

Definitions

All definitions listed below refer to the item listed as inspected on this report at the time of the inspection.

Acceptable	Functional with no obvious signs of defect. The item is performing substantially as intended.
Not Present	Item not present or not found.
Not Inspected	Item was not inspected due to safety reasons, weather, lack of utilities, inaccessible, or disconnected at time of inspection.
Maintenance	Item is in need of routine maintenance.
Non Conforming	Item does not conform to current standards and there is no requirement to update to current standards.
Defective	Item is unable or unsafe to perform its intended function or item is at the end of its normal useful life.

Scope of Inspection

The inspection is limited to visual inspection of readily accessible areas only, unless it is indicated in the report that some other method was specifically utilized. No disassembly of equipment, opening of walls, moving of furniture, drop down ceilings or carpeting will be performed. This report does not cover concealed or latent conditions which are not apparent from a visual inspection. This report is not intended to be exhaustive nor imply every component was inspected, nor imply every possible defect was discovered. Items that are specifically omitted from the scope of this inspection include solar heat, solar hot water, swimming pools, hot tubs, central vacuum systems, security systems, water treatment systems, sprinkler systems, playground equipment, chimney flue liners, insect infestation, water purity, well flow, septic systems, or environmental concerns such as radon, urea-formaldehyde, lead, asbestos, toxic wastes, indoor air quality, mold, electro-magnetic fields, or buried fuel tanks. Any reporting on an excluded item shall be deemed to be provided solely as a courtesy and shall not be deemed to be an amendment or waiver of the listed exclusions.

Any opinions regarding adequacy, capacity, or expected life of components are general estimates based on the Inspectors knowledge of similar components and occasional wide variations may occur between such estimates and future experiences.

All items not inspected due to weather will be re-inspected at the request of the client at no additional fee. This inspection report does not cover building codes, zoning compliance or permit research.

This inspection was performed substantially in accordance to the Standards of Practice of the American Society of Home Inspectors, a copy of which will be provided at the request of the client.

General Information

Property Information

Property Address 123 Jones Road
 City Syracuse State NY Zip 13201
 Seller: Owner of Record
 Sellers Agent: Mary Smith Real Estate- Mary Smith

Client Information

Client Name John Smith
 Client Address 321 Smith Road
 City Syracuse State KA Zip 77233
 Phone 888-222-1111 Fax E-mail
 Buyers Agent: Ted Jones Real Estate- Ted Jones

General Information (Continued)

Inspection Company

Inspector Name Thomas Tyler (NYS License #160000009000) & Daniel Hager (NYS Lic # 16000008997)
Company Name Thomas Tyler Home Inspections, Inc.
Company Address 105 1/2 Meyers Road
City Liverpool State NY Zip 13088
Phone: 315-453-2949 Fax: 315-461-9264
File Name 123 Jones
Invoice Amount \$350

Conditions

Others Present Buyer Property Occupied Yes
Estimated Age 50 Years Entrance Faces South
Inspection Date 04/17/2008
Start Time 8:00 AM End Time 10:30 AM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 75 Weather Sunny Soil Conditions Wet
Space Below Grade Basment/Crawl Space Building Type Single Family
Sewage Disposal Public How Verified Visual
Water Source Public How Verified Visual

Lots and Grounds

GENERAL COMMENTS: There should be a positive pitch away from the home of at least 6" in the first 6'. Keep soil/mulch at least 6" below the level of the siding.

- Maintenance Walks: Pavers Relevel as necessary to prevent tripping
- Defective Steps/Stoops: Treated Wood Uneven riser height noted, this can be a tripping hazard, repair as necessary, Install handrails where missing for safety
- Not Present Patio:
- Maintenance Vegetation: Keep vegetation 12"-18" away from home
- Defective Retaining Walls: Landscape Timbers Significant tilt noted, obtain estimate from qualified contractor for repair/replacement
- Maintenance Basement Stairwell: Most basement stairwells experience some form of water penetration
- Maintenance Grade/Drainage Flat/negative grade noted, add soil as necessary to create positive grade away from home
- Maintenance Driveway: Asphalt Fill cracks and reseal

Exterior Surface and Components

GENERAL COMMENTS: Some areas of the exterior may not be accessible for visual inspection due to vegetation, stored goods or snow and are outside the scope of the inspection. Rot can be major or minor. Minor rot usually affects the trim and is relatively inexpensive to correct. Major rot affects the structure and can be expensive to correct. Upon removal of minor rot major rot may be found. Freshly painted surfaces may hide rot. Rot found behind exposed surfaces is outside the scope of the inspection. In some cases the inspector may not be able to determine if a deck is properly flashed to the home. Storm windows are visually inspected but not operated. Lack of routine maintenance, caulking and painting, can lead to minor and major rot.

Exterior Surface

- Acceptable Type1 : Vinyl Siding
- Non Conforming Type 2: Brick Veneer Although weep holes are not a common practice in the area, they should be installed at base and top of wall
- Non Conforming Deck: Treated Wood Rail system not child proofed to current standards
- Maintenance Trim: Vinyl/Wood Recaulk as necessary, Repaint as necessary
- Acceptable Fascia/Soffits : Aluminum/Vinyl
- Acceptable Entry Doors: Insulated Metal
- Non Conforming Patio Door: Metal Thermopane Metal sliding glass doors are not energy efficient, plan on eventual replacement
- Acceptable Windows: Vinyl Thermopane
- Non Conforming Electric: 110 VAC Grounded Non GFCI outlets, typical for age, update to GFCI outlets for safety
- Acceptable Water Faucets :
- Acceptable Main Gas Valve: Left Side

Garage/Carport

Garage/Carport

- Type of Structure: Attached Car Spaces: 2
- Acceptable Garage Doors: Vinyl
- Non Conforming Door Operation: Springs on doors will break with time, add steel cables inside springs for safety
- Acceptable Door Opener: Quantity - 2
- Acceptable Exterior Surface:
- Acceptable Windows:
- Acceptable Roof:
- Acceptable Roof Structure: Rafters
- Non Conforming Service Doors: Replacing interior service door with an insulated door would improve energy efficiency, Door does not meet current standards for fire separation
- Non Conforming Walls/Ceiling: No fire separation between garage and home, typical for age.
- Acceptable Floor/Foundation: Masonry Block & Poured Concrete
- Acceptable Water Faucet:
- Acceptable Electrical: 110 VAC GFCI
- Not Present Heating:

Roof

GENERAL COMMENTS: Inspecting a roof from on top of the roof is the best way to inspect a roof. Sometimes this is not possible due to the height of the roof or steep roof pitch or wet/ice conditions. Inspecting the shingles from the ground limits the inspection of the shingles. Roof shingles age differently based upon the quality of the shingle, the pitch of the roof, exposure to the sun and attic ventilation. The inspection of the roof does not guarantee that the roof does not leak. In order to determine that the roof does not leak, you need to observe heavy rains with high winds from each direction. Inspection of the chimney is limited to the exterior surfaces and does not include the flue liner or lack thereof.

Roof Surface

Method of Inspection: On roof

Unable to Inspect: 10%

Obstructed By: Moss

Maintenance Material: Composition Shingle Moss growth noted, remove moss, reinspect shingles and install zinc or copper strips to prevent future growth

Type: Gable

Remaining Useful Life: 15+ Years

Acceptable Flashing: Aluminum

Acceptable Valleys:

Acceptable Skylights: Skylights are prone towards leaking and/or condensation

Non Conforming Plumbing Vents: Cast iron Vent pipes are undersized by current standards

Maintenance Gutters/Downspouts: Extend downspouts and/or add splash blocks as necessary to get roof run-off further away from the home.

Chimney

Maintenance Chimney: Brick Repoint as necessary. Seal cracks in crown

Non Conforming Chimney Cap: Add chimney caps where missing to keep water and animals/birds out of chimney

Foundation / Framing / Basement

GENERAL COMMENTS: Cracks in masonry are common and usually not a problem. Cracks can result from settlement, shrinkage, frost, water pressure and back filling. Often the seriousness of a crack can only be determined by monitoring over a period of time. Damp walls in basements are common and usually can be corrected by proper exterior grading and/or gutter and downspouts. The cost of correcting water problems can vary substantially depending upon the cause. Predicting the severity and frequency of water problems based upon a one time inspection is difficult to impossible. A dehumidifier should be run spring through fall. Most basements have some form of mold. There are many different kinds of mold, many of which are not harmful. Peoples reactions to mold vary significantly. The testing of mold is outside the scope of the inspection.

Structure Type: Wood frame

Inspection Limited by: Household Furnishings, Finished Ceiling, Finished Walls

Acceptable Foundation: Masonry Block Some areas of the foundation were not accessible from the interior or the exterior and were not inspected

Acceptable Basement Floor: Poured Concrete

Acceptable Columns/Posts: Steel Columns

Acceptable Beams: Steel I-Beam

Acceptable Floor Joists: 2x12 30% of floor joists are covered and not accessible for inspection

Acceptable Subfloor: Tongue and Groove 30% of subfloor is covered and not accessible for inspection

Non Conforming Basement Stairs: Handrail does not meet current standard for grasping

Non Conforming Electrical: 110 VAC Grounded Non-GFCI'S outlets in unfinished areas, typical for age, update to GFCI'S for safety

Acceptable Smoke Detection:

Non Conforming Heat Source: Ceiling Registers No permanent source of heat noted

Acceptable Drainage: Floor Drain

Not Present Insulation: Insulate rim joist to reduce energy costs

Defective Evidence of Previous Moisture Penetration: Evidence of water penetration in finished area of basement, obtain estimate from a qualified contractor for correction

Non Conforming Basement Windows Windows do not meet current standards for egress from habitable space.

Acceptable Fuel Lines Black Iron/Galvanized Galvanized gas lines occasionally rust, flake and leak, plan on eventual replacement.

Crawl Space

Rear Crawl Space

Method of Inspection: In Crawl Space Inspection Limited By: Insulation

Acceptable	Evidence of Moisture Penetration: No
Acceptable	Ventilation: From Basement
Acceptable	Insulation: Fiberglass Batts
Acceptable	Vapor Barrier: Plastic
Acceptable	Foundation Masonry Block
Acceptable	Columns/Posts: Masonry Block
Acceptable	Beams: Bonded Wood
Not Inspected	Floor Joists: Covered with insulation and not accessible for inspection
Not Inspected	Sub Floor: Covered with insulation and not accessible for inspection

Heating System

GENERAL COMMENTS: The inspection of the heat exchanger/boiler is limited to accessible areas. Defects may exist outside of the accessible areas that may be found during a complete heating system check-up done by a heating contractor. The inspector checks to see if there is a permanent source of heat in each room. No representations are made as to the adequacy of the heat source. Controls and safety controls are checked to see that they are installed but cannot always be checked to see if they are operating correctly. Calculating the correct size of the heating plant is beyond the scope of the inspection.

Heating System

Manufacturer: Carrier/Bryant/Payne
 Type: Forced Air Capacity: 100K BTU'S
 Area Served: Whole house Approximate Age: 5 Years
 Fuel Type: Natural Gas

Acceptable	Heating System Operation:
Not Inspected	Heat Exchanger: Normal life expectancy is 20-30 years, Completely enclosed and not accessible for inspection
Unable to Inspect: 100%	
Acceptable	Blower Fan/Filter: Electrostatic Filter
Acceptable	Distribution:
Not Present	Circulator Pump:
Acceptable	Combustion Air Venting: PVC
Acceptable	Controls:
Not Inspected	Humidifier: Turned off at time of inspection, Keep humidity levels below 45% and turn off and clean in the spring
Acceptable	Fuel Lines:
Acceptable	Burner
Not Inspected	Fuel Tank: Oil - Abandoned Evidence of previous buried fuel oil tank. This can be a significant potential liability and is outside the scope of the home inspection. Have checked by a qualified environmental contractor.

Tank Location: Exterior Side Yard

Air Conditioning

GENERAL COMMENTS: The air conditioning system is inspected by visual inspection, operating the system and measuring the temperature differential between the supply and return air ducts. Measuring the amperage draw and pressure in the refrigerant lines is outside the scope of the inspection. Sometimes you need to adjust the ductwork between the heating and cooling seasons.

AC System

Manufacturer: Carrier/Bryant/Payne
 Area Served: Whole house Approximate Age: 5 Years
 Fuel Type: 220 VAC Temperature Differential: 18
 Type: Split System Capacity: 30K BTU's

Acceptable	A/C System Operation:
Acceptable	Electrical Disconnect:
Acceptable	Compressor/Condensor:

Air Conditioning (Continued)

Acceptable Evaporate Coils /Condensate Drain:
 Maintenance Refrigerant Lines: Replace missing/torn insulation on the exterior

Exposed Electrical

GENERAL COMMENTS: The proper size of the electrical system can be determined by a detailed electrical analysis which is beyond the scope of the inspection. Instruct family members as to the location of the main electrical disconnect in case of an emergency.

Service Size Amps: 200 AMPS Volts:

Not Inspected Service: Aluminum - Below ground, cannot be visually inspected

Electric Panel

110 VAC Conductor: Copper 220 VAC Conductor: Copper and Aluminum

Max Capacity: 200 Amps Location: Basement

Acceptable Main Disconnect Size: 200 AMPS

Acceptable Breakers:

Not Present Fuses:

Acceptable Grounding: Plumbing & Rod in Ground.

Acceptable Bonding:

Acceptable Conductor: Non Metallic Sheathed Cable(Romex)

Room for Additional Circuits in Panel: Yes

Exposed Plumbing

GENERAL COMMENTS: The inspection of supply and drain pipes in concealed or underground areas is beyond the scope of the inspection. A slow leak in a concealed wall or floor area may not show up until hours or even days after the plumbing fixture is used. Shutoffs and valves are visually inspected but not manually inspected due to potential for leakage. Instruct family members as to the location of main water shutoff in case of emergency.

Non Conforming Service Line: Lead water line noted, have water tested for lead content, install filter on kitchen sink or replace lead line if necessary

Acceptable Main Water Shutoff:

Non Conforming Water Lines: Copper, Galvanized Galvanized water lines noted, plan on eventual replacement

Acceptable Vent Pipes:

Acceptable Drain Pipes: Cast iron, PVC

Acceptable Utility Sink:

Water Heater

Manufacturer: A.O. Smith

Type: Natural Gas Capacity: 40 Gallon

Approximate Age: 15+ Years Area Served: Whole House

Defective Water Heater Operation: Gas hot water tanks normally last 8-12 years, unit is 15 years old, replacement could be at any time

Acceptable Combustion Air Venting::

Acceptable Temperature/Pressure Relief Valve:

Acceptable Fuel Lines:

Finished Areas

GENERAL COMMENTS: Assessing the quality and condition of the interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws and quality of materials are beyond the scope of the inspection. The inspection of the interior is normally limited by carpeting, furniture, household goods and wall hangings. Recently painted surfaces may hide defects. All floors have some bounce, tilt or squeaks. Typically, the older the home, the greater the amount of bounce, tilt and squeaks. Floor squeaks may be permanent or change with seasons. Walls and/or ceilings may develop settlement and/or shrinkage cracks. Structures may also change with temperature, humidity and even furniture arrangement. Major cracks indicate structural problems that may or may not have stabilized. Often the seriousness of the crack can only be determined by monitoring the crack over time. Doors/windows are randomly checked with a representative number of units. Electrical outlets are randomly checked with a representative

Finished Areas (Continued)

number of units. Smoke detectors are checked to see if they are present but not operated, recheck upon moving in and then every 3 months.

Finished Areas

- Maintenance Floor: Refinish hardwoods as necessary
- Acceptable Walls:
- Maintenance Ceiling: Typical cracks noted, repair as necessary
- Acceptable Doors:
- Acceptable Windows:
- Defective Skylights: Evidence of previous leaks and/or condensation. have corrected by a qualified contractor
- Acceptable Floor Bounce:
- Acceptable Floor Tilt:
- Non Conforming Stairs/Rails: Handrail does not meet current childproof standards
- Acceptable HVAC Source:
- Acceptable Electrical: 110 VAC Grounded & Ungrounded
- Non Conforming Fixtures: Light switch locations do not meet current standards for entering and leaving a room, typical for age
- Acceptable Smoke Detector:
- Acceptable Carbon Monoxide Detector::

Bathrooms

GENERAL COMMENTS: Soft or hollow tiles may indicate deterioration behind the tile in the wall and/or floor. The extent of the problem cannot be determined until the area is opened up. Structural rot and/or mold may be found when the area is repaired.

Half Bathroom

- Acceptable Floor:
- Acceptable Walls:
- Acceptable Ceiling:
- Acceptable Doors:
- Acceptable Electrical: 110 VAC GFCI
- Acceptable Sink:
- Acceptable Toilets:
- Acceptable HVAC Source:
- Acceptable Ventilation: Fan

Main Bathroom

- Acceptable Floor:
- Acceptable Walls:
- Acceptable Ceiling:
- Acceptable Doors:
- Non Conforming Windows: Windows in bathrooms over bath tubs should be safety glass or have safety bars by current standards
- Acceptable Electrical: 110 VAC GFCI
- Acceptable Counter/Cabinet:
- Acceptable Sink:
- Non Conforming Tub/Surround: No pressure balancing or anti-scold valve in shower, typical for age, install for safety.
- Acceptable Toilets:
- Acceptable HVAC Source:
- Acceptable Ventilation: Fan & Window

Kitchen

GENERAL COMMENTS: Kitchen appliances are inspected to see if they are working but not how well they are working or if all cycles/modes are working properly. Out of all of the items in a home, kitchen appliances are the most common item that can work today and break tomorrow. The inspection of kitchen appliances is provided as a courtesy and is outside the scope of the inspection.

Kitchen (Continued)

Kitchen

- Acceptable Floor:
- Acceptable Walls:
- Acceptable Ceiling:
- Not Present Doors:
- Acceptable Windows:
- Acceptable Cooking Appliances: Electric
- Acceptable Ventilator:
- Defective Disposal: Install cable clamp on electric line where it is connected to disposal
- Non Conforming Dishwasher: Install air gap on drain line
- Acceptable Refrigerator:
- Acceptable Microwave:
- Acceptable Sink:
- Non Conforming Electrical: 110 VAC Grounded Non-GFCI outlets by kitchen sink, typical for age, update to GFCI's on all outlets within 6' of kitchen sink for safety
- Acceptable Cabinets/Counter Tops:
- Acceptable HVAC Source:

Laundry Room/Area

GENERAL COMMENTS: Clean out dryer vent upon moving in and then annually thereafter.

Laundry Room/Area

- Acceptable Floors:
- Acceptable Walls:
- Acceptable Ceiling:
- Acceptable Doors:
- Acceptable Windows:
- Acceptable HVAC Source:
- Acceptable Laundry Tub: PVC
- Acceptable Laundry Tub Drain:
- Acceptable Washer Hose Bib:
- Acceptable Washer and Dryer Electrical: 110/220 VAC
- Acceptable Dryer Vent: Rigid Metal
- Not Present Dryer Gas Line:
- Acceptable Washer Drain:

Fireplace/Wood Stove

GENERAL COMMENTS: The inspection of the flue liner and the draft of wood burning appliance are outside the scope of the inspection.

Family Room Fireplace

- Acceptable Fireplace Construction: Masonry
- Type: Wood Burner
- Acceptable Smoke Chamber:
- Not Inspected Flue: Not accessible for visual inspection, have cleaned and reinspected by a qualified chimney sweep
- Acceptable Damper:
- Non Conforming Hearth: Hearth does not meet current standard of 16" of noncombustible material in front of firebox

Attic

GENERAL COMMENTS: Attics are not entered unless the inspector feels that it is safe to walk in the attic. Inadequate roof ventilation, insulation or air-sealing can lead to ice back-up. Proper air sealing is outside the scope of the inspection. During some winters, homes with good roof ventilation may still get ice back-up.

Attic

Method of Inspection: In Attic

Unable to Inspect: 20% Obstructed by: Line of sight

Acceptable Roof Framing: Rafters

Acceptable Roof Decking: Tongue and 'Groove

Acceptable Ventilation: Ridge and Soffit vents

Acceptable Insulation: Blown in Cellulose

Not Inspected Insulation Depth: It appears that the attic floor is insulated but it cannot be determined if the entire floor is insulated or insulated properly.

Acceptable Attic Fan:

Acceptable Wiring/Lighting:

Acceptable Moisture Penetration: Evidence of previous flashing leaks, none noted at this time recheck after heavy rains

Acceptable Bathroom Fan Venting:

Not Inspected Summary

Item was not inspected due to safety reasons, weather, lack of utilities, inaccessible, or disconnected at time of inspection.

Crawl Space

Rear Crawl Space Floor Joists: Covered with insulation and not accessible for inspection
Rear Crawl Space Sub Floor: Covered with insulation and not accessible for inspection

Heating System

Heating System Heat Exchanger: Normal life expectancy is 20-30 years, Completely enclosed and not accessible for inspection
Heating System Humidifier: Turned off at time of inspection, Keep humidity levels below 45% and turn off and clean in the spring
Fuel Tank: Oil - Abandoned Evidence of previous buried fuel oil tank. This can be a significant potential liability and is outside the scope of the home inspection. Have checked by a qualified environmental contractor.

Exposed Electrical

Service: Aluminum - Below ground, cannot be visually inspected

Fireplace/Wood Stove

Family Room Fireplace Flue: Not accessible for visual inspection, have cleaned and reinspected by a qualified chimney sweep

Attic

Attic Insulation Depth: It appears that the attic floor is insulated but it cannot be determined if the entire floor is insulated or insulated properly.

Maintenance Summary

Items that are in need of routine maintenance.

Lots and Grounds

Walks: Pavers Relevel as necessary to prevent tripping
Vegetation: Keep vegetation 12"-18" away from home
Basement Stairwell: Most basement stairwells experience some form of water penetration
Grade/Drainage Flat/negative grade noted, add soil as necessary to create positive grade away from home
Driveway: Asphalt Fill cracks and reseal

Exterior Surface and Components

Trim: Vinyl/Wood Recaulk as necessary, Repaint as necessary

Roof

Roof Surface Material: Composition Shingle Moss growth noted, remove moss, reinspect shingles and install zinc or copper strips to prevent future growth
Gutters/Downspouts: Extend downspouts and/or add splash blocks as necessary to get roof run-off further away from the home.
Chimney Chimney: Brick Repoint as necessary. Seal cracks in crown

Air Conditioning

AC System Refrigerant Lines: Replace missing/torn insulation on the exterior

Finished Areas

Finished Areas Floor: Refinish hardwoods as necessary
Finished Areas Ceiling: Typical cracks noted, repair as necessary

Non Conforming Summary

Items do not conform to current standards and there is no requirement to update to current standards. Item should be further evaluated taking into consideration the cost of updating, the benefit of updating including but not limiting safety and other historic significance.

Exterior Surface and Components

Exterior Surface Type 2: Brick Veneer Although weep holes are not a common practice in the area, they should be installed at base and top of wall

Deck: Treated Wood Rail system not child proofed to current standards

Patio Door: Metal Thermopane Metal sliding glass doors are not energy efficient, plan on eventual replacement

Electric: 110 VAC Grounded Non GFCI outlets, typical for age, update to GFCI outlets for safety

Garage/Carport

Garage/Carport Door Operation: Springs on doors will break with time, add steel cables inside springs for safety

Garage/Carport Service Doors: Replacing interior service door with an insulated door would improve energy efficiency, Door does not meet current standards for fire separation

Garage/Carport Walls/Ceiling: No fire separation between garage and home, typical for age.

Roof

Plumbing Vents: Cast iron Vent pipes are undersized by current standards

Chimney Chimney Cap: Add chimney caps where missing to keep water and animals/birds out of chimney

Foundation / Framing / Basement

Basement Stairs: Handrail does not meet current standard for grasping

Electrical: 110 VAC Grounded Non-GFCI'S outlets in unfinished areas, typical for age, update to GFCI'S for safety

Heat Source: Ceiling Registers No permanent source of heat noted

Basement Windows Windows do not meet current standards for egress from habitable space.

Exposed Plumbing

Service Line: Lead water line noted, have water tested for lead content, install filter on kitchen sink or replace lead line if necessary

Water Lines: Copper, Galvanized Galvanized water lines noted, plan on eventual replacement

Finished Areas

Finished Areas Stairs/Rails: Handrail does not meet current childproof standards

Finished Areas Fixtures: Light switch locations do not meet current standards for entering and leaving a room, typical for age

Bathrooms

Main Bathroom Windows: Windows in bathrooms over bath tubs should be safety glass or have safety bars by current standards

Main Bathroom Tub/Surround: No pressure balancing or anti-scold valve in shower, typical for age, install for safety.

Kitchen

Kitchen Dishwasher: Install air gap on drain line

Kitchen Electrical: 110 VAC Grounded Non-GFCI outlets by kitchen sink, typical for age, update to GFCI's on all outlets within 6' of kitchen sink for safety

Fireplace/Wood Stove

Family Room Fireplace Hearth: Hearth does not meet current standard of 16" of noncombustible material in front of firebox

Defective Summary

Item is unable or unsafe to perform its intended function or item is at the end of its normal useful life. Obtain estimate from qualified contractor for repair or replacement.

Lots and Grounds

Steps/Stoops: Treated Wood Uneven riser height noted, this can be a tripping hazard, repair as necessary, Install handrails where missing for safety

Retaining Walls: Landscape Timbers Significant tilt noted, obtain estimate from qualified contractor for repair/replacement

Foundation / Framing / Basement

Evidence of Previous Moisture Penetration: Evidence of water penetration in finished area of basement, obtain estimate from a qualified contractor for correction

Exposed Plumbing

Water Heater Water Heater Operation: Gas hot water tanks normally last 8-12 years, unit is 15 years old, replacement could be at any time

Finished Areas

Finished Areas Skylights: Evidence of previous leaks and/or condensation. have corrected by a qualified contractor

Kitchen

Kitchen Disposal: Install cable clamp on electric line where it is connected to disposal