BATEMAN
HOME INSPECTIONS LLC

Home Inspection Report

Catherine Potter

Property Address:
528 N Market Street
Salem VA 24153

Front Elevation

Rear Elevation

Aerial View

Bateman Home Inspections, LLC

Doug Cash State License #3380001305
(434) 944-0365 (Office Number)
Virginia State Qualified Radon Technician - #109601RT
Virginia State "New Residential Structures" Certified

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Date: 10/30/2024	**Time:** 10:00 AM	**Report ID:** 1024528
Property: 528 N Market Street Salem VA 24153	**Customer:** Catherine Potter	**Real Estate Professional:**

Introduction

A home inspection is a systematic evaluation of a home's condition by a trained professional to help the potential buyer manage risk. The inspection is not and shall not be construed as technically exhaustive. Nor shall it be construed as a warranty or guarantee against component failure. The resulting inspection report is a written and unbiased document communicating the inspectors opinion of the condition of the home and its operational systems at the time of inpection.
The home is not the property of the inspector or buyer and as such, the inspection is limited 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 a consumer may otherwise overlook.
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 individual. Not all observations will be included in the report.
The Home Inspector is a generalist who covers a wide variety of areas. The purpose of a generalist inspection is to identify any significant defects or adverse conditions that would warrant evaluation or remedy by a specialist.
While the Full Inspection Report contains items in all categories, the summary section is condensed to highlight items that are deemed by the inspector to meet the requirement of the respective sumary section. It is the clients responsibility to communicate any questions or concerns regarding the inspection, inspection report or the inspected property.
Risk cannot be eliminated. No home is perfect, not even new construction. Through the execution of a very robust and detailed inspection program, every attempt is made to locate and identify signifgant deficiencies and provide the information needed to make confident decisions regarding the suitability of the home. **This report is intended for and to solely be used by the client listed on the report.**

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 base home is more than 80 years old and has undergone many additions and updates to every system.

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

It is common that homes of any age will have had repairs performed. Some areas may 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 crawl space or basement could be years old from a problem that no longer exists. Or, it may need further evaluation. 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:
Ranch, Basement & Crawl Space

Status Of Home:
Vacant, Empty

Approximate age of building:
80-90 Years

Temperature:
61°-70°

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days (Prior to the inspection):
No

Radon Test:
No

Finished Square Footage (Per MLS):
2,143

Hours On Site:
3

Representation Disclosure:

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

1. Interiors

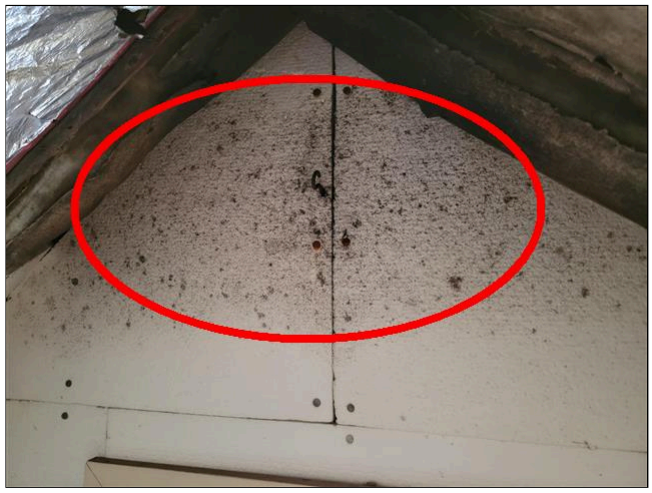
Items

1.0 Ceiling

Comments: Inspected

Ceiling staining was observed in multiple locations throughout the home. Moisture was measured in areas and appeared to be an ongoing concern as deterioration is also occurring. Additionally, what appears to be organic growth was also visible in areas and may be from leaks, and poor air circulation. Suggest directing attention to section roofing section 8.0 plus spraying and wiping areas affected with potential organic growth. Recommend having a licensed contractor further evaluate and repair.

1.0 Item 1(Picture) Staining and Potential Organic Growth (Left Access)



1.0 Item 2(Picture) Additional View of Potential Growth

1.0 Item 3(Picture) Additional View of Potential Growth and Peeling Paint

1.0 Item 4(Picture) Staining (Right Side Den)

1.0 Item 5(Picture) Staining, Moisture, and Organic Growth (Rear Mud Room)

1.0 Item 6(Picture) Additional View of Organic Growth in Closet

1.0 Item 7(Picture) Staining and Organic Growth (Above Basement Entrance)

1.0 Item 8(Picture) Potential Organic Growth (Main Bathroom)

1.1 Walls

Comments: Inspected

- Although typically a maintenance/cosmetic issue, open joints were observed around the main and primary bathroom shower fixtures, plus a window. Disruptions are occurring around the primary bathroom shower flooring. These areas should be repaired and sealed to reduce the potential of water intrusion behind surfaces.

1.1 Item 1(Picture) Open Joints (Around Main Bathroom Shower and Window)

1.1 Item 2(Picture) Open Joints, Staining and Floor Disruptions (Around Primary Bathroom Shower)

1.2 Floors

Comments: Inspected

- (1) Multiple sections of the flooring materials in the primary bathroom have disruption and were loose. This creates a potential foot safety hazard. Suggest repair to reduce the concerns.

1.2 Item 1(Picture) Loose Flooring and Slope (Primary Bathroom)

1.2 Item 2(Picture) Disruptions (Primary Bathroom)

(2) The main level floor tile may contain asbestos fibers. The size of the tile and the year of the home are consistent with such tile. The tile appeared well adhered and in very good condition. If left alone, it does not pose a concern. The tile should not be removed by any means other than picking up and disposal of loose pieces. Only trained contractors should remove adhered tiles. Newer floor coverings may be laid directly over the existing tile without concern. Identified for reference.

1.2 Item 3(Picture) 9x9 Floor Tile

1.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

Railing requirements have changed over time. Although not required to, the lack of balusters does not meet current safety specifications. This poses a fall safety concern for toddlers and small children.

1.3 Item 1(Picture) Basement Stairs

1.4 Counters and Cabinets

Comments: Inspected

The noted kitchen countertops were observed loose. Suggest properly securing to reduce the potential of property damage and personal injury.

1.4 Item 1(Picture) Loose Countertops

1.5 Doors

Comments: Inspected

1.6 Windows

Comments: Inspected

Multiple observations were made with the windows throughout the home but not limited to the following noted items:

1. Broken/cracked glass was observed at the noted window(s). Recommend repair to reduce the safety concern and/or restore sealing capacity.

2. Although typically a cosmetic issue, haze was observed between the glass panes at the noted window(s). This is common when the seal begins to fail. Although the window is weather tight and mechanically operates as expected, the insulating capacity has been compromised.

3. The crank arm assembly at the noted jalousie window was broken and the windows would not close. This can allow for water intrusion during moderate rain events. Suggest repair to restore normal use and reduce any future water related concerns.

4. Safety glass was not observed in the noted window. Although replacement windows are not required to meet current safety specifications, the lack of safety glass poses a safety concern if fallen into.

5. Multiple window sashes were observed with faulty balances throughout the home. The balance is the device that assists in lifting the weight of the window and holds the window in the up position. Caution is suggested when unlatching the windows as the top sash can fall quickly, and the bottom sash may not stay up., Additionally, the basement windows would not open. This creates a safety hazard as inoperable windows can impede an emergency exit. Recommend repair to restore normal use.

1.6 Item 1(Picture) Broken Glass (Right of the front entrance)

1.6 Item 2(Picture) Broken/ Cracked Glass (Basement)

1.6 Item 3(Picture) Cracked Glass (Basement Door)

1.6 Item 4(Picture) Failed Seals (Right Side Den)

1.6 Item 5(Picture) Faulty Crank Assembly

1.6 Item 6(Picture) No Safety Glass (Main Bathroom Shower)

1.7 Attic

Comments: Inspected

1.8 Interiors

Comments: Inspected

(1) Peeling paint chips and failing window glazing were observed at most window sills throughout the home. Additional peeling paint chips were observed in areas 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 the wood and glass. Recommend having a licensed contractor further evaluate and advise corrective actions and associated costs.

1.8 Item 1(Picture) Paint Chips

1.8 Item 2(Picture) Paint Chips (Multiple Locations)

1.8 Item 3(Picture) Additional View

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

1.9 Basement

Comments: Inspected

(1) Although no active water was observed in the basement at the time of the inspection, staining and white efflorescence (powder substance) was observed on the foundation wall indicates moisture is, or has been in contact with the masonry. This does not necessarily indicate that intrusion will occur but the potential does exist. Efflorescence is found on many homes without water intrusion occurring inside the home. Suggest asking the seller about any historical water intrusion events, plus directing attention to ensuring that grading around the home is not allowing water to pool against the foundation and that the gutters are clear, functioning properly and discharging away from the home. If water intrusion occurs, recommend having a licensed contractor further evaluate and advise corrective actions.

1.9 Item 1(Picture) Staining, Efflorescence, and Organic Growth (Basement Storage Cellar)

1.9 Item 2(Picture) Staining, Efflorescence (Basement Storage Cellar)

1.9 Item 3(Picture) Staining, Efflorescence, and Organic Growth (Basement Front Storage Area)

1.9 Item 4(Picture) Staining

1.9 Item 5(Picture) Staining and Efflorescence

1.9 Item 6(Picture) Staining

1.9 Item 7(Picture) Staining and Organic Growth

1.9 Item 8(Picture) Staining and Deterioration (Around Basement Entrance)

1.9 Item 9(Picture) Staining and Efflorescence

(2) What appeared to be insect damage was observed in a section of the rim joist. 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. If active insects are found, suggest having a qualified contractor further inspect the framing and repair any damaged areas as needed.

1.9 Item 10(Picture) Location (Near Washing Machine)

1.9 Item 11(Picture) Additional View

1.10 Crawl Space

Comments: Inspected

Inspection of the entire crawl space was restricted by space and access constraints.

Styles & Materials

Ceiling Materials:
- Gypsum Board
- Plaster
- Wood
- Compressed Board

Wall Material:
- Gypsum Board
- Plaster
- Wood
- Compressed Board

Floor Covering(s):
- Hardwood T&G
- Vinyl
- Old 9" square tile (possible asbestos)
- Wood
- Parquet
- Painted Concrete

Window Types:
- Double-Hung
- Thermal/Insulated
- Single Pane
- Storm Windows
- Casement
- Jalousie
- Fixed Pane

Window Manufacturer:
- Unknown

Interior Doors:
- Wood
- Hollow Core
- Solid
- Single Pane Glass

Cabinetry:
- Wood

Countertop:
- Laminate

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.

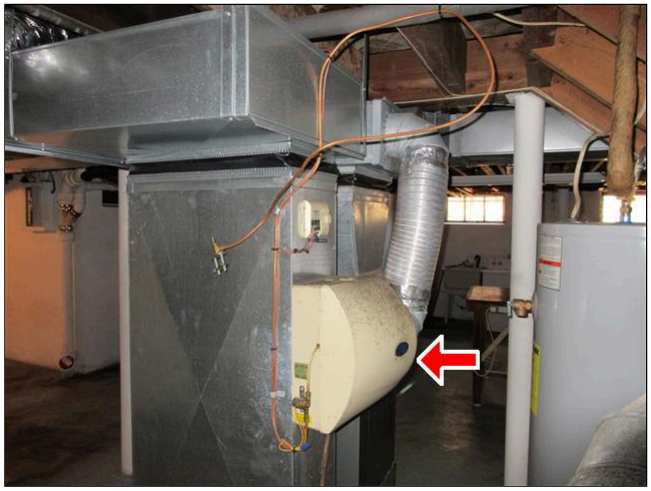
2. Heating / Central Air Conditioning

Items

2.0 Heating Equipment

Comments: Inspected

(1) A humidifier was observed but has been disconnected. Operation of this component is outside the scope of the home inspection. Typically these units are not maintained per manufacturers recommendation and fail to function properly.



2.0 Item 1(Picture) Humidifier

(2) The oil boiler was not inspected for functionality as the oil tanks were empty at the time of the inspection. Suggest having a licensed HVAC contractor further evaluate the system prior to any use to ensure safe and proper operation.

2.1 Normal Operating Controls (Heating)

Comments: Inspected

The electric heating system functioned as intended at the time of the inspection and produced adequate temperatures. A picture has been provided for reference.

2.1 Item 1(Picture) 94.3 Degrees

2.2 Air Handler Equipment

Comments: Inspected

- Corrosion was observed around the base of the air handler/ return ducting. This can allow for corrosion to be pulled into the system off the corrosion. Recommend having a licensed HVAC contractor further evaluate and repair.

2.2 Item 1(Picture) Corrosion

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

Comments: Inspected

No air filter was observed at the time of inspection. An air filter should be placed in the return register when moving in and replaced every 30 days thereafter regardless of condition. Duct systems are recommended to be cleaned every 8-10 years or after renovations.

2.4 Presence of Installed Heat Source in Habitable Rooms

Comments: Inspected

- No permanent heat source was observed for the upstairs.

2.5 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. 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.

2.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Inspected

The right side den wood stove is not the primary source of heat and is thus excluded from the scope of the home inspection. Suggest having a qualified contractor fully inspect the unit prior to any use to ensure safe and proper operation.

2.6 Item 1(Picture) Right Side Den

2.7 Gas/LP Firelogs and Fireplaces

Comments: Not Present

2.8 Cooling Equipment

Comments: Inspected

The home is cooled partially or fully via window air conditioners. As these are considered personal property and not permanent, they are not inspected.

2.9 Condensate Overflow Detection Controls

Comments: Not Present

2.10 Normal Operating Controls (Cooling)

Comments: Inspected

The cooling system functioned as intended at the time of the inspection and produced adequate temperature differentials. A picture of the supply temperature has been provided for reference.

2.10 Item 1(Picture) 33.2 Degrees (Supply Temperature)

2.11 Presence of Installed Cooling Source in Habitable Rooms

Comments: Inspected

No permanent air conditioning source was observed for the upstairs,and right side den. Identified for reference.

Styles & Materials

Heat System:
Forced Air (Electric)
Radiant Floor (Hydronic Radiators)
Oil Fired Boiler

Energy Source (Primary):
Electric

Energy Source (Backup):
Oil

Number of Heat Systems (excluding wood):
Two

Heat System Manufacturer (Primary):
WEATHER KING

Heat System Manufacturer (Secondary):
BURNHAM
Unit Size (Tons) : 123,000 BTU

Estimated Life Expectancy (Primary Heat System):
Typical Electric Furnace Life Expectancy 20-30 Years
Manufacture Date : 2005 - 19 Years Old

Estimated Life Expectancy (Secondary):
Typical Oil Furnace Life Expectancy is 15-25 Years
Manufacture Date : 2005 - 19 Years Old

Ductwork:
Insulated (Flexible)
Non-Insulated Fabricated Steel
Iron / Galvanized / Copper Pipe

Filter Type:
Missing

Filter Size:
14x30

Filter Location:
Wall Grill

Types of Fireplaces:
Conventional

Operable Fireplaces:
One

Number of Woodstoves:
One

Cooling System:
Forced Air (Central Air Conditioning Unit)
Window AC

Central Air Manufacturer:
GOODMAN
Unit Size : 3 - Ton

Estimated Life Expectancy (Cooling System):
Typical Central Air Conditioner Life Expectancy 15-20 Years
Manufacture Date : 1998 - 26 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) The noted primary bathroom drain was observed uncapped. Uncapped drains can allow unpleasant sewer gasses to enter the home. This can also allow accidental leaks in the event of a clog. Suggest capping or installation of a drain plug.

3.0 Item 1(Picture) Uncapped Drain (Primary Bathroom)

(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

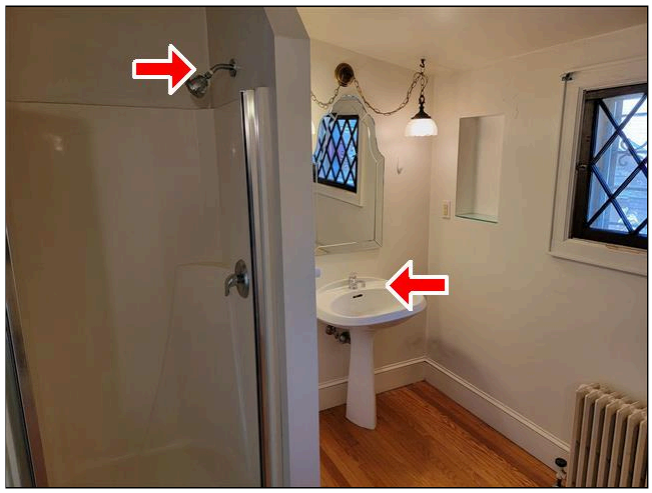
Most surfaces in the home are finished thus the plumbing supply system inspection was limited to mostly fixture and device connections.

3.2 Plumbing Fixtures and Connections

Comments: Inspected

- (1) The noted shower arm mounts behind the wall cavity were observed loose, a sink fixture was constantly dripping, and a tub stopper did not function. Although no leaking was observed at the mounts, repeated head adjustments can lead to connection leaks. Suggest securing shower arm mounts and repairing dripping fixture.

3.2 Item 1(Picture) Loose Shower Head Mount and Faulty Stopper (Main Bathroom)



3.2 Item 2(Picture) Constant Drip and Loose Shower Mount (Primary Bathroom Sink and Shower)

- (2) The rear hose bibb was seized and would not turn on. Suggest repair to restore normal use and to identify any leaks.

3.2 Item 3(Picture) Seized (Rear Hose Bibb)

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 water heater output temperature measured low (Below 115 degrees). Typical output temperature is 120-125 degrees. Low temperatures can impact water potability. The thermostats may be set low and need adjusting. Suggest removing the thermostat covers on the water heater and adjusting thermostats. If no adjustment is necessary, recommend having a licensed plumber evaluate and repair as necessary.

3.3 Item 2(Picture) 104.2 Degrees

(3) Although no leaking was observed at the time of the inspection, corrosion was around the base of the water heater. This may be from past water intrusion events. Suggest monitoring for leaks once normal use has been restored as repairs may require replacement.

3.3 Item 3(Picture) Corrosion

3.4 Fuel Storage and Distribution Systems

Comments: Inspected

The basement oil tanks were empty at the time of the inspection. Identified for reference.

3.4 Item 1(Picture) Empty Oil Tanks

3.5 Sump Pump

Comments: Inspected

A sump pump was observed in the front basement storage area but the sump well was dry. The unit was inspected for operation but not for pumping function. Suggest monitoring.

3.5 Item 1(Picture) Sump Pump

3.6 Water Heater Location

Comments: Inspected

The water heater is located in the basement under the steps

3.6 Item 1(Picture)

3.7 Main Water Shut-off Device Location

Comments: Inspected

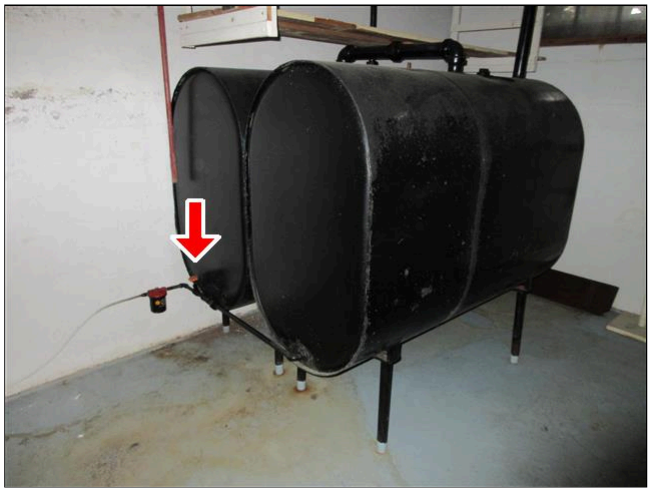
The main water shut-off valve is located in the basement on the front wall.

3.7 Item 1(Picture) Main Valve

3.8 Main Fuel Shut-off Location

Comments: Inspected

The main fuel oil shut off is located on the tank inside.



3.8 Item 1(Picture) Main Valve

Styles & Materials

Water Source:
Public

Water Filters:
None

Plumbing Water Supply (Into Home):
Galvanized

Plumbing Water Distribution (Inside Home):
Copper
Galvanized

Washer Drain Size:
1 1/2" Diameter (May not be sufficient for HE washers)

Plumbing Waste:
PVC
Cast Iron
ABS
Galvanized

Water Heater Manufacturer:
A.O. SMITH

Water Heater Power Source:
Electric

Water Heater Capacity:
50 Gallon

Estimated Life Expectancy of Water Heater:
Typical Electric Water Heater Life Expectancy is 10-15 Years
Manufacture Date: : 2016 - 8 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

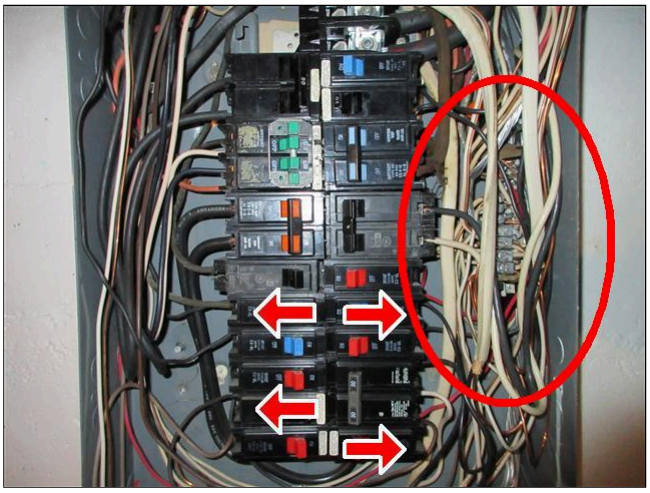
4.0 Service Drop Conductors (Pole to House)
Comments: Inspected

4.1 Service Entrance Conductors (House to Panel)
Comments: Inspected

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

What appeared to be breaker over-sizing was observed in the electrical panel. This is improper and does pose a safety concern as the wire can overheat before the breaker will trip. Also breaker double tapping (two or more wires under one breaker terminal) was observed. Many breaker manufacturers do not allow double tapping and consider it a safety issue. Additionally, the interior panel is a sub panel off the exterior panel. Typically special requirements are required for sub panels such as the ground and neutrals being isolated and independent on separate bars. Currently the grounds and neutrals are combined. Recommend having a licensed electrician further evaluate the panel and repair any concerns as necessary.



4.3 Item 1(Picture) Observations

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

(1) The noted dining room outlet, and primary bathroom fixtures were inactive. The dining room outlet is 220 for a window ac unit. Additionally, the doorbell chime did not function. Suggest asking the sellers about this or having a licensed electrician evaluate and correct as necessary.

4.4 Item 1(Picture) Inactive 220 Outlet (Dining Room)

4.4 Item 2(Picture) Inactive (Primary Bathroom)

(2) The only outlets that were located upstairs are in the rear room. Identified for reference only.

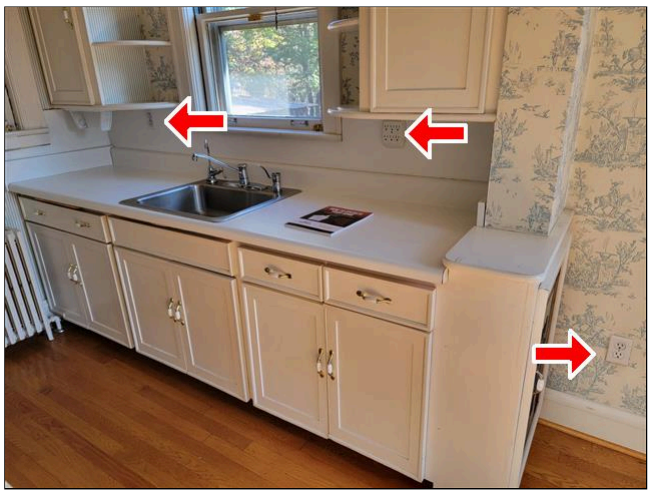
4.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected

(1) The main bathroom outlet was observed ungrounded. Ungrounded outlets near water sources pose an increased shock concern. GFCI devices provide additional electrical safety in these locations. Recommend having a licensed electrician upgrade the noted outlets/circuits to improve electrical safety.

4.5 Item 1(Picture) Ungrounded (Main Bathroom)

(2) 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. Recommend having a licensed electrician upgrade the noted outlets or circuit to improve electrical safety.



4.5 Item 2(Picture) Grounded (Kitchen Outlets)

4.5 Item 3(Picture) Grounded (Basement)

4.5 Item 4(Picture) Grounded (Exterior Outlet)

4.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

The noted primary bathroom GFCI outlet was observed inactive and failed to reset. This is common with age and infrequent testing. Recommend having a licensed electrician replace the faulty outlet to restore proper safety function.

4.6 Item 1(Picture) Faulty GFCI Outlet (Primary Bathroom)

4.7 Operation of AFCI (Arc Fault Circuit Interrupters)

Comments: Not Present

4.8 Smoke Detectors

Comments: Inspected

Smoke detectors were observed in the hallways only, but were not tested. They are inspected for presence only. 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 annually. Smoke detectors should also be replaced every 10 years. Suggest installation of additional detectors per manufacturer's instructions.

4.9 Carbon Monoxide Detectors

Comments: Not Present

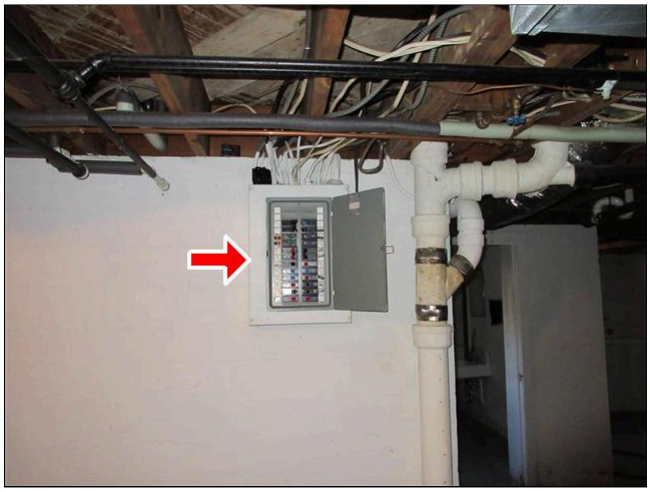
A CO detector was not observed. Currently the home has fuel burning devices. Recommend installing a CO detector per manufacturers instructions.

4.10 Main Electrical and Distribution Panel Location(s)

Comments: Inspected

The main electrical service disconnect is located on the rear of the home at the meter base. The main distribution panel is located in the basement. The exterior breaker has to be turned off to remove all power from the house. The exterior panel was locked.

4.10 Item 1(Picture) Exterior Disconnect Panel



4.10 Item 2(Picture) Main Interior Panel/ Breakers

Styles & Materials

Electrical Service Conductors:
Overhead Service
Aluminum
220 Volts

Panel capacity:
150 AMP

Panel Type:
Circuit Breakers
Exterior Main Disconnect
Fuses

Electric Panel Manufacturer:
BRYANT

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: Not Present

5.4 Microwave Cooking Equipment

Comments: Not Present

5.5 Refrigerator

Comments: Inspected

The refrigerator water line is not connected. Identified for reference.

Styles & Materials

Dishwasher Brand:	Range/Oven:	Exhaust/Range hood:
None	KENMORE Electric	None
Disposer Brand:	**Microwave (Built in):**	**Refrigerator:**
None	None	FRIGIDAIRE

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

6.1 Walls

Comments: Inspected

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

6.2 Floors

Comments: Inspected

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

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 finished and the knee wall was not floored and could only be viewed from the entry point thus limiting observations. No observations were made from the entry indicating any structural concern.

6.6 Chimney (Exterior)

Comments: Inspected

The chimney crowns were observed intact but cracked and worn from age and weather. Cracking can potentially allow water to enter the chimney chase which increases deterioration especially when the chimney is no longer used or abandoned. Staining was present around the middle chimney in the basement. The installation of a rain cap over the top of the chimney would be an improvement over the current configuration. Recommend having a licensed contractor further evaluate and repair as necessary.

6.6 Item 1(Picture) Cracking (Middle Chimney)

6.6 Item 2(Picture) Cracking (Right Rear Chimney)

Styles & Materials

Foundation:
Masonry block
Poured Concrete

Method used to observe Foundation:
Walked
From Entry

Floor Structure:
2 X 10

Wall Structure:
Wood
Limited Visibility

Interior Supports:
Steel Lally Columns

Ceiling Structure:
2X6
Limited Visibility

Roof Structure:
2 X 6
Limited Visibility

Roof-Type:
Gable
Hip

Method used to observe attic:
Walked
From Entry (Limited Visibility)

Attic info:
Walk-in Attic Access
Knee Wall 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

7.1 Insulation Under Floor System

Comments: Inspected

What appeared to be organic growth was visible on areas of the floor insulation under the primary bathroom. Recommend replacing the affected insulation.

7.1 Item 1(Picture) Organic Growth

7.2 Vapor Barrier in Unconditioned Spaces

Comments: Not Present

7.3 Ventilation of Foundation and Attic Areas

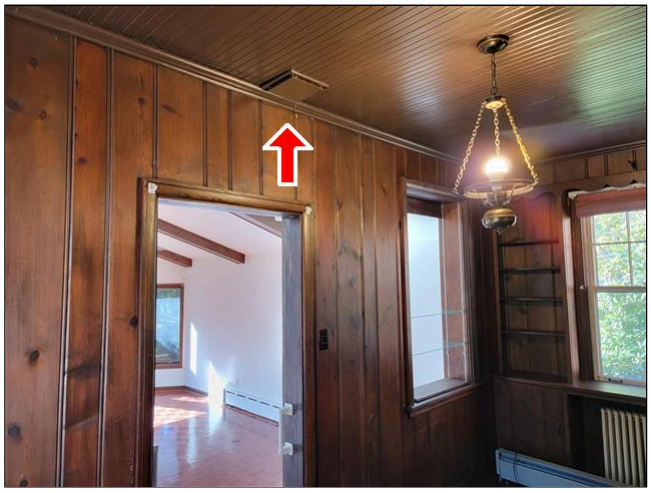
Comments: Inspected

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.

7.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

(1) The vent fan located between the right den appears to have been removed and the cover has been left behind. Suggest removing cover and sealing to reduce heat loss and drafts. Identified for reference only.



7.4 Item 1(Picture) Removed Vent Fan

(2) No ventilation was observed in the main bathroom. Typically an exhaust fan or a window to the exterior is needed to properly vent excessive moisture. Poor ventilation can result in surface mold and paint deterioration. Suggest installation of a ventilation fan.

7.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Present

Styles & Materials

Attic Insulation:	Ventilation:	Exhaust Fans:
Batts	Ridge Vents	Fan only
Blown	Gable Vent	None
Fiberglass	Limited Visibility	None (Window)
R-19 (6")		
Limited Visibility		

Dryer Power Source:	Dryer Vent Duct Material:	Floor System Insulation:
220 Electric	None	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.

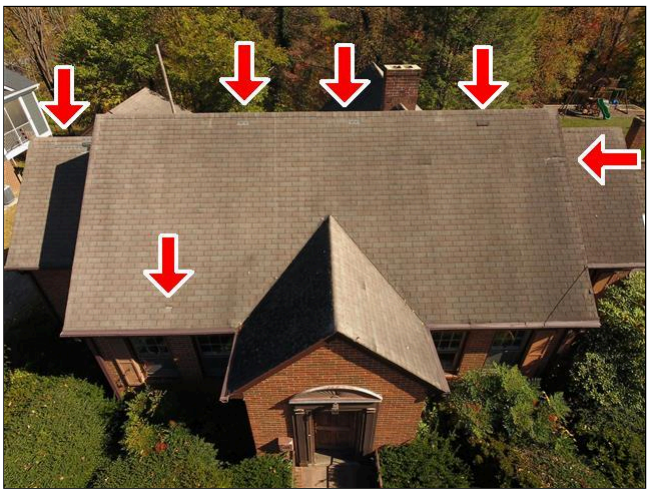
8. Roofing

Items

8.0 Roof Coverings

Comments: Inspected

The shingles were observed in worn condition. The edges have thinned, the corners are beginning to curl, wind lift damage was noted in multiple areas leaving exposed nail heads and substantial granular loss is visible. As the shingles appear to be at the end of their typical life expectancy, suggest having a licensed roofing contractor further evaluate and advise on replacement cost/repairs.



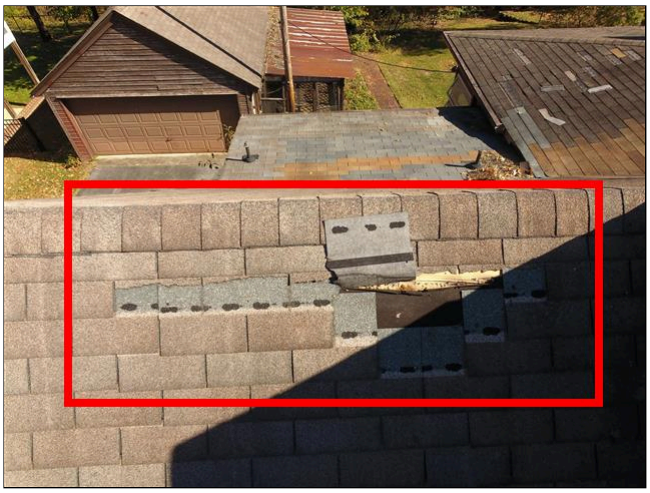
8.0 Item 1(Picture) Wind Lift, Missing Tabs, and Nail Pops

8.0 Item 2(Picture) Damaged Shingles (Around Skylights)

8.0 Item 3(Picture) Substantial Granular Loss

8.0 Item 4(Picture) Substantial Granular Loss, and Damaged Shingles

8.0 Item 5(Picture) Missing Shingles and Exposed Nail Heads



8.0 Item 6(Picture) Missing Shingles and Exposed Nail Heads

8.1 Flashings

Comments: Inspected

(1) Multiple openings were observed around the chimney flashing. This is common with the age of the roof. Suggest repair to the flashing to eliminate the potential of moisture intrusion when the roof is repaired.

(2) Although not required, no kick out flashing or diverter was observed at the roof to side wall transition. Kick out flashing diverts roof water into the gutter and prevents large volumes of water from running down the siding. Suggest installation of kick out flashing to improve rain water management and reduce the potential for water intrusion.

8.1 Item 1(Picture) Front Left

8.2 Roof Penetrations including Skylights, Chimneys and Vents

Comments: Inspected

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) Discharge (Multiple Locations Around the Exterior Front and Rear)

Styles & Materials

Roof Covering:
Standard 3-Tab, Asphalt/Fiberglass

Viewed roof covering and vent pipes plus flashing from:
Aerial Camera (Limited Visibility)
Ground (Limited Visibility)

Sky Light(s):
Two

Chimney (exterior):
Brick

Gutters:
Aluminum Seamless
Hooded

Viewed gutter system from:
Ground
Aerial Camera

Estimated Life Expectancy of Roof Covering:
Exceeded (Condition Based)

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

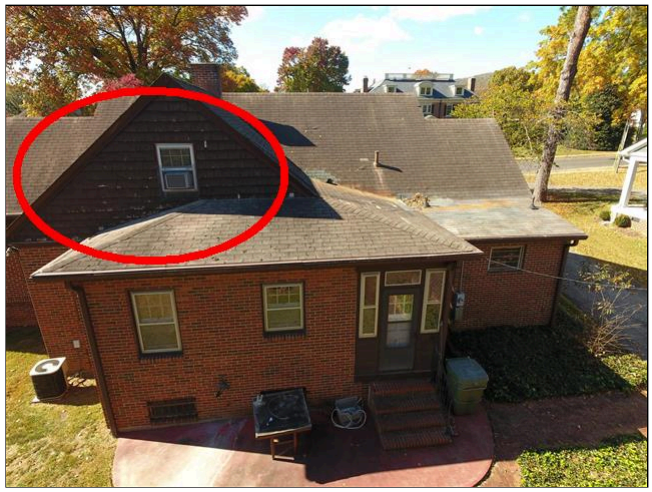
Items

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) Damaged Wood Siding and Openings



9.0 Item 2(Picture) Damaged Wood Siding and Openings

9.0 Item 3(Picture) Openings (Around Rear Door)

9.0 Item 4(Picture) Deterioration and Peeling Paint

9.0 Item 5(Picture) Openings and Failing Sealant (Around Windows)

9.0 Item 6(Picture) Around Front Entrance

9.1 Doors (Exterior)

Comments: Inspected

The rear and basement exterior doors were observed not adequately sealed resulting in excessive air leakage, and the door knob was missing components at the rear. The basement door would not close which also creates a safety concern. This can also allow potential pest and moisture intrusion. Suggest repair to reduce the concerns.

9.1 Item 1(Picture) No Weather Stripping and Faulty Door Knob (Rear)

9.1 Item 2(Picture) Not Closing (Basement)

9.2 Windows

Comments: Inspected

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

Comments: Inspected

- Railing requirements have changed over time. Although not required to, the lack of a graspable handrail and balusters does not meet current safety specifications. Typically stairs over three risers tall have a hand rail and vertical balusters for safety. This is a fall safety concern especially for toddlers and small children.

9.3 Item 1(Picture) Basement Stairs

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) A floor drain was observed in the basement stairwell, and in the basement floor. The operation of the drains was not verified. Suggest having the drains cleaned to ensure proper flow thus reducing the potential of water intrusion under the basement door, and a backup in the basement as staining was present.

9.4 Item 1(Picture) Stairwell Drain

9.4 Item 2(Picture) Basement Floor Drain

9.4 Item 3(Picture) Basement Floor Drain

(2) 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. There is a negative slope in areas that does not appear to drain water away from home, and may need landscaping plus drainage corrected. Additionally, several basement windows have been covered by overgrowth and may need window wells to reduce water intrusion. 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.

(3) Vegetation was observed in contact with the home in multiple locations. The front and right side was covered by bushes that are in close proximity to the home thus limiting observations. Suggest trimming upon moving in to reduce the potential of contact related material damage.

9.5 Eaves, Soffits and Fascias

Comments: Inspected

Styles & Materials

Siding Style:
- Lap
- Brick
- Wood Shakes

Siding Material:
- Wood
- Brick Veneer
- Hard Board (Masonite)

Exterior Entry Doors:
- Wood
- Solid
- Single Pane Glass

Appurtenance:
- Sidewalk
- Stoop
- Patio
- Garage (Detatched)
- Extra Info : The detached garage was not included in the inspection

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
528 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 was observed in multiple locations throughout the home. Moisture was measured in areas and appeared to be an ongoing concern as deterioration is also occurring. Additionally, what appears to be organic growth was also visible in areas and may be from leaks, and poor air circulation. Suggest directing attention to section roofing section 8.0 plus spraying and wiping areas affected with potential organic growth. Recommend having a licensed contractor further evaluate and repair.

1.1 Walls

Inspected

Although typically a maintenance/cosmetic issue, open joints were observed around the main and primary bathroom shower fixtures, plus a window. Disruptions are occurring around the primary

bathroom shower flooring. These areas should be repaired and sealed to reduce the potential of water intrusion behind surfaces.

1.2 Floors

Inspected

(1) Multiple sections of the flooring materials in the primary bathroom have disruption and were loose. This creates a potential foot safety hazard. Suggest repair to reduce the concerns.

1.3 Steps, Stairways, Balconies and Railings

Inspected

Railing requirements have changed over time. Although not required to, the lack of balusters does not meet current safety specifications. This poses a fall safety concern for toddlers and small children.

1.6 Windows

Inspected

Multiple observations were made with the windows throughout the home but not limited to the following noted items:

1. Broken/cracked glass was observed at the noted window(s). Recommend repair to reduce the safety concern and/or restore sealing capacity.

2. Although typically a cosmetic issue, haze was observed between the glass panes at the noted window(s). This is common when the seal begins to fail. Although the window is weather tight and mechanically operates as expected, the insulating capacity has been compromised.

3. The crank arm assembly at the noted jalousie window was broken and the windows would not close. This can allow for water intrusion during moderate rain events. Suggest repair to restore normal use and reduce any future water related concerns.

4. Safety glass was not observed in the noted window. Although replacement windows are not required to meet current safety specifications, the lack of safety glass poses a safety concern if fallen into.

5. Multiple window sashes were observed with faulty balances throughout the home. The balance is the device that assists in lifting the weight of the window and holds the window in the up position. Caution is suggested when unlatching the windows as the top sash can fall quickly, and the bottom sash may not stay up., Additionally, the basement windows would not open. This creates a safety hazard as inoperable windows can impede an emergency exit. Recommend repair to restore normal use.

1.8 Interiors

Inspected

(1) Peeling paint chips and failing window glazing were observed at most window sills throughout the home. Additional peeling paint chips were observed in areas 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 the wood and glass. Recommend having a licensed contractor further evaluate and advise corrective actions and associated costs.

1.9 Basement

Inspected

(1) Although no active water was observed in the basement at the time of the inspection, staining and white efflorescence (powder substance) was observed on the foundation wall indicates moisture is, or has been in contact with the masonry. This does not necessarily indicate that intrusion will occur but the potential does exist. Efflorescence is found on many homes without water intrusion occurring inside the home. Suggest asking the seller about any historical water intrusion events, plus directing attention to ensuring that grading around the home is not allowing water to pool against the foundation and that the gutters are clear, functioning properly and discharging away from the home. If water intrusion occurs, recommend having a licensed contractor further evaluate and advise

corrective actions.

(2) What appeared to be insect damage was observed in a section of the rim joist. 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. If active insects are found, suggest having a qualified contractor further inspect the framing and repair any damaged areas as needed.

2. Heating / Central Air Conditioning

2.0 Heating Equipment

Inspected

(2) The oil boiler was not inspected for functionality as the oil tanks were empty at the time of the inspection. Suggest having a licensed HVAC contractor further evaluate the system prior to any use to ensure safe and proper operation.

2.2 Air Handler Equipment

Inspected

Corrosion was observed around the base of the air handler/ return ducting. This can allow for corrosion to be pulled into the system off the corrosion. Recommend having a licensed HVAC contractor further evaluate and repair.

2.4 Presence of Installed Heat Source in Habitable Rooms

Inspected

No permanent heat source was observed for the upstairs.

3. Plumbing System

3.0 Plumbing Waste and Vent Systems

Inspected

(1) The noted primary bathroom drain was observed uncapped. Uncapped drains can allow unpleasant sewer gasses to enter the home. This can also allow accidental leaks in the event of a clog. Suggest capping or installation of a drain plug.

3.2 Plumbing Fixtures and Connections

Inspected

(1) The noted shower arm mounts behind the wall cavity were observed loose, a sink fixture was constantly dripping, and a tub stopper did not function. Although no leaking was observed at the mounts, repeated head adjustments can lead to connection leaks. Suggest securing shower arm mounts and repairing dripping fixture.

(2) The rear hose bibb was seized and would not turn on. Suggest repair to restore normal use and to identify any leaks.

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.

4. Electrical System

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

Inspected

What appeared to be breaker over-sizing was observed in the electrical panel. This is improper and

does pose a safety concern as the wire can overheat before the breaker will trip. Also breaker double tapping (two or more wires under one breaker terminal) was observed. Many breaker manufacturers do not allow double tapping and consider it a safety issue. Additionally, the interior panel is a sub panel off the exterior panel. Typically special requirements are required for sub panels such as the ground and neutrals being isolated and independent on separate bars. Currently the grounds and neutrals are combined. Recommend having a licensed electrician further evaluate the panel and repair any concerns 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

(1) The noted dining room outlet, and primary bathroom fixtures were inactive. The dining room outlet is 220 for a window ac unit. Additionally, the doorbell chime did not function. Suggest asking the sellers about this or having a licensed electrician evaluate and correct as necessary.

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

Inspected

(1) The main bathroom outlet was observed ungrounded. Ungrounded outlets near water sources pose an increased shock concern. GFCI devices provide additional electrical safety in these locations. Recommend having a licensed electrician upgrade the noted outlets/circuits to improve electrical safety.

(2) 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. Recommend having a licensed electrician upgrade the noted outlets or circuit to improve electrical safety.

4.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

The noted primary bathroom GFCI outlet was observed inactive and failed to reset. This is common with age and infrequent testing. Recommend having a licensed electrician replace the faulty outlet to restore proper safety function.

4.9 Carbon Monoxide Detectors

Not Present

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

6. Structural Components

6.6 Chimney (Exterior)

Inspected

The chimney crowns were observed intact but cracked and worn from age and weather. Cracking can potentially allow water to enter the chimney chase which increases deterioration especially when the chimney is no longer used or abandoned. Staining was present around the middle chimney in the basement. The installation of a rain cap over the top of the chimney would be an improvement over the current configuration. Recommend having a licensed contractor further evaluate and repair as necessary.

7. Insulation and Ventilation

7.1 Insulation Under Floor System

Inspected

What appeared to be organic growth was visible on areas of the floor insulation under the primary bathroom. Recommend replacing the affected insulation.

7.3 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.

7.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected

(2) No ventilation was observed in the main bathroom. Typically an exhaust fan or a window to the exterior is needed to properly vent excessive moisture. Poor ventilation can result in surface mold and paint deterioration. Suggest installation of a ventilation fan.

8. Roofing

8.0 Roof Coverings

Inspected

The shingles were observed in worn condition. The edges have thinned, the corners are beginning to curl, wind lift damage was noted in multiple areas leaving exposed nail heads and substantial granular loss is visible. As the shingles appear to be at the end of their typical life expectancy, suggest having a licensed roofing contractor further evaluate and advise on replacement cost/repairs.

8.1 Flashings

Inspected

(1) Multiple openings were observed around the chimney flashing. This is common with the age of the roof. Suggest repair to the flashing to eliminate the potential of moisture intrusion when the roof is repaired.

8.3 Roof Drainage Systems

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.

9. Exterior

9.0 Wall Cladding, Flashing and Trim

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.

9.1 Doors (Exterior)

Inspected

The rear and basement exterior doors were observed not adequately sealed resulting in excessive air leakage, and the door knob was missing components at the rear. The basement door would not close which also creates a safety concern. This can also allow potential pest and moisture intrusion. Suggest repair to reduce the concerns.

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

Inspected

Railing requirements have changed over time. Although not required to, the lack of a graspable handrail and balusters does not meet current safety specifications. Typically stairs over three risers tall have a hand rail and vertical balusters for safety. This is a fall safety concern especially for toddlers and small children.

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

Inspected

(1) A floor drain was observed in the basement stairwell, and in the basement floor. The operation of the drains was not verified. Suggest having the drains cleaned to ensure proper flow thus reducing the potential of water intrusion under the basement door, and a backup in the basement as staining was present.

(2) 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. There is a negative slope in areas that does not appear to drain water away from home, and may need landscaping plus drainage corrected. Additionally, several basement windows have been covered by overgrowth and may need window wells to reduce water intrusion. 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.

(3) Vegetation was observed in contact with the home in multiple locations. The front and right side was covered by bushes that are in close proximity to the home thus limiting observations. Suggest trimming upon moving in to reduce the potential of contact related material damage.

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.