

ROOFING, FLASHINGS AND CHIMNEYS

DESCRIPTION

Roof(s) of the Home: Slope Roof Flat Roof Porch Dormer Bay Garage Carport

Roof Covering(s): Asphalt Shingle Wood Shingle/Shake Concrete/Clay Metal



Probability of Leakage: Low Medium High

Chimneys: Metal Masonry Stucco over Metal Wood over Metal Mutual None

INSPECTION LIMITATIONS

• Roof Inspection By: Binoculars Ladder at Edge Walking On Windows Balconies

• Roof Inspection Limited By: Slope Height Wet/Slippery Fragile Gravel
 Tree leaves/Moss Another Building Ice Snow

• We were unable to safely access the roof, and evaluated it either from within the attic or from several vantage points using binoculars and a ladder. However, not all the slopes can be seen during inspection. It is assumed that the portions seen were representative of the rest of the roof, but this could not be said with complete certainty.

ROOFING OBSERVATIONS

Slope Roof Covering

Serviceable Attention Not Applicable



• Moss and/or debris accumulated on the roof at the time of the inspection may damage roof covering materials by retaining moisture. Clearing the roof of debris should be included in annual maintenance.

Flat Roof Covering

Serviceable Attention Not Applicable

Exposed Flashings

Serviceable Attention Not Applicable

Parapet Wall

Serviceable Attention Not Applicable

Chimney

Serviceable Attention Not Applicable

Plumbing Stack/ Mast/ Flue

Serviceable Attention Not Applicable

Roof/Ridge Vent(s)

Serviceable Attention Not Applicable

Skylight(s)/ Solarium

Serviceable Attention Not Applicable

GENERAL

There are many different roof types, our inspection of the roofing materials is visually examined by one or more of the following methods: 1) with binoculars on ground, 2) with ladder at eaves, 3) through windows and dormers which overlook the roof, 4) from interior access to the roof, and if circumstances permit, where it is deemed appropriate and safe and if no damage to the roof will result, we will walk on the roof. Roof pitch and existing condition will be determined where appropriate. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future.

ELECTRICAL

DESCRIPTION

Service Entrance: Underground Overhead

Service Conductors: Copper Aluminum The Wire Material Was Not Determined

Service Size: 100 Amps (240 Volts)

Main Disconnect Rating: 100 Amps Breakers Fuses, **Location:** Basement Southeast

Service Panel Rating: 125 Amps Breakers Fuses, **Location:** Basement Southeast



Distribution Wire: Non-metallic Sheathed Copper Aluminum Aluminum to Major Appliances

System Grounding: Copper Aluminum Ground Rods Water Pipe Not Visible

Outlets: Grounded Ungrounded, **Outlets Number:** Typical Minimal Upgraded

Ground Fault Circuit Interrupter: Bathrooms Whirlpool Kitchen Laundry Outside

Arc Fault Circuit Interrupter: Main Service Panel Sub Panel None Found

INSPECTION LIMITATIONS

- Concealed electrical components were not inspected.
- The continuity and quality of the system ground are not verified as part of a home inspection.
- Security system, intercoms, low voltage appliances/ fixtures, telephone, internet, television, and smart home wiring system were not inspected.
- Smoke detectors are not tested as part of a home inspection.
- Moisture problems may result in visible or concealed mold growth. An Environmental Consultants can assist if this is a concern.

ELECTRICAL OBSERVATIONS

Service Entrance

Serviceable Attention Not Applicable

Larger Service – if lifestyle requires it

Serviceable Attention Not Applicable

Access to Panel

Serviceable Attention Not Applicable

Service Panel/ Panel Cover Plate

Serviceable Attention Not Applicable

Breakers/ Fuses

Serviceable Attention Not Applicable

240 Volt Circuits/ Linking

Serviceable Attention Not Applicable

Panel Wires

Serviceable Attention Not Applicable

Abandoned Wire in Panel/ Connections in Panel

Serviceable Attention Not Applicable

Sub-Panels

Serviceable Attention Not Applicable

Branch Circuit Wiring/ Distribution Wiring

Serviceable Attention Not Applicable

Overloaded Circuits

Serviceable Attention Not Applicable

Dedicated Circuits – furnace, fridge, water heater, range, A/C

Serviceable Attention Not Applicable

Knob-and-Tube

Serviceable Attention Not Applicable

Aluminum

Serviceable Attention Not Applicable

Lights/ Ceiling Fans

Serviceable Attention Not Applicable

Outlets

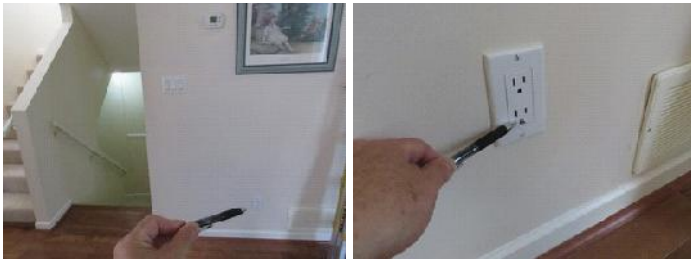
Serviceable Attention Not Applicable



• Electrical outlets in the kitchen were operable at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. Consider having GFCI protection installed for outlets within 6 feet of plumbing fixtures. All electrical work should be performed by a qualified electrical contractor.

Undergrounded Outlets – 3-prong, fill ground slot, GFCI

Serviceable Attention Not Applicable



• An electrical outlet in the living room with a plugged ground hole and should be replaced by a qualified electrical contractor.

Reversed Polarity Outlets

Serviceable Attention Not Applicable

Arc/ Ground Fault Circuit Interrupter

Serviceable Attention Not Applicable

Switches

Serviceable Attention Not Applicable

Junction Boxes

Serviceable Attention Not Applicable

Cover Plates

Serviceable Attention Not Applicable

Smoke Detectors/ Carbon Monoxide Detectors

Serviceable Attention Not Applicable

• Smoke detectors in the upstairs and main floor that appears older than 10 years. The smoke detectors should be replaced as it is recommended that smoke detectors should be replaced every ten years with new ones.



- Smoke detector was missing in the basement near stairway. The Inspector recommends that smoke detector be installed in compliance with modern requirements.
- No Carbon Monoxide detectors were provided in the home. The Inspector recommends installation of Carbon Monoxide detectors in appropriate locations.

GENERAL

We are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be carried out by a licensed electrician as an electrician could reveal additional deficiencies or recommend some further upgrades. Furthermore, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, since arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

HEATING

DESCRIPTION

Heating System: Furnace Boiler Hot Water Radiant Heat Hot Water Baseboard Heat



Capacity (Input/ Output): 100 x 1, 000 BTU/hr

Efficiency: Conventional Medium High

System Approx. Age: 19 Year(s) Old

Failure Probability: Low Medium High

Exhaust Venting: Chimney Side Wall

Chimney Liner: None Metal Cement Clay Not Visible Not Required

Fuel: Gas Electricity Oil

Main Fuel Shut Off Valve at: Gas Meter



INSPECTION LIMITATIONS

- **Summer Test Procedure:** During the portion of the year when the heating system is not normally operating, the heater, furnace or boiler is tested by turning up the thermostat. This will result in a partial test of the heating unit; however, the adequacy of the distribution system and amount of heat cannot be ascertained. Problems which may only show up during long term operation the heating system may go undetected.
- Heat loss calculations are not performed as part of a home inspection.
- Safety devices are not tested as part of a home inspection.
- The heat exchanger is substantially concealed and could not be inspected.

HEATING OBSERVATIONS

Gas Piping

Serviceable Attention Not Applicable

Gas Burner/ Gas Valves

Serviceable Attention Not Applicable

Pilot & Thermocouple / Pilotless Ignition

Serviceable Attention Not Applicable

Exhaust Flue

Serviceable Attention Not Applicable

Chimneys, Liner and Clean-Out

Serviceable Attention Not Applicable

Combustion Air/ Clearance from Combustibles

Serviceable Attention Not Applicable

Condensate Line/ Pump

Serviceable Attention Not Applicable

Thermostat

Serviceable Attention Not Applicable

Furnace

Serviceable Attention Not Applicable



• The furnace electrical shut-off is shown in the photo. The emergency shut off switch is to shut off the furnace of the home in case of a gas leak or fire.

• The furnace was dirty and lack of maintenance. The Inspector recommends that furnace cleaning, service and certification be performed by a qualified contractor regularly, with measurements according to the data plate.

Blower/ Motor

Serviceable Attention Not Applicable

Humidifier

Serviceable Attention Not Applicable

Air Filter/ Electronic Filter

Serviceable Attention Not Applicable



• The furnace air filter was located in the lower blower compartment. Access was through the furnace front. Shut off the furnace at the electrical switch before attempting any service such as filter replacement. After removing the upper panel, lift up and pull off the cover of the lower compartment. The air filter should be checked quarterly and replaced when dirty.

- The furnace air filter was dirty and should be changed on the date of inspection.

Electric Plenum Heater

Serviceable Attention Not Applicable

Motorized Dampers

Serviceable Attention Not Applicable

Supply/ Return Ducts & Registers

Serviceable Attention Not Applicable



• Check heating ducts for loose connections or cracks between joints and seal. Foil tapes can be used to seal around the seams of heating ductwork to reduce air leakage. When sealing ductwork, seal both the cold air return and hot air supply.



- Heating supply register cover in eating area was cracked and should be replaced.
- Heating ducts are dirty at the time of the inspection; Duct cleaning throughout by specialist is required.

GENERAL

The inspector is NOT equipped to fully inspect furnace heat exchangers for evidence of cracks or holes, as this usually done by dismantling the unit and is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Subjective judgment of system capacity is not part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Note: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.