issues, it does not inspect for code compliance.

Every effort is made to view as much of the structural areas and mechanical systems as possible but damage can go undetected. Simple repair costs can escalate in older homes, and any contractor hired should be familiar with the older building techniques in order to help control repair and improvement costs.

In Attendance:

Inspector

Type of building:

Single Family

Style of Home:

2 Story, Basement

Status Of Home:

Vacant, Empty

Approximate age of building:

80-90 Years

Temperature:

71°-80°

Weather:

Ground/Soil surface condition:

Rain in last 3 days (Prior to the

Clear

Dry

inspection):

Yes

Rain Amount (in) : 0.08

Radon Test:

No

Finished Square Footage (Per

MLS):

1,500

Hours On Site:

3

Representation Disclosure:

Bateman Home Inspections, LLC employ's individuals that holds a Virginia Realtors License which are currently held by NEST Realty Salem, VA, and Wainwright & Company in Salem, VA.

1. Interiors

Items

1.0 Ceiling

Comments: Inspected

- ☞ Ceiling staining, and mildew/organic growth were observed in areas. No elevated levels of moisture was measured at the time of the inspection. The staining may have been from past condensate drain leaks as the air handler is directly above this location. The mildew may be from the lack of a bathroom exhaust fan. Suggest spraying and wiping mildew surfaces with an approved disinfectant, routine cleaning of the condensate drain, and installing an exhaust fan for the bathroom.



1.0 Item 1(Picture) Upstairs Right Side Bedroom (Staining and Repairs - Air Handler Above)

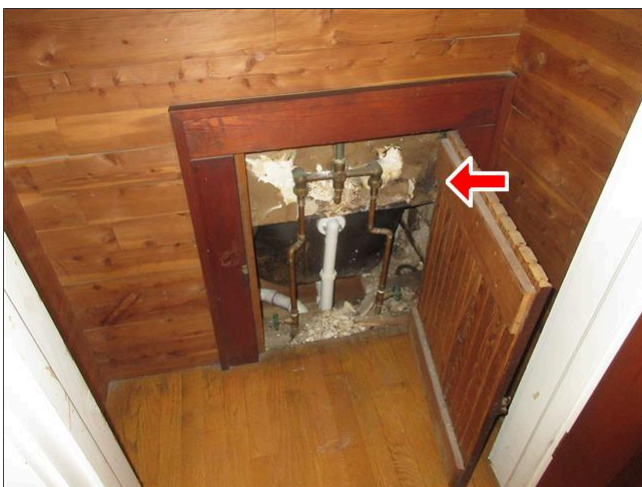


1.0 Item 2(Picture) Mildew (Upstairs Bathroom)

1.1 Walls

Comments: Inspected

- ☞ (1) Signs of organic growth were observed on the wall surfaces behind the upstairs shower. No sampling was performed. Typically this is a result of reduced air circulation, poor climate control, and past leaks. No elevated levels of moisture was measured at the time of the inspection. Suggest spraying and wiping surfaces with an approved disinfectant and monitoring.



1.1 Item 1(Picture) Organic Growth (Behind Upstairs Bathroom Shower)

(2) Although typically a maintenance/cosmetic issue, open grout lines and/or open joints were observed around the upstairs bathroom tub. These areas should be sealed to reduce the potential of water intrusion behind surfaces.



1.1 Item 2(Picture) Open Joints

1.2 Floors

Comments: Inspected

1.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

Railing requirements have changed over time. Although not required to, the lack of a graspable handrail and horizontal balusters (interior and exterior) does not meet current safety specifications. Typically stairs over three risers tall have a hand rail for safety and balusters are installed vertically to reduce climbing. This is a fall safety concern especially for toddlers and small children.



1.3 Item 1(Picture) Attic Stairwell (No Handrail and Horizontal Balusters)



1.3 Item 2(Picture) Basement Stairwell (No Handrail)



1.3 Item 3(Picture) Exterior Deck (No Handrail)



1.3 Item 4(Picture) Exterior Basement Stairwell (No Handrail and Horizontal Balusters)

1.4 Counters and Cabinets

Comments: Inspected

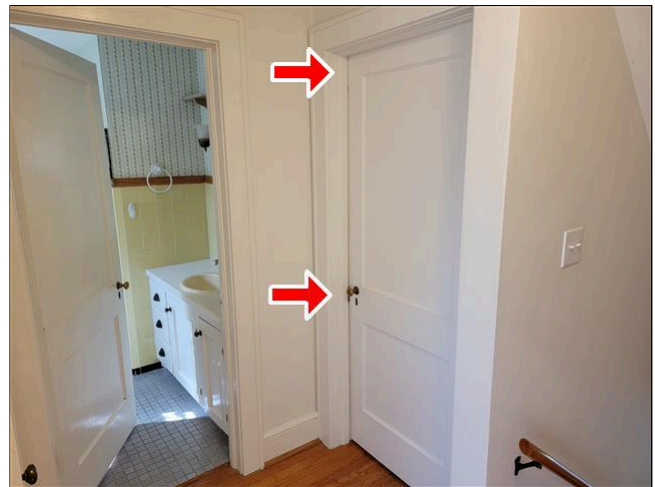
1.5 Doors

Comments: Inspected

The noted doors were observed in poor closing operation (not latching, or closing). Routine maintenance (strike plate installation/adjustment, and trimming) should correct most observations.



1.5 Item 1(Picture) Upstairs Left Rear Room (Not Latching/Missing Strike Plate)



1.5 Item 2(Picture) Upstairs Front Right Bedroom (Not Latching and Jam Contact)

1.6 Windows

Comments: Inspected

🔑 The windows were observed aged and fragile. Several would not open and many of the rope balances were observed missing/broken. The balance is the device that hold the window in the up position. Faulty or missing balances can allow the window to drop resulting in property damage and personal injury. Inoperable windows pose a safety concern as they impede an emergency exit. Additionally, several had cracked/broken glass, missing lock hardware, and painted shut were the locks will not align. Recommend repair to reduce safety concerns and sealing capacity.



1.6 Item 1(Picture) Broken Balance Cords (Multiple Windows)



1.6 Item 2(Picture) Missing Lock Hardware (Multiple Windows Including Ground Access)



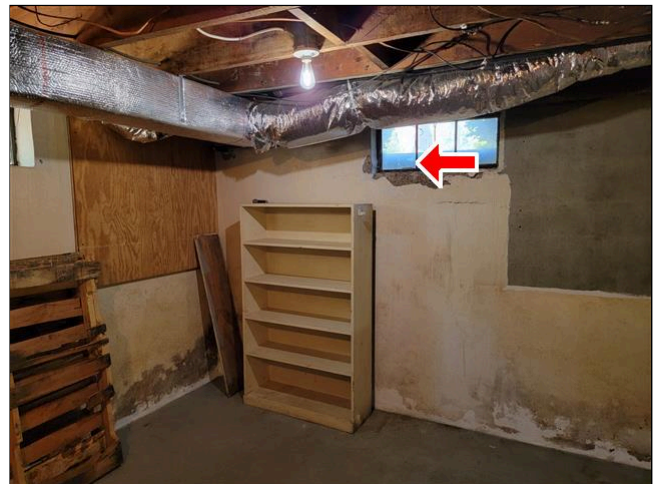
1.6 Item 3(Picture) Cracked Glass (Upstairs Right Bedroom)



1.6 Item 4(Picture) Locks Don't Align (Multiple Windows)



1.6 Item 5(Picture) Cracked Glass (Living Room)



1.6 Item 6(Picture) Broken Glass (Basement)



1.6 Item 7(Picture) Cracked Glass (Basement)

1.7 Attic

Comments: Inspected

- 🔍 A gap between the fascia and roof sheathing exists which can allow potential insects or bees to enter attic area. Several small bee hives were observed. No active bees were noted at the time of the inspection. This appears to be from the lack of a drip edge around the perimeter of the roof. Suggest sealing any openings or installing a drip edge, and monitoring to eliminate nesting potential.



1.7 Item 1(Picture) Gap (Around Perimeter)

1.8 Interiors

Comments: Inspected

- (1) Peeling paint chips were observed at most window sills throughout the home. Due to the age of the home this could be an indication of lead based paint which is consist with the construction era. Suggest removing loose pieces and sealing.



1.8 Item 1(Picture) Peeling Paint Chips (Most Window Sills)

- (2) Multiple settlement/flex cracks were observed in the plaster but raise no concern. Identified for reference.

1.9 Basement

Comments: Inspected

- (1) What appeared to be insect damage was observed in areas of the rim joist and sill plate. No active insects were observed at the time of the inspection. Suggest having a qualified contractor inspect and advise if any insect treatment is necessary. Recommend having a qualified contractor further inspect the framing and repair any damaged areas as needed.



1.9 Item 1(Picture) Rim Joist Damage (Basement Front Wall)



1.9 Item 2(Picture) Rim Joist Damage (Basement Front Wall)



1.9 Item 3(Picture) Sill and Rim Joist Damage (Left Wall)

(2) Although no active water was observed in the basement at the time of inspection, historical indications of water intrusion were noted (staining, foundation spalling, and organic surface growth). The spalling indicates water has been in contact with the masonry. It is not uncommon for older foundations to leak under certain rain event conditions. If this occurs, improper exterior grading against the home and clogged or improperly discharging gutters are almost always the cause. Poor exterior siding conditions (openings) can also allow water intrusion at above grade locations. Signs of what appeared to be mildew/organic surface growth was also observed and may be related to past water intrusion events. No sampling was performed. This is also common when the home has been vacant for a period of time as a result of reduced air circulation, poor climate control, and moisture. Suggest spraying and wiping surfaces with an approved disinfectant. Restoring home use and the introduction of a dehumidifier will significantly reduce surface contamination. If leaking occurs, recommend having a qualified contractor further evaluate and advise corrective actions as needed.



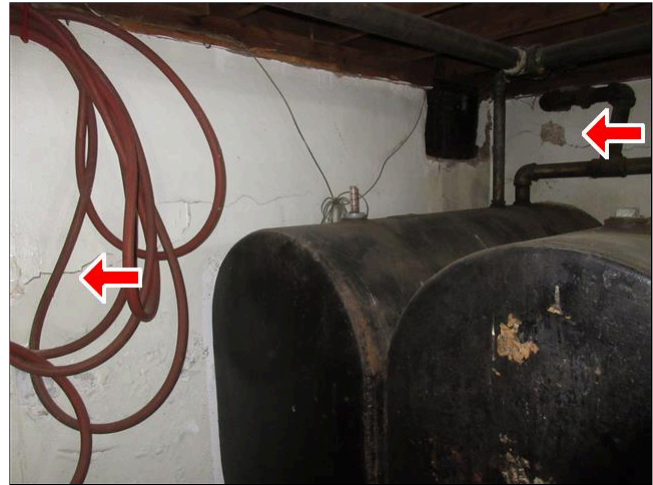
1.9 Item 4(Picture) Staining, Spalling and Mildew/Organic Growth (Multiple Areas)



1.9 Item 5(Picture) Staining and Spalling



1.9 Item 6(Picture) Spalling/Cracking



1.9 Item 7(Picture) Spalling/Cracking

Styles & Materials

Ceiling Materials:

- Plaster
- Wood

Wall Material:

- Gypsum Board
- Plaster
- Wood
- Brick

Floor Covering(s):

- Hardwood T&G
- Tile
- Vinyl
- Painted Concrete

Window Types:

- Double-Hung
- Single Pane
- Storm Windows
- Hopper
- Fixed Pane

Window Manufacturer:

- Unknown

Interior Doors:

- Wood
- Solid
- Single Pane Glass
- Paneled

Cabinetry:

- Wood

Countertop:

- Composite
- Laminate
- Wood

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2(A) . HVAC - Upstairs Unit



Upstairs Unit

Items

2.0.A Heating Equipment

Comments: Inspected

2.1.A Normal Operating Controls (Heating)

Comments: Inspected

The heating system functioned as intended and produced adequate temperatures. Pictures have been provided for reference.



2.1.A Item 1(Picture) 102.2 Degrees (Heat Stage 1)



2.1.A Item 2(Picture) 143.6 Degrees (Heat Stage 2 "Aux")



2.1.A Item 3(Picture) 113.2 Degrees (Em.Heat)

2.2.A Air Handler Equipment

Comments: Inspected

2.3.A Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

Lack of air flow is the largest contributor to premature HVAC problems. Air filters should be replaced when moving in and every 30 days thereafter regardless of condition and duct systems are recommended to be cleaned every 8-10 years or after renovations.

2.4.A Presence of Installed Heat Source in Habitable Rooms

Comments: Inspected

2.5.A Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Not Present

2.6.A Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Not Present

2.7.A Gas/LP Firelogs and Fireplaces

Comments: Not Present

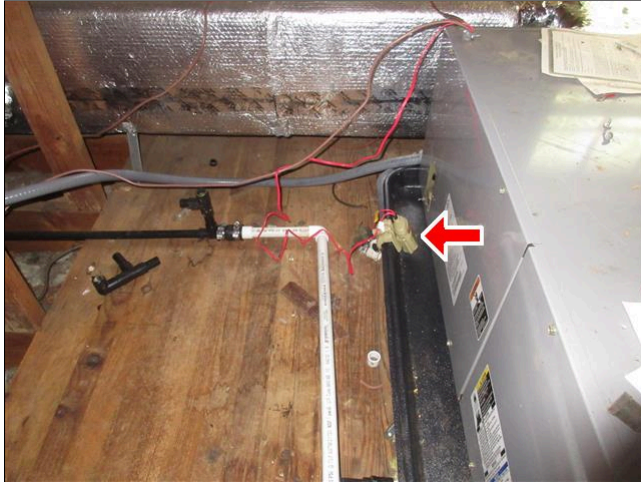
2.8.A Cooling Equipment

Comments: Inspected

2.9.A Condensate Overflow Detection Controls

Comments: Inspected

Condensate overflow detection controls were observed but are not activated. They are inspected for necessity, presence, completeness and lack of damage. Identified for reference.



2.9.A Item 1(Picture) Pan Switch (Attic Air Handler)

2.10.A Normal Operating Controls (Cooling)

Comments: Inspected

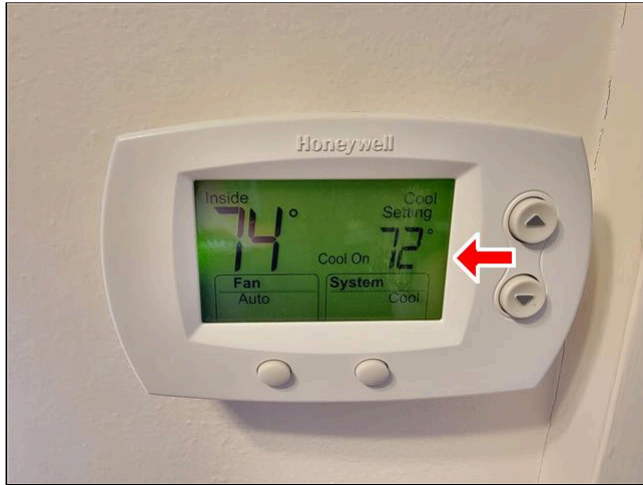
The cooling system functioned as intended and produced adequate temperature differentials. Pictures have been provided for reference.



2.10.A Item 1(Picture) 28.8 Degrees (Supply Air)



2.10.A Item 2(Picture) 59 Degrees (Return Air)



2.10.A Item 3(Picture) Thermostat Setting

2.11.A Presence of Installed Cooling Source in Habitable Rooms

Comments: Inspected

Styles & Materials

Heat System: Forced Air (Split System Heat Pump - also provides cool air)	Energy Source (Primary): Electric	Energy Source (Backup): Electric
Number of Heat Systems (excluding wood): Two	Heat System Manufacturer (Primary): INTERNATIONAL COMFORT PRODUCTS Unit Size (Tons) : 1.5 - Ton	Estimated Life Expectancy (Primary Heat System): Typical Heat Pump Life Expectancy is 15-18 Years Manufacture Date : 2022 - 2 Years Old
Ductwork: Insulated (Rigid) Insulated (Flexible)	Filter Type: Disposable	Filter Size: 14x20
Filter Location: Ceiling Grill	Types of Fireplaces: None	Cooling System: Forced Air (Split System Heat Pump - Also Provides Warm Air)
Estimated Life Expectancy (Cooling System): Same as Heating System (Primary System)	Air Handler Brand: ICP (International Comfort Products)	Estimated Life Expectancy (Air Handler): (Typical Air Handler Life Expectancy is 18-20 Years) Manufacture Date : 2009 - 15 Years Old

HVAC components are the leading repair item for home buyers. HVAC systems are cycled through each mode when possible and evaluated against industry standard temperature differentials. Many factors impact the measured output of the HVAC system and issues can arise without notice. Even the process of moving out and in can have a significant impact on the HVAC components resulting in component failure. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service doors or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2(B) . HVAC - Downstairs Unit



Downstairs Unit

Items

2.0.B Heating Equipment

Comments: Inspected

An oil fired boiler was observed in the basement but the unit was turned off thus it was not inspected for functionality. This is not the primary heating source for the home. It appears to be older and in disrepair.

2.1.B Normal Operating Controls (Heating)

Comments: Inspected

The heating system functioned as intended and produced adequate temperatures. Pictures have been provided for reference.



2.1.B Item 1(Picture) 104.8 Degrees (Heat Stage 1)



2.1.B Item 2(Picture) 136.1 Degrees (Heat Stage 2 "Aux")



2.1.B Item 3(Picture) 115.5 Degrees (Em.Heat)

2.2.B Air Handler Equipment

Comments: Inspected

Staining was present below the condensate drain on the basement air handler. Suggest routine cleaning of the drain and monitoring.



2.2.B Item 1(Picture) Staining

2.3.B Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

The filter cover on the air handler was missing. This can allow for unfiltered air to be drawn into the unit. Lack of air flow is the largest contributor to premature HVAC problems. Air filters should be replaced when moving in and every 30 days thereafter regardless of condition and duct systems are recommended to be cleaned every 8-10 years or after renovations. Suggest installing a cover or taping over the gap.

2.4.B Presence of Installed Heat Source in Habitable Rooms

Comments: Inspected

2.5.B Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

The living room chimney appeared to be in good condition but was only partially viewed from the damper area. Additionally, the damper was missing. As a full evaluation of the flue is outside the scope of a home inspection, suggest having a qualified contractor clean and perform a Level 1 chimney inspection prior to any use as a wood burning unit to ensure safe and proper operation.



2.5.B Item 1(Picture) No Damper (Living Room)

2.6.B Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Inspected

- Minor mortar deterioration/ open joints were observed in the living room firebox. A gas log unit can be installed and utilized. Suggest having a qualified contractor fully inspect and repair as necessary the firebox prior to any use as a wood burning unit to ensure safe and proper operation.



2.6.B Item 1(Picture) Cracking and Open Joints (Living Room Fireplace)

2.7.B Gas/LP Firelogs and Fireplaces

Comments: Not Present

2.8.B Cooling Equipment

Comments: Inspected

2.9.B Condensate Overflow Detection Controls

Comments: Not Present

2.10.B Normal Operating Controls (Cooling)

Comments: Inspected

The cooling system functioned as intended and produced adequate temperature differentials. Pictures have been provided for reference.



2.10.B Item 1(Picture) 29.4 Degrees (Supply Air)



2.10.B Item 2(Picture) 59.1 Degrees (Return Air)



2.10.B Item 3(Picture) Thermostat Setting

2.11.B Presence of Installed Cooling Source in Habitable Rooms

Comments: Inspected

Styles & Materials

Heat System:

Forced Air (Split System Heat Pump - also provides cool air)

Energy Source (Primary):

Electric

Energy Source (Backup):

Electric

Number of Heat Systems (excluding wood):

Three

Heat System Manufacturer (Primary):

HEIL

Unit Size (Tons) : 2 - Ton

Estimated Life Expectancy (Primary Heat System):

Typical Heat Pump Life Expectancy is 15-18 Years
 Manufacture Date : 2009 - 15 Years Old

Ductwork:

Insulated (Rigid)
 Insulated (Flexible)
 Non-Insulated Fabricated Steel

Filter Type:

Washable

Filter Size:

Cut to fit

Filter Location:

Air Handler

Types of Fireplaces:

Conventional

Operable Fireplaces:

None

Number of Woodstoves:

None

Cooling System:

Forced Air (Split System Heat Pump - Also Provides Warm Air)

Estimated Life Expectancy (Cooling System):

Same as Heating System (Primary System)

Air Handler Brand:

ICP (International Comfort Products)

Estimated Life Expectancy (Air Handler):

(Typical Air Handler Life Expectancy is 18-20 Years)
 Manufacture Date : 2009 - 15 Years Old

HVAC components are the leading repair item for home buyers. HVAC systems are cycled through each mode when possible and evaluated against industry standard temperature differentials. Many factors impact the measured output of the HVAC system and issues can arise without notice. Even the process of moving out and in can have a significant impact on the HVAC components resulting in component failure. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service doors or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Plumbing System

As the home has been vacant for a period of time, minor nuisance leaks may occur in the plumbing fixtures once normal usage of the home is restored. This is common for fixtures that have not been utilized for an extended period of time. The seals will dry and shrink or crack thus creating the leak. Leaks may self-correct in time as normal usage is restored and the seals swell. Drains may also clog as dried debris breaks loose on the inside of the plumbing drains. Suggest monitoring and if leaks continue or clogs occur, have a qualified contractor inspect and repair as necessary.

Items

3.0 Plumbing Waste and Vent Systems

Comments: Inspected

(1) A cast iron waste line has areas of deterioration and indications of leaks. Recommend having a qualified contractor further evaluate and replace to reduce future leaks.



3.0 Item 1(Picture) Waste Line Deterioration and Staining



3.0 Item 2(Picture) Additional View



3.0 Item 3(Picture) Additional View



3.0 Item 4(Picture) Additional View

(2) Most surfaces in the home are finished thus the plumbing waste system inspection was limited to mostly fixture and device connections.

3.1 Plumbing Water Supply System

Comments: Inspected

- (1) The water pressure for the upstairs bathroom shower only was over-all weak and did not pass a "functional flow." This is determined by running water in the highest bathroom sink and shower while the toilet is flushed. If shower spray remains reasonable, the pressure system is deemed acceptable. Recommend having a qualified contractor evaluate the pressure system and correct as necessary



3.1 Item 1(Picture) Upstairs Shower Water Pressure



3.1 Item 2(Picture) Additional View

(2) Most surfaces in the home are finished thus the plumbing supply system inspection was limited to mostly fixture and device connections.

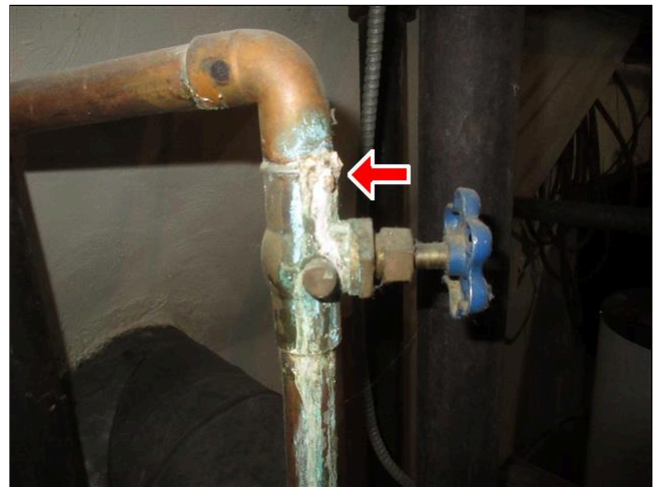
3.2 Plumbing Fixtures and Connections

Comments: Inspected

- (1) A leak was observed at a connection above the old oil fired boiler in the basement. Recommend having a qualified contractor further evaluate and repair.



3.2 Item 1(Picture) Active Leak



3.2 Item 2(Picture) Additional View

(2) The noted hose bibbs were off. This may be for winterization.



3.2 Item 3(Picture) Rear Deck



3.2 Item 4(Picture) Rear Deck

3.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

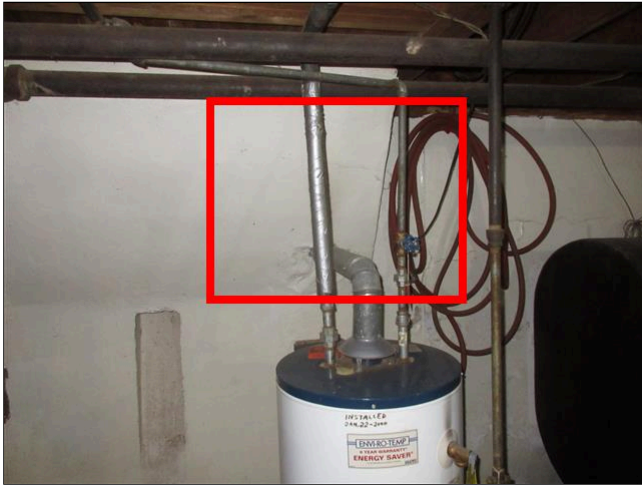
Comments: Inspected

- (1) No temperature / pressure (T&P) relief valve discharge pipe was observed attached to the water heater at the time of inspection. The T&P relief valve on the water heater is designed to safely discharge hot water in the event of a water heater failure. A 3/4" discharge pipe is required to safely direct the discharging hot water to within 6" of the floor. Suggest installation of a discharge pipe.



3.3 Item 1(Picture) No Discharge Tube


(2) The homes water supply is delivered by a city water main. Typically a back flow preventer will be present at the meter. This provides a hard stop preventing house water from flowing back into the city water main. This feature in combination with the ability of the homes gas water heater to quickly heat water can cause excess pressure to develop in the homes water supply system. Excess pressure will leak out of the water heater temperature and pressure (T&P) relief valve. This valve is designed for release of pressure as an emergency safety feature and not for sporadic operation. To prevent sporadic valve operation, a thermal expansion tank is used to absorb the excess pressure. Although no expansion tank was observed, the valve appeared stable and not leaking. If the valve begins to leak, suggest having a qualified contractor evaluate and advise on the installation of an expansion tank. Identified for reference only.

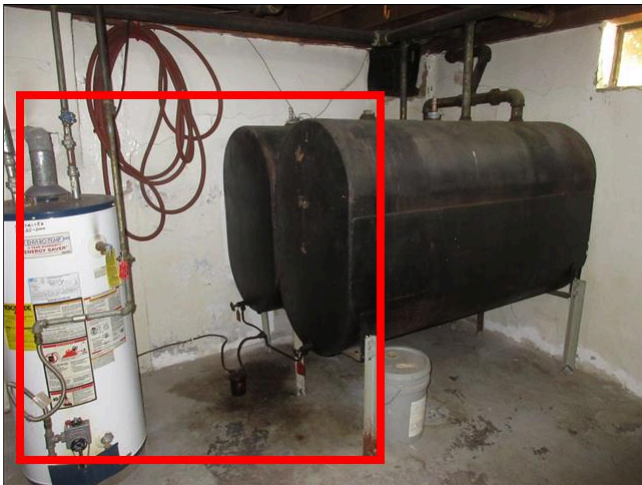


3.3 Item 2(Picture) Typical Expansion Tank Location

3.4 Fuel Storage and Distribution Systems

Comments: Inspected

 The gas fired water heater has been installed in close proximity to the oil tanks that currently have oil in them, per the gauges on the tanks. This creates a safety hazard for combustible materials located in close proximity to an active flame. Suggest having tanks emptied to reduce the concerns.



3.4 Item 1(Picture) Water Heater and Oil Tanks

3.5 Water Heater Location

Comments: Inspected

The water heater is located in the basement.



3.5 Item 1(Picture) Water Heater

3.6 Main Water Shut-off Device Location

Comments: Inspected

The main water shut-off valve is located in the basement on the front wall.



3.6 Item 1(Picture) Main Valve

3.7 Main Fuel Shut-off Location

Comments: Inspected

The main fuel shut off is located on the gas meter outside and on the oil tanks in the basement.

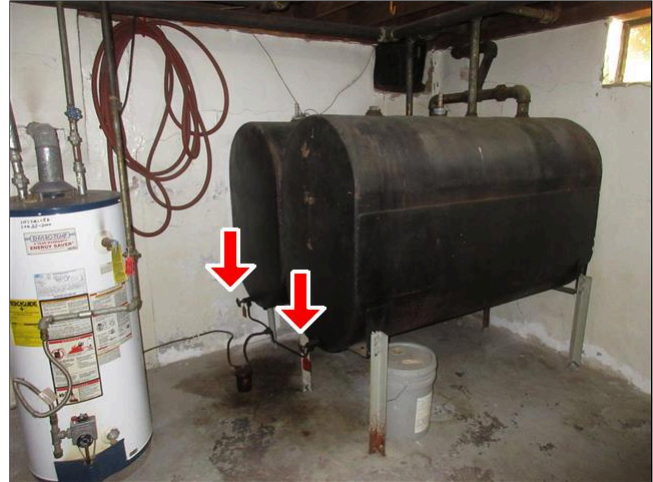
3.8 Appliance Fuel Shut-off Location

Comments: Inspected

Several appliance fuel shut-off valves were observed around the home. Pictures have been provided for reference.



3.8 Item 1(Picture) Gas Water Heater Valve



3.8 Item 2(Picture) Oil Tank Valves

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (Into Home):

Galvanized

Plumbing Water Distribution (Inside Home):

Copper
Galvanized

Washer Drain Size:

Sink Discharge

Plumbing Waste:

Cast Iron

Water Heater Manufacturer:

ENVIROTEMP

Water Heater Power

Source:

Gas (Quick Recovery)

Water Heater Capacity:

40 Gallon

Estimated Life Expectancy of Water Heater:

Typical Gas Water Heater Life Expectancy is 8-12 Years
Manufacture Date: : 2000 - 24 Years Old

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System


Items

4.0 Service Drop Conductors (Pole to House)

Comments: Inspected

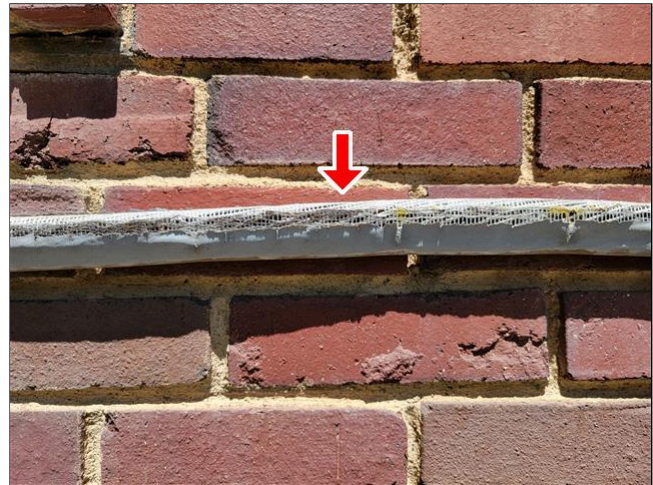
4.1 Service Entrance Conductors (House to Panel)

Comments: Inspected

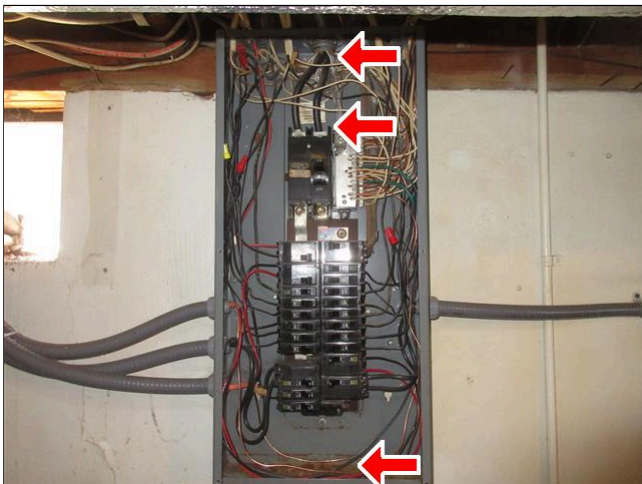
 **The electrical service entrance conductor sheathing was observed deteriorated. This has allowed moisture to enter the electrical meter and distribution panel resulting in corrosion on the main lugs and the bottom of the panel. Recommend having a qualified contractor evaluate and repair as necessary.**



4.1 Item 1(Picture) Deteriorated Sheathing



4.1 Item 2(Picture) Additional View



4.1 Item 3(Picture) Staining/Corrosion

4.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

4.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

4.4 Connected Devices and Fixtures (Operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on exterior walls)

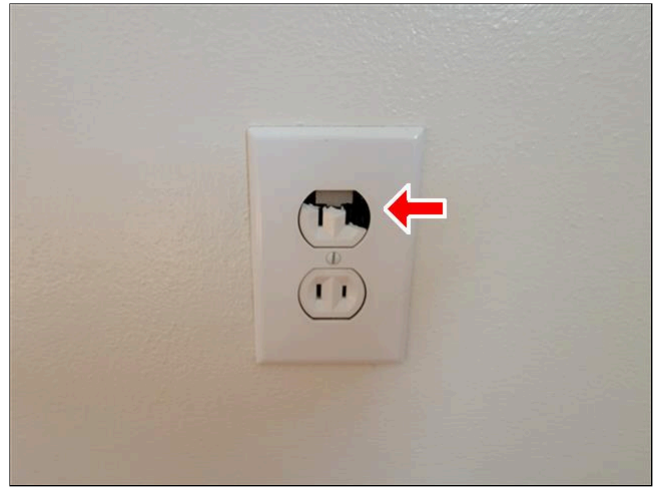
Comments: Inspected

 A broken outlet, and a seized light fixture pull chain was observed. A broken outlet creates a potential safety concern for direct access to active electrical components. Suggest replacing the outlet, and the

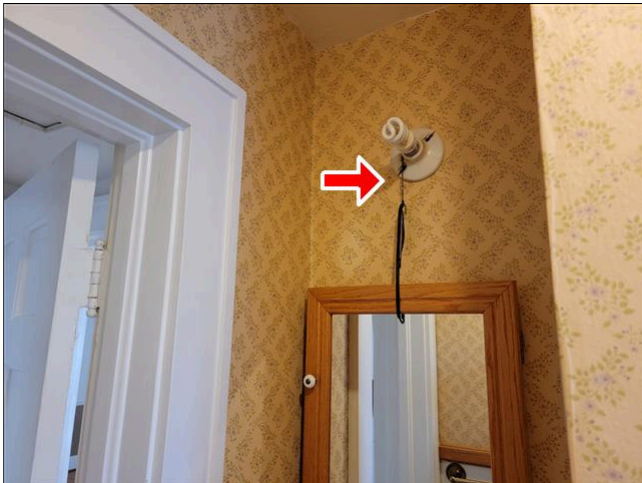
light fixture to reduce the safety concern and restore normal use.



4.4 Item 1(Picture) Broken Outlet (Upstairs Left Rear Room)



4.4 Item 2(Picture) Additional View



4.4 Item 3(Picture) Faulty Pull Chain (Main Level Half Bath)

4.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected

(1) Although the noted outlet(s) are grounded, outlets near water sources pose an increased shock concern. GFCI devices provide additional electrical safety in these locations. GFCI devices were not required when the home was built. Suggest upgrading noted outlets or circuit to improve electrical safety.



4.5 Item 1(Picture) Upstairs Bathroom Outlets



4.5 Item 2(Picture) Basement Laundry Area

(2) No electrical outlet was observed in the main level half bathroom or on the exterior. Identified for reference

4.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

4.7 Operation of AFCI (Arc Fault Circuit Interrupters)

Comments: Not Present

4.8 Smoke Detectors

Comments: Inspected

Smoke detectors were observed but not tested. Several have turned yellow which is typically an indication that it is time for replacement of those units. Smoke detector batteries should be replaced and tested upon moving in and annually thereafter. Smoke detectors should be replaced every 10 years.

4.9 Carbon Monoxide Detectors

Comments: Not Present

🔍 A CO detector was not observed. Currently the home has active fuel burning devices. Recommend installing a CO detector per manufacturers instructions upon moving in.

4.10 Main Electrical and Distribution Panel Location(s)

Comments: Inspected

The main electrical disconnect/distribution panel is located in the basement.



4.10 Item 1(Picture) Main Breaker

Styles & Materials

Electrical Service Conductors:

Overhead Service
Aluminum
220 Volts

Panel capacity:

150 AMP

Panel Type:

Circuit Breakers
Main Breaker

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Non-Metallic Sheathed Wire (Romex)

Service Provider:

City of Salem

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Built-In Kitchen Appliances

Items

5.0 Dishwasher

Comments: Not Present

5.1 Ranges/Ovens/Cooktops

Comments: Inspected

An anti-tip bracket was not observed installed for the stove. Anti tip brackets have typically been required by most manufacturers since 1991. This is a potential safety concern for small children and toddlers. Suggest installing bracket as needed to reduce the safety concern.

5.2 Range Hood (s)

Comments: Not Present

5.3 Food Waste Disposer

Comments: Inspected

5.4 Microwave Cooking Equipment

Comments: Not Present

5.5 Refrigerator

Comments: Inspected

 Although ice was present in the dispenser and the water line appeared to be connected, the water dispenser did not function at the time of inspection. Suggest repair to restore normal use.

Styles & Materials

Dishwasher Brand:

None

Range/Oven:

GENERAL ELECTRIC
Electric

Exhaust/Range hood:

None

Disposer Brand:

INSINKERATOR

Microwave (Built in):

None

Refrigerator:

GENERAL ELECTRIC

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Structural Components

Items

6.0 Foundation

Comments: Inspected

Limited visibility as most foundation wall surfaces have been covered. No observations were made indicating any substantial structural concern.

6.1 Walls

Comments: Inspected

Not visible as all wall surfaces were finished. No visible observations were made indicating any structural concern.

6.2 Floors

Comments: Inspected

6.3 Interior Supports

Comments: Inspected

6.4 Ceilings

Comments: Inspected

Limited visibility as ceiling surfaces were finished or covered by insulation. No observations were made indicating any structural concern.



6.5 Roof

Comments: Inspected

Limited visibility as the attic was only partially floored and could only be viewed from floored areas thus limiting observations. No observations were made indicating any structural concern.

6.6 Chimney (Exterior)

Comments: Inspected

-  Mortar deterioration was observed in areas. This is common when the chimney is no longer used or has been abandoned. Suggest re-pointing of mortar joints to eliminate the potential of future deterioration.
-  Recommend having a qualified contractor further evaluate and repair as necessary.



6.6 Item 1(Picture) Mortar Joint Deterioration

Styles & Materials

Foundation:

Poured Concrete

Method used to observe Foundation:

Walked

Floor Structure:

2 X 10

Wall Structure:

Wood
Limited Visibility

Interior Supports:

Steel Lally Columns

Ceiling Structure:

2X10
Limited Visibility

Roof Structure:

2 X 6
Wood Slats

Roof-Type:

Gable

Method used to observe attic:

Walked (Limited)

Attic info:

Walkup Attic access
Storage
Light in attic

Inspection of structural components is typically limited as most surfaces are finished or otherwise covered and hidden from view. Not all framing is structural. Exposed framing is inspected for stability and good construction practice. Deterioration may be observed but does not destabilize the structure and thus is not specifically identified in the report. Structural movement is common and can result in cracked interior and exterior finishes but does not destabilize the structure. Structural observations are evaluated on the basis of stability and reported only if such stability appears compromised. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Insulation and Ventilation

Items

7.0 Insulation in Attic

Comments: Inspected

- 🔍 Although acceptable at the time of construction, observed insulation thickness is inadequate by current standards. Installation of an additional 6"-8" of insulation will reduce the thermal transfer between conditioned and unconditioned spaces.



7.0 Item 1(Picture) Little Insulation and Missing Insulation



7.0 Item 2(Picture) Little Insulation and Missing Insulation

7.1 Insulation Under Floor System

Comments: Not Present

7.2 Ventilation of Foundation and Attic Areas

Comments: Inspected

- 🔍 Increasing attic ventilation will increase the life expectancy of the roof covering. Suggest having a qualified contractor further evaluate and advise on ventilation improvement options.

7.3 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

7.4 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Present

Styles & Materials

Attic Insulation:

Batts
Fiberglass
R-11 (3 1/2")
Limited Visibility

Ventilation:

Windows

Exhaust Fans:

None (Window)

Dryer Power Source:

220 Electric

Dryer Vent Duct Material:

Metal (Flexible)
Window Discharge

Floor System Insulation:

None

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Roofing

Items

8.0 Roof Coverings

Comments: Inspected

The shingles were observed in worn condition. They were mostly flat and adhered but the edges have thinned, exposed nail heads were visible, areas were damaged with openings to the attic along with visible staining, and minor wind lift damage was noted. As the shingles appear to be at the end of their typical life expectancy, suggest having a qualified contractor further evaluate and advise.



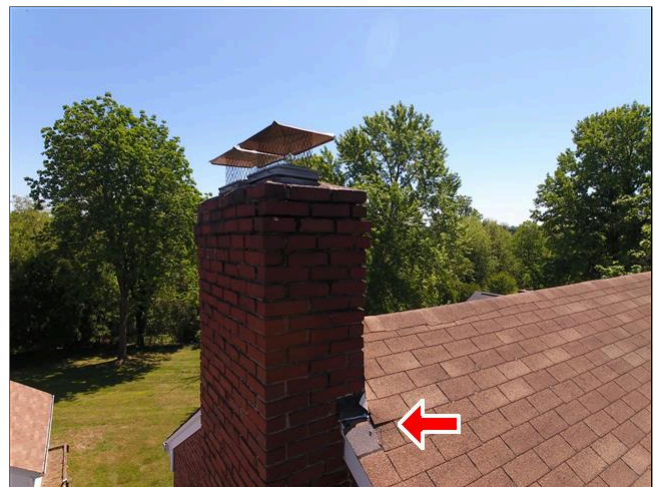
8.0 Item 1(Picture) Wind Lift Damage, Exposed Nail Heads, Nail Pops, and Shingle Damage



8.0 Item 2(Picture) Additional View



8.0 Item 3(Picture) Exposed Nail Heads (Around Chimney Flashing and Ridge Shingle



8.0 Item 4(Picture) Missing Flashing, Wind Lift Damage, Exposed Nail Heads and Exposed Roof Sheathing/Framing (Around Chimney)



8.0 Item 5(Picture) Staining (Chimney Side)



8.0 Item 6(Picture) Ridge Shingle Damage



8.0 Item 7(Picture) Exposed Nail Heads (Sidewall Flashing)



8.0 Item 8(Picture) Damaged Shingles and Exposed Roof Sheathing (Front Right)

8.1 Flashings

Comments: Inspected

8.2 Roof Penetrations including Skylights, Chimneys and Vents

Comments: Inspected

🔍 The plumbing vent pipe flange seals were observed covered in temporary sealant that is failing along with openings. This can allow potential moisture intrusion into the attic. The installation of a boot cover or replacing the vent pipe seals would be an improvement of the current configuration. Recommend having a qualified contractor evaluate and replace or repair seal as necessary. Additional sealant is not recommended.



8.2 Item 1(Picture) Vent Pipes



8.2 Item 2(Picture) Temporary Sealant and Openings

8.3 Roof Drainage Systems

Comments: Inspected

Although the gutters appear intact and complete, they were observed discharging at the foundation. Downspouts should discharge water 4'-6' away from the foundation. Due to the lack of rain during the inspection, gutter functionality was not determined. Suggest installation of downspout leaders, and monitoring gutter function during a moderate rain event to identify if any sections need slope adjustments.



8.3 Item 1(Picture) Left Discharge (Mortar Deterioration)



8.3 Item 2(Picture) Front Right Discharge



8.3 Item 3(Picture) Left Rear Discharge

Styles & Materials

Roof Covering:

One Layer
Standard 3-Tab, Asphalt/
Fiberglass

Viewed roof covering and vent pipes plus flashing

from:
Aerial Camera (Limited Visibility)
Ground (Limited Visibility)

Sky Light(s):

None

Chimney (exterior):

Brick

Gutters:

Aluminum Seamless

Viewed gutter system

from:
Ground
Aerial Camera

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Exterior 

Items

9.0 Wall Cladding, Flashing and Trim

Comments: Inspected

Although typically maintenance related and/or cosmetic issues, open joints, and un-painted or peeling painted surfaces on the exterior of the home can lead to premature decay. Exterior paint is liquid siding that protects the wood from weather. Suggest sealing any open joints (around windows, doors, thresholds, and trim/siding), repairing any damaged areas, and painting any exposed surfaces as needed to reduce the decay potential.



9.0 Item 1(Picture) Mortar Deterioration and Loose Bricks (Left Side)



9.0 Item 2(Picture) Additional View



9.0 Item 3(Picture) Openings and Deterioration (Rear)



9.0 Item 4(Picture) Interior Staining (Rear Entrance)



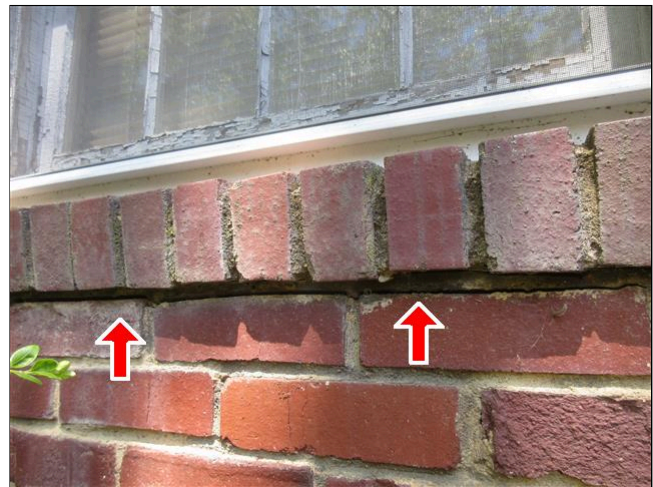
9.0 Item 5(Picture) Open Joints (Around Front Entrance)



9.0 Item 6(Picture) Open Mortar Joints (Front Right)



9.0 Item 7(Picture) Open Joints (Right Side)



9.0 Item 8(Picture) Additional View



9.0 Item 9(Picture) Siding Disruptions and Holes (Rear)

9.1 Doors (Exterior)

Comments: Inspected

🔍 (1) The front storm door closer was damaged. Recommend replacement to restore normal use.



9.1 Item 1(Picture) Damaged Closer (Front Storm Door)

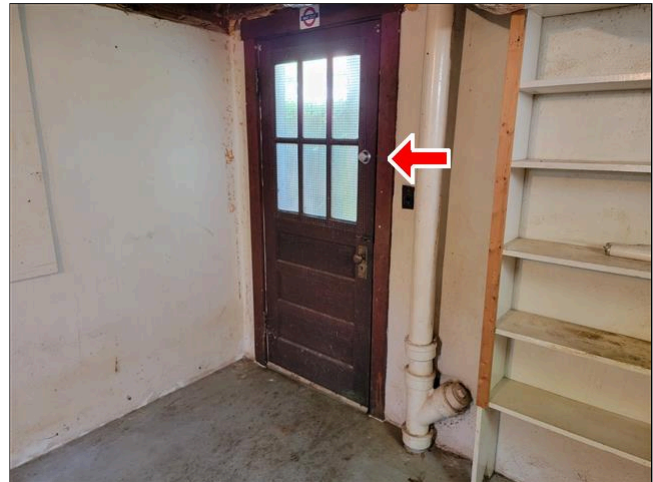


9.1 Item 2(Picture) Additional View

(2) A double cylinder (keyed both sides) lock was observed on the noted exterior entry doors. This is a potential safety concern as it can impede an emergency exit. Although not required, suggest replacing double cylinder locks with single cylinder lock as needed.



9.1 Item 3(Picture) Left Side



9.1 Item 4(Picture) Basement

9.2 Windows

Comments: Inspected

9.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected

🔍 Although the deck appears to be structurally stable, common exposure related dry rot and deterioration was observed in all of the horizontal deck surfaces (decking, treads and rail top). Suggest replacement of damaged components.



9.3 Item 1(Picture) Deterioration (Decking)



9.3 Item 2(Picture) Deterioration (Top Rail)

9.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

(1) Vegetation was observed in contact with the home. Suggest trimming to reduce the potential of contact related material damage.



9.4 Item 1(Picture) Dead Overgrowth (Right Rear Corner)

(2) A floor drain was observed in the basement stairwell. Its operation was not verified. Suggest having the drain cleaned to ensure proper flow thus reducing the potential of water intrusion under the basement door.



9.4 Item 2(Picture) Basement Stairwell Drain

(3) Basement water intrusion is typically a result of poor grading and poor gutter operation. Grading should keep water 2'-3' away from the foundation and guttering should collect and discharge water 4'-6' away from the foundation.

Level grading and low grade areas can collect water and allow it to sit against the foundation. Grading around the home should slope away from the foundation. Suggest monitoring water flow patterns during a moderate rain event to identify if water is pooling around the home. Recommend adding soil or other landscaping features to drain and divert surface water away from the foundation as needed.

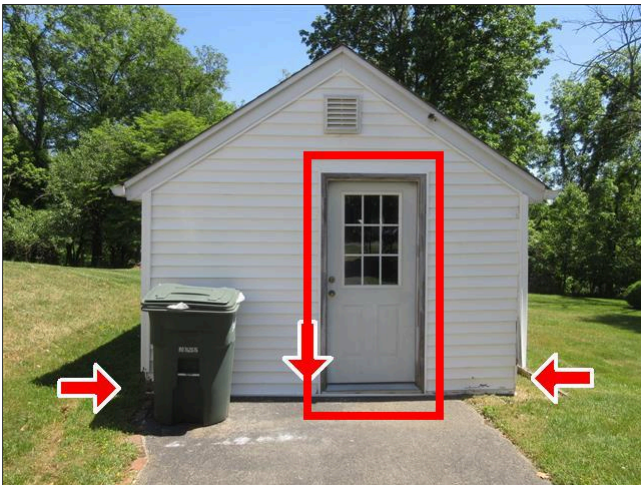
9.5 Eaves, Soffits and Fascias

Comments: Inspected

9.6 Detached Storage Shed

Comments: Inspected

The driveway slopes towards the storage shed and has caused staining on the inside. Additionally, siding damage and openings were observed. The electrical has also been disconnected. Suggest repair and sealing as needed.



9.6 Item 1(Picture) Openings, Slope and Minor Siding Damage



9.6 Item 2(Picture) Disconnected Electrical



9.6 Item 3(Picture) Interior Staining

Styles & Materials

Siding Style:

- Lap
- Brick

Siding Material:

- Vinyl
- Brick Veneer

Exterior Entry Doors:

- Wood
- Solid
- Single Pane Glass with Storm Door

Appurtenance:

- Sidewalk
- Stoop
- Deck (with steps)
- Patio (Covered)
- Detached Storage Building

Driveway:

- Asphalt

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Bateman Home Inspections, LLC

**(434) 944-0365 (Office Number) ,
Virginia State Qualified Radon Technician - #109601RT
Virginia State "New Residential Structures" Certified
American Society of Home Inspectors Certified Inspector - #263714**

Customer

Catherine Potter

Address

510 N Market Street
Salem VA 24153

Inclusion of the following items or discoveries provides a condensed snap shot of the inspectors observations and notes. Items in **Red indicate that these systems or components do not function as intended (excluding normal wear) or adversely impacts the use of the home, component or system, or warrants further investigation by a specialist. This summary simply allows the reviewer a quick and concise overview of the inspection. The General Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the entire report is read.**

1. Interiors

1.0 Ceiling

Inspected

- 🔍 Ceiling staining, and mildew/organic growth were observed in areas. No elevated levels of moisture was measured at the time of the inspection. The staining may have been from past condensate drain leaks as the air handler is directly above this location. The mildew may be from the lack of a bathroom exhaust fan. Suggest spraying and wiping mildew surfaces with an approved disinfectant, routine cleaning of the condensate drain, and installing an exhaust fan for the bathroom.

1.1 Walls


Inspected

- 🔍 (1) Signs of organic growth were observed on the wall surfaces behind the upstairs shower. No sampling was performed. Typically this is a result of reduced air circulation, poor climate control, and past leaks. No elevated levels of moisture was measured at the time of the inspection. Suggest

spraying and wiping surfaces with an approved disinfectant and monitoring.


1.6 Windows

Inspected

-  The windows were observed aged and fragile. Several would not open and many of the rope balances were observed missing/broken. The balance is the device that hold the window in the up position. Faulty or missing balances can allow the window to drop resulting in property damage and personal injury. Inoperable windows pose a safety concern as they impede an emergency exit. Additionally, several had cracked/broken glass, missing lock hardware, and painted shut were the locks will not align. Recommend repair to reduce safety concerns and sealing capacity.


1.7 Attic

Inspected

-  A gap between the fascia and roof sheathing exists which can allow potential insects or bees to enter attic area. Several small bee hives were observed. No active bees were noted at the time of the inspection. This appears to be from the lack of a drip edge around the perimeter of the roof. Suggest sealing any openings or installing a drip edge, and monitoring to eliminate nesting potential.



1.8 Interiors

Inspected

-  (1) Peeling paint chips were observed at most window sills throughout the home. Due to the age of the home this could be an indication of lead based paint which is consist with the construction era. Suggest removing loose pieces and sealing.

1.9 Basement


Inspected

-  (1) What appeared to be insect damage was observed in areas of the rim joist and sill plate. No active insects were observed at the time of the inspection. Suggest having a qualified contractor inspect and advise if any insect treatment is necessary. Recommend having a qualified contractor further inspect the framing and repair any damaged areas as needed.
-  (2) Although no active water was observed in the basement at the time of inspection, historical indications of water intrusion were noted (staining, foundation spalling, and organic surface growth). The spalling indicates water has been in contact with the masonry. It is not uncommon for older foundations to leak under certain rain event conditions. If this occurs, improper exterior grading against the home and clogged or improperly discharging gutters are almost always the cause. Poor exterior siding conditions (openings) can also allow water intrusion at above grade locations. Signs of what appeared to be mildew/organic surface growth was also observed and may be related to past water intrusion events. No sampling was performed. This is also common when the home has been vacant for a period of time as a result of reduced air circulation, poor climate control, and moisture. Suggest spraying and wiping surfaces with an approved disinfectant. Restoring home use and the introduction of a dehumidifier will significantly reduce surface contamination. If leaking occurs, recommend having a qualified contractor further evaluate and advise corrective actions as needed.

2(B) . HVAC - Downstairs Unit

2.6.B Solid Fuel Heating Devices (Fireplaces, Woodstove)

Inspected

-  Minor mortar deterioration/ open joints were observed in the living room firebox. A gas log unit can be installed and utilized. Suggest having a qualified contractor fully inspect and repair as necessary the firebox prior to any use as a wood burning unit to ensure safe and proper operation.

3. Plumbing System

3.0 Plumbing Waste and Vent Systems

Inspected

-  (1) A cast iron waste line has areas of deterioration and indications of leaks. Recommend having a

qualified contractor further evaluate and replace to reduce future leaks.

3.1 Plumbing Water Supply System

Inspected

- 🔍 (1) The water pressure for the upstairs bathroom shower only was over-all weak and did not pass a "functional flow." This is determined by running water in the highest bathroom sink and shower while the toilet is flushed. If shower spray remains reasonable, the pressure system is deemed acceptable. Recommend having a qualified contractor evaluate the pressure system and correct as necessary

3.2 Plumbing Fixtures and Connections

Inspected

- 🔍 (1) A leak was observed at a connection above the old oil fired boiler in the basement. Recommend having a qualified contractor further evaluate and repair.

3.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected

- 🔍 (1) No temperature / pressure (T&P) relief valve discharge pipe was observed attached to the water heater at the time of inspection. The T&P relief valve on the water heater is designed to safely discharge hot water in the event of a water heater failure. A 3/4" discharge pipe is required to safely direct the discharging hot water to within 6" of the floor. Suggest installation of a discharge pipe.

3.4 Fuel Storage and Distribution Systems

Inspected

- 🔍 The gas fired water heater has been installed in close proximity to the oil tanks that currently have oil in them, per the gauges on the tanks. This creates a safety hazard for combustible materials located in close proximity to an active flame. Suggest having tanks emptied to reduce the concerns.

4. Electrical System

4.1 Service Entrance Conductors (House to Panel)

Inspected

- 🔍 The electrical service entrance conductor sheathing was observed deteriorated. This has allowed moisture to enter the electrical meter and distribution panel resulting in corrosion on the main lugs and the bottom of the panel. Recommend having a qualified contractor evaluate and repair as necessary.

4.4 Connected Devices and Fixtures (Operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on exterior walls)

Inspected

- 🔍 A broken outlet, and a seized light fixture pull chain was observed. A broken outlet creates a potential safety concern for direct access to active electrical components. Suggest replacing the outlet, and the light fixture to reduce the safety concern and restore normal use.

4.9 Carbon Monoxide Detectors

Not Present

- 🔍 A CO detector was not observed. Currently the home has active fuel burning devices. Recommend installing a CO detector per manufacturers instructions upon moving in.

5. Built-In Kitchen Appliances

5.5 Refrigerator


Inspected

- 🔍 Although ice was present in the dispenser and the water line appeared to be connected, the water dispenser did not function at the time of inspection. Suggest repair to restore normal use.

6. Structural Components

6.6 Chimney (Exterior)


Inspected

-  Mortar deterioration was observed in areas. This is common when the chimney is no longer used or has been abandoned. Suggest re-pointing of mortar joints to eliminate the potential of future deterioration. Recommend having a qualified contractor further evaluate and repair as necessary.

7. Insulation and Ventilation


7.0 Insulation in Attic

Inspected

-  Although acceptable at the time of construction, observed insulation thickness is inadequate by current standards. Installation of an additional 6"-8" of insulation will reduce the thermal transfer between conditioned and unconditioned spaces.

7.2 Ventilation of Foundation and Attic Areas


Inspected

-  Increasing attic ventilation will increase the life expectancy of the roof covering. Suggest having a qualified contractor further evaluate and advise on ventilation improvement options.

8. Roofing


8.0 Roof Coverings

Inspected

-  The shingles were observed in worn condition. They were mostly flat and adhered but the edges have thinned, exposed nail heads were visible, areas were damaged with openings to the attic along with visible staining, and minor wind lift damage was noted. As the shingles appear to be at the end of their typical life expectancy, suggest having a qualified contractor further evaluate and advise.

8.2 Roof Penetrations including Skylights, Chimneys and Vents

Inspected

-  The plumbing vent pipe flange seals were observed covered in temporary sealant that is failing along with openings. This can allow potential moisture intrusion into the attic. The installation of a boot cover or replacing the vent pipe seals would be an improvement of the current configuration. Recommend having a qualified contractor evaluate and replace or repair seal as necessary. Additional sealant is not recommended.

9. Exterior




9.1 Doors (Exterior)

Inspected

-  (1) The front storm door closer was damaged. Recommend replacement to restore normal use.

9.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected

-  Although the deck appears to be structurally stable, common exposure related dry rot and deterioration was observed in all of the horizontal deck surfaces (decking, treads and rail top). Suggest replacement of damaged components.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the

property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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