

HouseWise
Home Inspection Report



Inspected Property

[REDACTED] Queensbury, NY
Inspection prepared for [REDACTED]
Date of Inspection: 10/3/2020 Time: Noon

Inspector: Russell Melville
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Report Summary

Exterior		
Page 9 Item: 9	Electric Meter Condition	<ul style="list-style-type: none"> • Meter is too close to the ground, as it should be a minimum of 4 feet above grade. Recommend raising the meter by a qualified person.
Page 11 Item: 15	Stair Condition	<ul style="list-style-type: none"> • Hand railing is missing as pictured. Recommend railing be added to stairs.
Electrical		
Page 23 Item: 3	Main Panel Comments	<ul style="list-style-type: none"> • Knockout missing as pictured from both panels. Recommend repair. • Over fused wiring noted. Wire is undersize for the amperage of the breaker. There are several 30 amp breakers using 12 gauge wiring. This is a safety hazard. • Double tapping noted. This is not allowed. • Recommend review by a qualified professional electrician for repair or replacement as necessary.
Page 25 Item: 5	Smoke detector comments	<ul style="list-style-type: none"> • Age of smoke detectors could not be determined. Suggest installing new, and additional smoke detectors and carbon monoxide detectors in appropriate areas as needed to enhance fire safety. Periodic testing is suggested to ensure proper working order and to enhance fire safety. Please go to web page for details concerning smoke detectors. http://www.nfpa.org/safety-information/for-consumers/fire-and-safety-equipment/smoke-alarms/installing-and-maintaining-smoke-alarms
Water Heater		
Page 30 Item: 4	Electrical	<ul style="list-style-type: none"> • Wire to hot water heater appears to be 12 gauge, and may be inadequate for this water heater. 10 gauge would be preferable. see main panel comments.
Laundry Area		
Page 35 Item: 3	Dryer Hook-ups	<ul style="list-style-type: none"> • Dryer has a corrugated vinyl or foil dryer vent pipe. This is a fire hazard as lint can get trapped in pipe. Recommend that the vent pipe be changed by a qualified person.
General interior Areas		
Page 36 Item: 1	Electrical Conditions	<ul style="list-style-type: none"> • Floor outlet is dangerous and should be removed. • Outlets painted over. These outlets should be replaced by a qualified person.
Attic		
Page 38 Item: 3	Sheathing Condition	<ul style="list-style-type: none"> • Mold like growth as pictured on roof sheathing. Area of mold exceeds 10 sq. ft. Mold can be a health hazard. Recommend that a Mold Assessor evaluate and advise client on remediation.

General Information

1. Inspector

Russell Melville

2. Persons in Attendance

Buyer • Buyers Agent

3. Occupancy

The Property is occupied

4. Property Information

Single family home

5. Levels

1 story • 2 Story

6. Estimated Age

This home is approximately 40 years old

7. Weather conditions

Cloudy • Cool

8. Special Notes

Note: Clients daughter was the Realtor.

Exterior

Deck Safety: HouseWise Inspection, LLC is not able to determine if the fasteners used in the deck are corroded due to the corrosive properties of the PT lumber, or if the fasteners are corroded to the point of failure leading to deck collapse. Recommend a qualified contractor evaluate all decks to determine if the fasteners are corroding, and replacing all fasteners with new non corrosive fasteners so as to insure the deck is safely attached to all supporting members, including the home and the piers/posts. HouseWise Inspection, LLC does not determine the load bearing capacity of decks. HouseWise cannot confirm that the deck flashing against the house is properly installed, or installed at all. Recommend a structural engineer determine the recommended occupancy rate of the decks. Failure of the deck may result in personal injury or death.

1. Electrical Conditions

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

2. Driveway Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Materials: Asphalt

Observations:

- Asphalt driveway is in poor condition, cracked, deteriorated, heaved due to tree roots and delayed maintenance.
- Recommend review by a qualified professional for repair or replacement as necessary.



3. Walkway Conditions

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Materials: Concrete

4. Exterior Wall Cladding Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Materials: Brick veneer • Wood Siding

Observations:

- Brick siding is damaged due to guttering issues, as pictured. Recommend a qualified mason evaluate and repair, or replace brick as necessary.
- Rodent access noted. Recommend holes be plugged.



2 ac line holes allow vermin entrance



gutter water damaging brick



gutter backing up against siding

5. Trim Conditions

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Materials: Wood

Observations:

- Soffit areas are darkened due to lack of ventilation, trees, shade, as pictured. It appears to be mold.
- Damaged/missing/lose as pictured.



wood rot



wood is patched, soft



opening for birds and vermin



vermin access





wood pecker or carpenter bees?

6. Window/Frame Conditions

Serviceable Repair/Replace Limited Insp Not Inspected None

Materials: Vinyl Frame Double Pane • Wood Frame Double Pane

X				
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paint

7. Exterior Door Conditions

Serviceable Repair/Replace Limited Insp Not Inspected None

Materials: French • Glass • Sliding glass • Wood

	X			
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Observations:

- Wood deterioration noted, due to guttering issues, roof water splashing off the deck onto the doors. Soft water damaged wood has been painted over. Suggest repairs/replacement as needed.



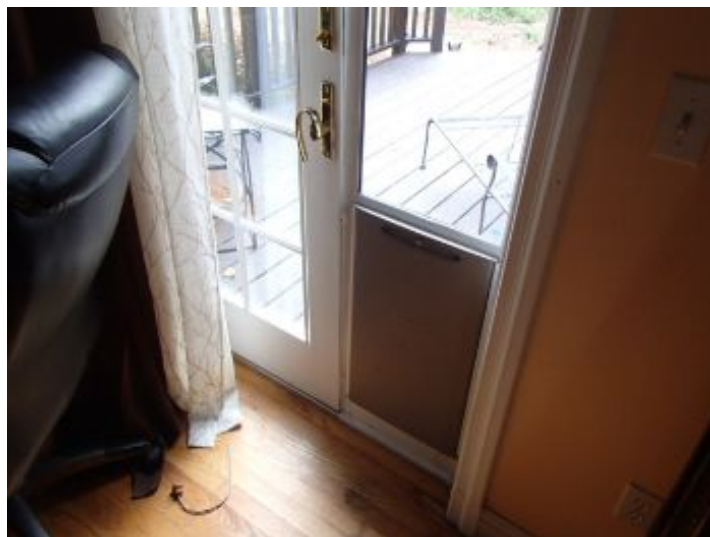
water damage to doors



painted over water damage



handle missing



pet door not tested

8. Gutter Condition

Serviceable	Repair/Replacement	Limited Insp	Not Inspected	None
	X			

Materials: Metal

Observations:

- Clogged gutters noted. Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage.
- Gutter are getting overwhelmed with water during heavy rain, as there is excessive length in proportion to the downspouts.
- Gutter missing as pictured, at one story addition. See basement wall section.
- Downspout(s) from upper roof discharges water onto roofing surface of lower roof. This will prematurely wear out shingles in this area. Recommend extending downspout to lower gutter to prolong single life.
- Recommend review for repair or replacement as necessary.



termination on the roof, overwhelmed gutters

9. Electric Meter Condition

Serviceable	Repair/Replacement	Limited Insp	Not Inspected	None
	X			

Observations:

- Meter is too close to the ground, as it should be a minimum of 4 feet above grade. Recommend raising the meter by a qualified person.



meter at grad level

10. Gas Meter Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				



11. Lot Grade and Drainage Conditions

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

12. Foundation Conditions

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Type and material: Basement • Block

Observations:

- Trees, shrubs growing too close to the foundation. This will cause damage due to roots, moisture issues.
- See basement section for more information.



area where foundation is bowed, no gutters, vegetation

13. Deck Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Materials: Wood

Observations:
 • Damaged as pictured.



14. Porch Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

15. Stair Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Observations:

• Hand railing is missing as pictured. Recommend railing be added to stairs.



16. General Exterior Comments

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Observations:

• Trees/vegetation against siding and foundation will encourage high moisture environment, damaging building components.



trees too close to home

Roof

Limited inspection of the roof components and penetrations to a visual inspection from the ground using binoculars. Roof covering can leak during certain weather events such as heavy rain, wind driven rain and during cold months of the year when snow accumulation and ice damming can cause leaks. HousWise Inspection, LLC does not estimate the age or lifespan of the roof or guarantee that it won't leak. Present condition at the time of the inspection may, or may not help inspector to determine the condition of the roof surface.

1. Methods Used to Inspect Roof

How Inspected: Limited inspection due to leaf and pine needles • Observed from the ground with 8X56 field glasses.

2. Roof Structure condition

Serviceable Repair/Replace Limited Insp Not Inspected None

Type: Hip Roof • Shed

X				
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3. Roof Surface Type

Materials: Asphalt Composition Shingles

4. Roof Surface Conditions

Serviceable Repair/Replace Limited Insp Not Inspected None

Observations:

• Moss noted as pictured. This will eventually shorten the life of the shingles. Recommend a qualified person treat the roof surface to remove moss according to acceptable practice for asphalt roof shingles. Condition of shingles under moss could not be determined.

	X			
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5. Roof Venting Condition

Serviceable Repair/Replace Limited Insp Not Inspected None

Type of venting: Soffit and Ridge

X				
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6. Roof Flashing Condition

Serviceable Repair/Replace Limited Insp Not Inspected None

X				
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Garage

Garage walls and ceilings that are connected to living quarters are to be covered with fireproof materials to prevent fire and fumes from entering the living quarters. A visual inspection cannot determine if the wall and ceiling covering meets the code for being fireproof, but only that a covering exists. Recommend all attached garages have a working automatic exhaust fan in place to remove vehicle fumes from the garage and prevent exhaust fumes from entering the home.

1. Garage Type

Type: Attached

2. Fire Door Conditions

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
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Materials: Metal/Metal Clad

X			
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3. Garage Door Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
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Materials: Metal • Roll-up Panel

Observations:

- Damage noted to metal door as pictured, corrosion, it has been painted over.

	X		
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corrosion, rot on door

4. Garage Door Hardware Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
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X			
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5. Garage Door Opener Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
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Observations:

- Door opener is inoperable on 2 of 3 doors.

	X		
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6. Fire Wall & Ceiling

Serviceable Repair/Replace Limited Insp Not Inspected None

X				
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7. Garage Floor Condition

Serviceable Repair/Replace Limited Insp Not Inspected None

Materials: Concrete

X				
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8. Electrical Condition

Serviceable Repair/Replace Limited Insp Not Inspected None

X				
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Chimney

Limited inspection of the chimney. Recommend all chimneys and appliance venting receive a level 2 inspection by a qualified person.

1. Chimney Comments

Type: Masonry

2. Chimney Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Observations:

- Recommend that all masonry chimneys undergo a level 2 inspection by a qualified professional.
- Recommend regular maintenance of masonry chimney crowns, and waterproofing.



3. Flue Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
		X		

Materials: Clay

4. Flashing Conditions

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

5. Spark Arrester/Rain Cap Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

6. Clean Out Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Basement/Substructure

Basement inspection is limited to areas that can be visually inspected. Stored items, Finished walls, floors and ceilings limit inspection of basements structural walls, framing, HVAC, plumbing and electrical wiring.

1. Foundation Comments

Serviceable	Repair/Replaced	Limited Insp	Not Inspected	None	Type: Basement
X					

X			
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2. Electrical Conditions

Serviceable	Repair/Replaced	Limited Insp	Not Inspected	None
X				

X			
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3. Stairs Condition

Serviceable	Repair/Replaced	Limited Insp	Not Inspected	None
X				

X			
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4. Floor Condition

Serviceable	Repair/Replaced	Limited Insp	Not Inspected	None	Materials: Concrete
X					

X			
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5. Subfloor Condition

Serviceable	Repair/Replaced	Limited Insp	Not Inspected	None
X				

X			
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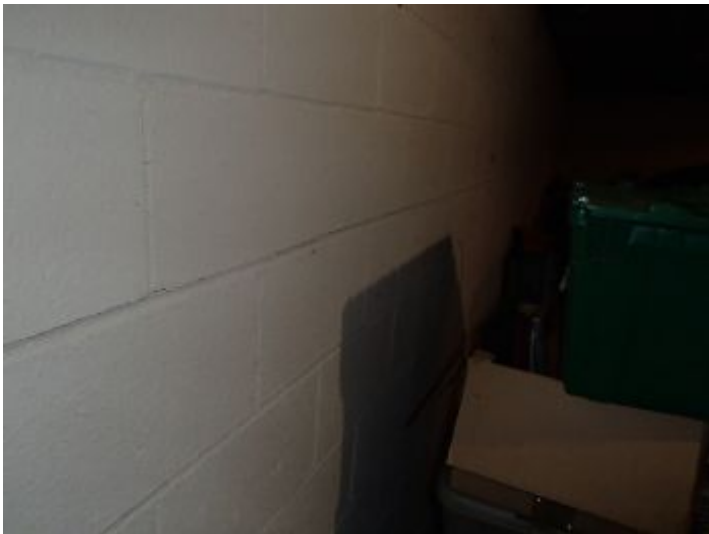
6. Walls Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Materials: Concrete block

Observations:

- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration. Recommend that water be chanelled away from the foundation by the use of guttering, and lot/grade/drainage changes.
- Horizontal crack noted at single story addition. This is due to excessive moisture in the ground that expands during freeze cycles. Damage is minor, but will worsen over time unless guttering is installed, and shrub removal.



horizontal crack



7. Sill condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

8. Joist Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Materials: Conventional framing

9. Beams Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Materials: Laminated beams

10. Support Post Comments

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Materials: Wood

11. Window condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

12. Basement Comments

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Observations:

- Rodent activity noted in basement. Recommend closing off areas to prevent rodent access to basement by a qualified pest management co.

Plumbing

PLUMBING INSPECTION LIMITATIONS: Underground pipes and pipes concealed within walls and ceilings cannot be evaluated for sizing, leaks, corrosion or blockage. Since these pipes are not visible, they are not within the scope of this inspection. Valves are not operated, but visually inspected only. Recommend new owner find and mark the location of the water main shutoff valve so that in the case of a plumbing leak the valve can be quickly shut off to prevent flooding. Septic systems are not within the scope of this inspection. Recommend septic/sewer lines be scoped by a trained professional to determine if they are damaged or clogged with tree roots.

1. Water Source

Source Municipal Water

2. Shutoff Condition

Serviceable Repair/Replace Limited Insp Not Inspected None

Location: As pictured. • In basement

X				
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3. Water main condition

Serviceable Repair/Replace Limited Insp Not Inspected None

Materials: Copper pipe

X				
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4. Supply Line Condition

Serviceable Repair/Replace Limited Insp Not Inspected None

Materials: Copper

X				
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5. Septic/Sewer line Condition

Serviceable Repair/Replace Limited Insp Not Inspected None

Type: Septic System

		X		
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6. Waste Lines

Serviceable Repair/Replace Limited Insp Not Inspected None

Materials: PVC

X				
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7. Sump Pump Conditions

Serviceable Repair/Replace Limited Insp Not Inspected None

Observations:

- Sump Pump was not activated at the time of inspection, as there was no water in the pit.

		X		
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8. Sump Pump Plumbing

Serviceable Repair/Replace Limited Insp Not Inspected None

Observations:

- Sump water is discharging into the septic system. This is not desirable, as it puts added stress on the septic system. Recommend removing sump plumbing from the septic system.

	X			
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9. Sump Pit Conditions

Serviceable Repair/Replace Limited Insp Not Inspected None

X				
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10. Venting Conditions

Serviceable	Repair/Replac e	Limited Insp	Not Inspect ed	None
X				

Electrical

ELECTRICAL INSPECTION: The electrical inspection was not technically exhaustive, did not include the use of meters or probes, nor did it determine code compliance. Actual electrical load and demand calculations require the services of a qualified electrician, and therefore, are beyond the scope of this inspection. The service amperage is determined by the lowest rating of the main service entrance wires, the listed amperage rating on the main service panel, or the size of the main disconnect. The inspection of low voltage wiring systems, including intercom systems, and security and/or fire alarm systems was not within the scope of this inspection.

1. Main Service Drop Condition

Serviceable	Repair/Replacement	Limited Inspection	Not Inspected	None
	X			

Type: Main Service Drop is underground

Observations:

- See exterior/meter

2. Panel Type

2 200 amp panels • Breakers

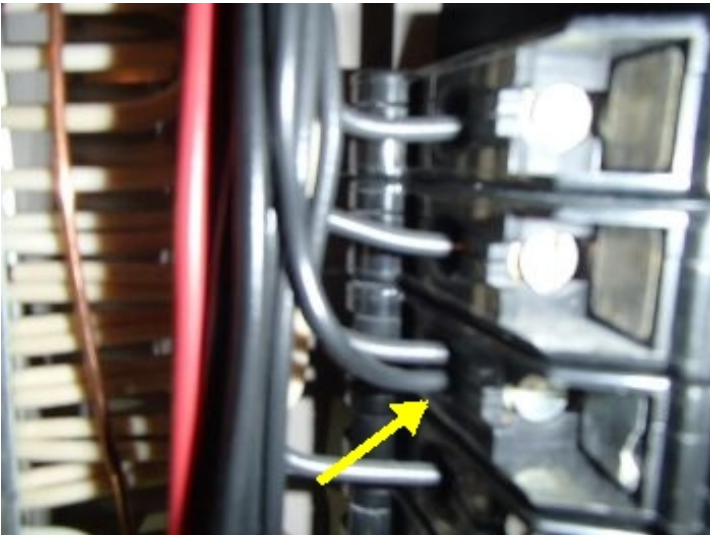
3. Main Panel Comments

Serviceable	Repair/Replacement	Limited Inspection	Not Inspected	None
	X			

Observations:

- Knockout missing as pictured from both panels. Recommend repair.
- Over fused wiring noted. Wire is undersize for the amperage of the breaker. There are several 30 amp breakers using 12 gauge wiring. This is a safety hazard.
- Double tapping noted. This is not allowed.
- Recommend review by a qualified professional electrician for repair or replacement as necessary.





double tapping



30 amp with 12 gauge



4. Ground Condition

Servic eable	Repair/ Replac e	Limited Insp	Not Inspect ed	None
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Materials: Rod at exterior

X				
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5. Smoke detector comments

Servic eable	Repair/ Replac e	Limited Insp	Not Inspect ed	None
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Observations:

		X		
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• Age of smoke detectors could not be determined. Suggest installing new, and additional smoke detectors and carbon monoxide detectors in appropriate areas as needed to enhance fire safety. Periodic testing is suggested to ensure proper working order and to enhance fire safety. Please go to web page for details concerning smoke detectors.

<http://www.nfpa.org/safety-information/for-consumers/fire-and-safety-equipment/smoke-alarms/installing-and-maintaining-smoke-alarms>

Heating

GENERAL INFORMATION: The HVAC inspection was performed in compliance with the NYS Standards of Practice for Home Inspectors and the report was issued based on the scope and limitations as described and agreed upon in the inspection contract. The inspection was visual only, and did not include the disassembly of any parts or system components. The HVAC inspection was performed using normal operating controls and by removing access panels provided by the equipment manufacturer or installer for routine homeowner maintenance. It was not within the scope of the HVAC inspection to determine or calculate the uniformity, adequacy or efficiency of the heating system, the cooling system, distribution system, venting, or the air supply system. Outside temperature may prevent running the heating systems distribution, especially if there is no air conditioning in the home. The HVAC inspection does not constitute a guarantee or warranty of any kind, nor does it represent that any system observed functional at the time of the inspection will remain so for any period of time following the inspection. Recommend a more thorough evaluation by a qualified HVAC contractor.

OIL TANKS: HOUSEWISE DOES NOT GUARANTEE THAT THERE ARE NO BURIED FUEL TANKS ON THE PROPERTY. FILL PIPES CAN BE AN INDICATOR, BUT ONLY IF THEY ARE **CLEARLY** VISIBLE AT THE TIME OF THE INSPECTION. RECOMMEND CLIENT SECURE DOCUMENTATION FROM OWNER STATING THAT THERE ARE NO BURIED FUEL TANKS, OR ANY OTHER HAZARDOUS MATERIALS BURIED ON THE PROPERTY.

1. Heating

Type: Gas Forced Air Furnace

2. Heating system Comments

Serviceable	Repair/Replace	Limited Inspection	Not Inspected	None
X				

Observations:

- Water, Corrosion noted inside one of the furnaces. Cause of corrosion was likely due to condensate leaking.
- Recommend review by a licensed heating contractor for repair or replacement, as necessary.



condensate leaking





3. Exhaust Venting Conditions

Serviceable Repair/Replace Limited Inspection Not Inspected None

Materials: PVC

X				
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4. Air Filter Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Observations:

- Filter is dirty, suggest replacement



5. Thermostat Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Located in 1st floor living area.

6. Distribution Ducting Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Observations:

- No central heat in 2nd floor bathroom noted.

7. Oil/ Fuel tank and lines

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Air Conditioning

Inspection of the Air Conditioning System is visual only. The system will be operated using normal controls, temperature permitting, to determine if the system is producing cold air. No covers or access panels will be removed, no electric probes or meters will be used to inspect the AC system. AC systems will not be operated at temperatures below 65degrees.

1. Air Conditioning Comments

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
		X		

Type: Central air conditioning. • Split System

Observations:

- Air conditioning could not be inspected due to outside temperature. Activating air conditioning during cool/cold weather can cause serious damage to the system.



Water Heater

The water heater can be fueled by various methods, some will produce gases that need to be vented outside the home. The inspector will inspect the water heater for normal operation. A more thorough investigation of exhaust producing hot water heaters, including the venting and heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year.

1. Water Heater

Type: 40 gallon electric

2. Water Heater Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

3. Supply lines Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Materials: Copper



4. Electrical

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Observations:

• Wire to hot water heater appears to be 12 gauge, and may be inadequate for this water heater. 10 gauge would be preferable. see main panel comments.

5. Temperature Pressure Release Valve Conditions

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Kitchen

1. Electrical Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

2. Kitchen Cabinet Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

3. Kitchen Counter Top Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

4. Sinks

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

5. Kitchen Faucets

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

6. Traps/Drains/Supply Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

7. Stove/oven Conditions

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Style: Gas

8. Dishwasher Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

9. Refrigerator Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Bathroom Comments

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
		X		



not tested

2. Electrical Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

3. Counters/Cabinets Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

4. Bathroom Exhaust Fan Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Observations:
 • See attic section



5. Shower Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

6. Sink condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

7. Tub Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

8. Toilet Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

9. Faucet Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Observations:

- Shower diverter does not fully engage.
- Shower diverter is leaking



10. Traps/Drains/Supply Condition

Servic
eable

Repair/
Replac
e

Limited
Insp

Not
Inspect
ed

None

X				
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Laundry Area

Recommend that all Gas dryers be inspected by a qualified technician, and all dryer venting be inspected and cleaned on a yearly basis by a qualified person. Appliances are not cycled and their operation is not within the scope of this inspection.

1. Laundry Area Location

Location: 1st floor utility room.

2. Washer Hook-ups

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

X				
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3. Dryer Hook-ups

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

	X			
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Observations:

- Dryer has a corrugated vinyl or foil dryer vent pipe. This is a fire hazard as lint can get trapped in pipe. Recommend that the vent pipe be changed by a qualified person.



4. Laundry Comments

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
		X		

		X		
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General interior Areas

1. Electrical Conditions

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Observations:

- Floor outlet is dangerous and should be removed.
- Outlets painted over. These outlets should be replaced by a qualified person.



Painted outlets

2. Floor Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Materials: Wood

3. Walls Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Materials: Drywall

4. Ceiling Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Materials: Drywall

5. Door Conditions

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

6. Window Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Observations:

- One Window springs did not function.
- Recommend a qualified person evaluate and repair or replace as necessary.



7. Stair Conditions

Serviceable Repair/Replace Limited Inspection Not Inspected None

X				
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Attic

Report is limited to accessible areas of the attic. Some attics cannot be traversed due to the potential of damaging the insulation, lack of walkways, low clearance and inaccessibility.

1. Methods Used to Inspect

Extent Of Inspection: Limited attic inspection, some vaulted ceilings. • Limited to the 2 story section and garage attic. No 1st story attic access.

2. Framing Condition

Serviceable Repair/Replace Limited Insp Not Inspected None

Style: Truss

X				
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garage attic area

3. Sheathing Condition

Serviceable Repair/Replace Limited Insp Not Inspected None

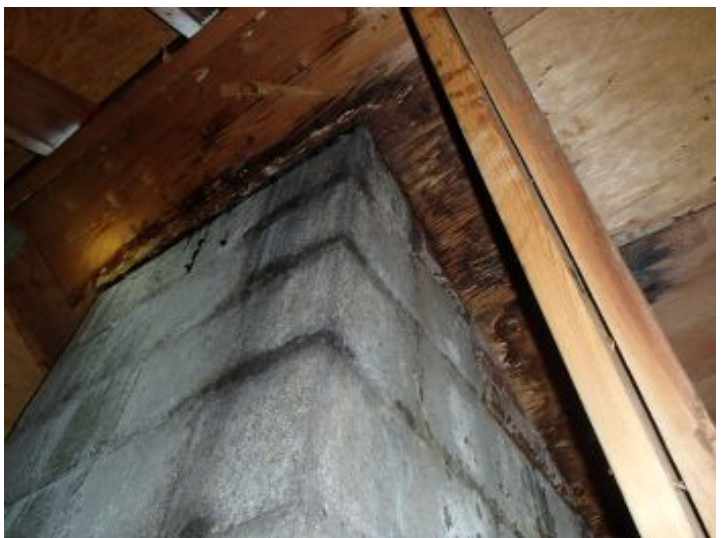
Materials: Plywood

Observations:

	X			
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• Mold like growth as pictured on roof sheathing. Area of mold exceeds 10 sq. ft. Mold can be a health hazard. Recommend that a Mold Assessor evaluate and advise client on remediation.





bathroom fan area

area is dry

4. Insulation Condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Materials: Insulation was approximately R32



kneewall area

5. Ventilation Conditions

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Style: Soffit and Ridge vents

6. Electrical Conditions

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

7. Distribution/Ducting Conditions

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Observations:

- Bathroom duct terminates in the soffit area. This moisture can be drawn back into the attic through the soffit vents. Recommend terminating through the roof or gable end wall.



garage attic bathroom venting in soffit

8. Attic Comments

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Observations:

- Rodent droppings observed. Recommend an qualified person evaluate, exterminate and make alterations to prevent rodent access into the home.



mouse droppings



knee wall area, mouse droppings

Fireplace/Woodstove

Inspection of the flue pipe or chimney flue servicing a solid fuel burning appliance was NOT within the scope of this inspection. Recommend all wood burning appliances and their venting be inspected by a qualified Chimney Sweep. Gas/propane fired heating appliances are tested using available controls. HouseWise does not turn on gas valves that are in the off position. A more thorough evaluation by a qualified gas appliance technician prior to use is recommended. Recommend CO2 and smoke detectors be installed in areas where these appliances are in use.

1. Fireplace

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Type: Wood Burning Fireplace

Observations:

- Limited to a level 1 inspection only. Recommend that all wood burning appliances and their venting be inspected by a qualified chimney sweep prior to use.

2. Woodstove condition

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
X				

Type: Woodstove

Observations:

- Limited to a level 1 inspection only. Recommend that all wood burning appliances and their venting be inspected by a qualified chimney sweep prior to use.

3. Venting

Serviceable	Repair/Replace	Limited Insp	Not Inspected	None
	X			

Materials: Masonry

Observations:

- It appears there are some condensate leakage issues.
- Recommend all solid fuel burning appliances and venting be inspected by a qualified chimney sweep.



leaking chimney in basement from cleanout

Photos

