



## Inspection Report

### The Estate of Janet H. Gourley

**Property Address:**

52 Whipple Road  
Kittery, Maine 03904



### DBC Home Inspections

Dickie Garnett - New Hampshire #293  
Post Office Box 622  
North Hampton, New Hampshire 03862  
603 - 770 - 5324

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<b>Date:</b> 4/15/2026	<b>Time:</b> 08:09 AM	<b>Report ID:</b> 2026 - 024
<b>Property:</b> 52 Whipple Road Kittery, Maine 03904	<b>Customer:</b> The Estate of Janet H. Gourley	<b>Real Estate Professional:</b> Jennie Cutten Law Office of Michael J. Guy, LLC

**Comment Key or 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.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Needs Maintenance, Monitoring or Minor repair (MMM)** = This item, component or unit is in need of further monitoring or is showing signs of deferred or needed maintenance. Quite often the issue can be resolved with some simple and minor repairs. Follow up evaluation by a capable person is recommended prior to closing.

**Safety Issue (SI)** = It is recommended from a safety standpoint that this item, component or unit be repaired, replaced, installed (or upgraded) prior to closing. Items in this category are recommended to have immediate follow up evaluation by a qualified professional and that estimates for needed repairs be obtained prior to closing.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. Items in this category are recommended to have immediate follow up evaluation by a qualified professional and that estimates for needed repairs be obtained prior to closing.

This home is older than 75 years old and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current safety standards. This is not a new home and this home cannot be expected to meet current safety standards. While this inspection makes every effort to point out safety issues, it does not inspect for conformation to local building and safety standards. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. 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 the client should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate experts for any repairs or further inspection prior to closing.

**OVERVIEW:** The inspected property appeared to be an older home, which has been well maintained, and care for. That said, there are several items that do need addressing in order to limit possible safety impacts in the

home. Please review the entire inspection report and follow up with necessary professionals as needed.

**Type of Inspection:**

Pre-Listing Inspection

**Standards of Practice:**

ASHI – American Society of Home Inspectors

**In Attendance:**

Inspector, Legal Representative

**Type of building:**

Single Family (2 story) with ADU and detached garage/shed

**Style of Property:**

Bungalow

**Approximate age of building (according to online resources):**

84 Years Old (1942)

**Home Faces:**

West

**Weather:**

Foggy

**Temperature:**

55 (F) – 60 (F) Degrees

**Rain in last 3 days:**

Yes (Rain – 1 Day Prior)

**Ground/Soil surface condition:**

Damp

**Radon Test:**


No

**Water Test:**


No, Municipal Water

 RESULTS AT A GLANCE

156

 ITEMS INSPECTED  
Total number in report.

38

 SUMMARY COMMENTS  
Total number in report.

2

 VIDEOS  
Total number in report.

410

 PHOTOS  
Total number in report.

 1. ROOFING / CHIMNEYS / ROOF STRUCTURE AND ATTIC

 DESCRIPTION

The home inspector shall observe visible: roof covering, flashings, chimneys, skylights and roof penetrations, roof drainage system, installed attic ventilation & visible insulation. The inspector shall report signs of active leaks or abnormal condensation on attic building components. The home inspector shall: describe the type of roof covering materials and report the methods used to observe the roofing. The home inspector is not required

to: walk on the roof; or, observe attached accessories including but not limited to: solar & photovoltaic arrays, antennae, satellite dishes and lightning arrestors.

**✂ STYLES & MATERIALS: ROOFING / CHIMNEYS / ROOF STRUCTURE AND ATTIC**

**Viewed roof covering from:**

Walked on the roof  
Ground with Aurosports 35x50  
Monocular

**Roof-Type:**

Dormers  
Low Slope  
Hip

**Roof Covering:**

3-Tab Asphalt/Fiberglass  
Architectural Style Asphalt/  
Fiberglass  
Roll/Selvage

**Chimney (Exterior):**

Brick  
Concrete Block (CMUs)

**How many layers of roof covering?:**

One visible layer

**Sky Light(s):**

One

**Roof Ventilation:**

Ridge Vent (Partial Coverage)  
Soffit Vent Registers  
Soffit Vents (Partial Coverage)  
Turbines

**Method used to observe attic:**

All spaces in the home are finished, there is no attic space

**Roof Structure:**

Not Visible (Finished Space)

**Ceiling Structure:**

Not Visible (Finished Space)

**Attic info:**

Eave areas available for storage

**Attic Insulation:**

Not Visible (Finished Space)

**👁 ITEMS: ROOFING / CHIMNEYS / ROOF STRUCTURE AND ATTIC**

**1.0 ROOF COVERINGS**

**📋 NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR**

A MIXED BAG OF TYPES AND AGES: The inspected property had three different types of asphalt roofing installed. Each type of roofing material also appeared to be a different age and displayed different characteristics and conditions.

- Some portions of the house have low slope or flat roofing. These areas have a rolled asphalt roofing material. This material typically has a reliable service life of approximately 15 years. Evidence of wear and minor cracking was observed in multiple areas. These characteristics would indicate that the roofing material is around 15 years old.
- The bulk of the roof structure has a 3-Tab asphalt roof roofing shingle installed. Similar to the rolled roofing material, this style of shingle typically has reliable service life of approximately 15 to 20 years. Entirely depends on the quality of the initial shingle and the environment in which it is installed. At the time of inspection, the shingles generally looked to still be in serviceable condition, but there was evidence of age as well as organic buildup and material in multiple areas. Removal of any moss or other organics is highly recommended. Given the expected age of the shingles, age replacement will likely become necessary in the near future.
- A small portion of the roof appears to have an architectural style shingle that may have recently been installed. This roofing material typically has a reliable service life of approximately 25 to 30 years. These shingles appeared young and in good condition.

Generally, there were no indications of active leaking, observed on the interior of the home. That's it, given the apparent age of most of the roof covering, preparing for replacement is highly recommended. It would

be prudent to have a roofing professional, evaluate the roof area now and provide the client with estimates for replacement. Utilizing architectural style shingles would likely be recommended in pitched areas.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)



1.0 Item 4 (Picture)



1.0 Item 5 (Picture)



1.0 Item 6 (Picture)



1.0 Item 7 (Picture)



1.0 Item 8 (Picture)



1.0 Item 9 (Picture)



1.0 Item 10 (Picture)



1.0 Item 11 (Picture)



1.0 Item 12 (Picture)



1.0 Item 13 (Picture)



1.0 Item 14 (Picture)



1.0 Item 15 (Picture)



1.0 Item 16 (Picture)



1.0 Item 17 (Picture)



1.0 Item 18 (Picture)



1.0 Item 19 (Picture)



1.0 Item 20 (Picture)

### 1.1 FLASHINGS (VISIBLE)

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

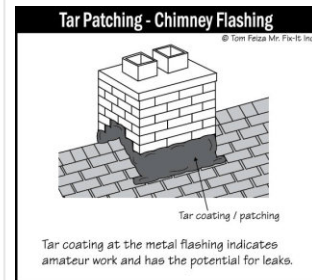
**JUST TAR:** During the visual inspection of the chimney there was no visible metal flashing. Instead it had been tarred with a roofing mastic, or equivalent sealant. This material will have a shorter reliable service life and the installation of proper metal flashing is highly recommended. Consult with a capable mason for further information and pricing.



1.1 Item 1 (Picture)



1.1 Item 2 (Picture)



R073  
1.1 Item 3 (Picture)

### 1.2 CHIMNEYS

☐ NEEDS REPAIR OR REPLACEMENT

**LEVEL II CHIMNEY INSPECTION RECOMMENDED:** I recommend to all clients that their chimney be swept and inspected by a certified and insured chimney professional in accordance with the [CSIA](#) or [NFPA](#) Standards of Practice. A Level II inspection, is required whenever property ownership is exchanged or changes are made to the working environment of the chimney. More information on this matter can be found [online](#). This should be performed PRIOR TO CLOSING by a certified chimney professional. During their evaluation, repair items may be discovered that were not observed during our limited chimney (Level I) evaluation. Follow up and obtain pricing for recommended actions and repairs.

Two chimneys were observed at the inspected property. During our limited evaluation, several observations were made. The fireplace and boiler utilize a chimney on the southern side of the home. This chimney does not appear to be original to the home or has undergone a significant restoration. Physically, the Chimney appeared in serviceable condition. No cap was visible on this Chimney. A second Chimney was observed on the more northern facing side of home. This Chimney appeared to be just concrete block with no cladding. This Chimney did not appear to have a cap and was displayed signs of minor cracking in the visible block. As suggested above, I recommend a certified Chimney expert evaluate the chimneys and confirm adequate and safe conditions.



1.2 Item 1 (Picture)



1.2 Item 2 (Picture)



1.2 Item 3 (Picture)



1.2 Item 4 (Picture)



1.2 Item 5 (Picture)



1.2 Item 6 (Picture)



1.2 Item 7 (Picture)



1.2 Item 8 (Picture)



1.2 Item 9 (Picture)

1.3 SKYLIGHTS

☑ INSPECTED

**WHEN THE ROOF IS NEXT REPLACED:** When a roof covering is next replaced it is prudent to replace the skylights as well. Often times the reliable working life of a skylight is similar to the roof covering. By replacing the skylights at the same time, one can greatly reduced the risk of water leaks after the roof replacement. Just food for thought. At the time of inspection, the installed skylight(s) operated and appeared intact.



1.3 Item 1 (Picture)



1.3 Item 2 (Picture)

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## 1.4 ROOF VENTILATION

☑ INSPECTED, NOT INSPECTED

**MINIMAL AMOUNTS:** Typical of a house of this age and style sign out. There was almost no ventilation on the original portion of the roof structure. A single turbine appeared to be venting what little attic space there was. That said, the apartment addition did appear to have some small amounts of soffit vents as well as some soffit registers. Ridge and hip vents were observed. No portion of the interior ventilation was visible for inspection.

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## 1.5 ROOF DRAINAGE SYSTEMS (VISIBLE GUTTERS AND DOWNSPOUTS)

☑ NOT PRESENT

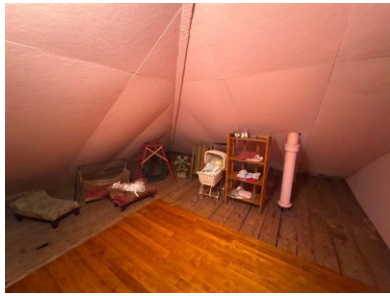
**GUTTER SYSTEM WOULD BE ADVISED:** No guttering or other roof drainage systems were observed to be installed on the inspected home. A guttering system is a key factor in water management and controlling drainage around your home. A tremendous amount of water can wash from your roof and a well installed roof drainage system is the first step in collecting and funneling it safely away from the house's foundation. This can reduce erosion, premature material decay and water migration through the foundation. I always recommend to clients to install a full coverage roof drainage system. A qualified and insured Roof Drainage Specialist can assist you with this improvement. Follow up and secure pricing for recommended installation prior to closing.

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## 1.7 ROOF STRUCTURE AND VISIBLE ATTIC CONDITIONS

☑ INSPECTED, NOT INSPECTED

**NOT VISIBLE:** All attic areas were either concealed or finished for living space. No portion of the roof structure was visible for interior evaluation.



1.7 Item 1 (Picture)



1.7 Item 2 (Picture)

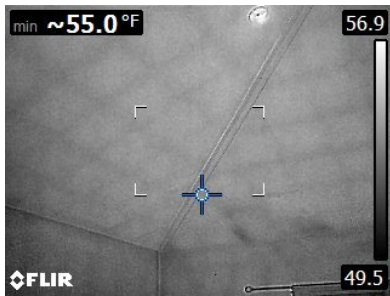


1.7 Item 3 (Picture)

### 1.9 INSULATION IN ATTIC

☑ INSPECTED, NOT INSPECTED

**NO ATTIC:** Due to there being no accessible attic space this component was not visually inspected. The ceiling areas were scanned using a Flir E6 Thermal Camera, the images depicted no significant abnormalities indicating gaps in the insulation. This could indicate that the ceiling structure is completely insulated; but, without access it can not be confirmed and the amount of insulation could not be calculated.



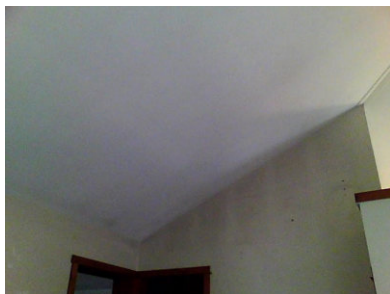
1.9 Item 1 (Picture)



1.9 Item 2 (Picture)



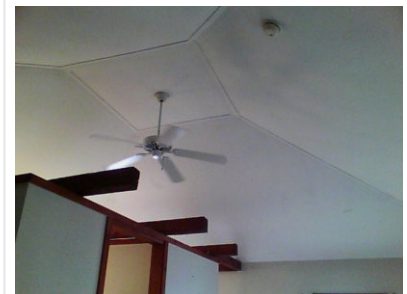
1.9 Item 3 (Picture)



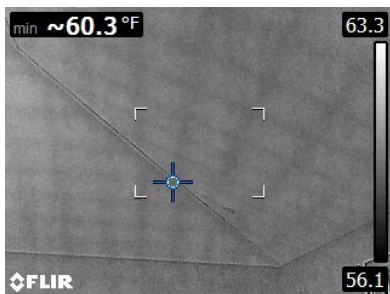
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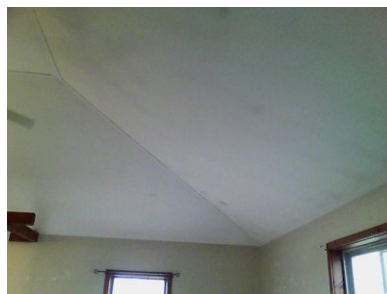
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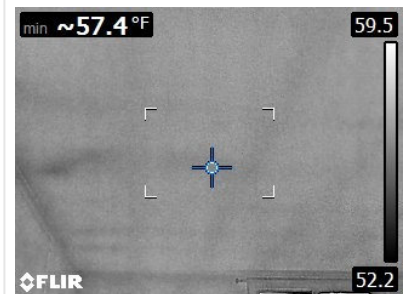
1.9 Item 6 (Picture)



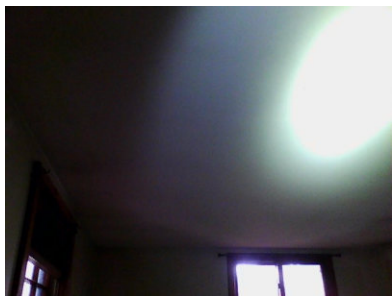
1.9 Item 7 (Picture)



1.9 Item 8 (Picture)



1.9 Item 9 (Picture)



1.9 Item 10 (Picture)



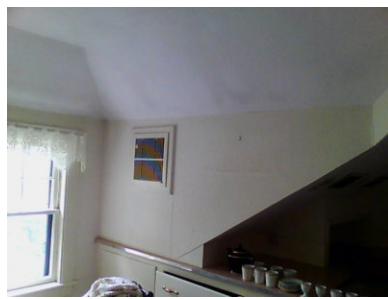
1.9 Item 11 (Picture)



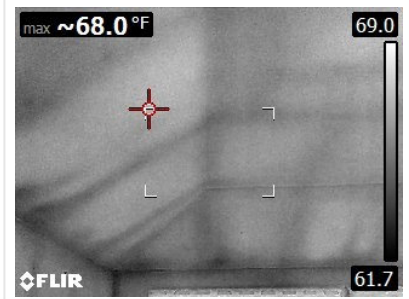
1.9 Item 12 (Picture)



1.9 Item 13 (Picture)



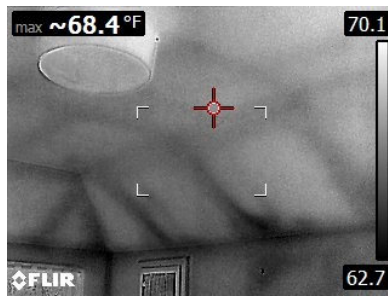
1.9 Item 14 (Picture)



1.9 Item 15 (Picture)



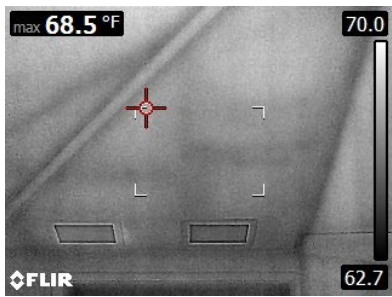
1.9 Item 16 (Picture)



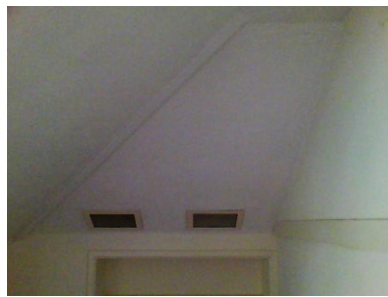
1.9 Item 17 (Picture)



1.9 Item 18 (Picture)



1.9 Item 19 (Picture)



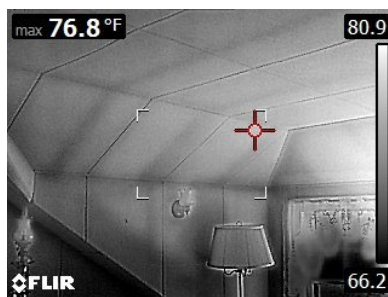
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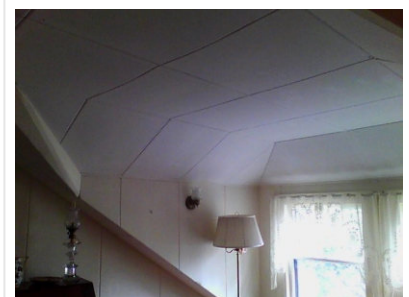
1.9 Item 21 (Picture)



1.9 Item 22 (Picture)



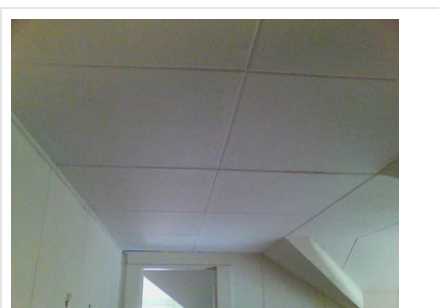
1.9 Item 23 (Picture)



1.9 Item 24 (Picture)



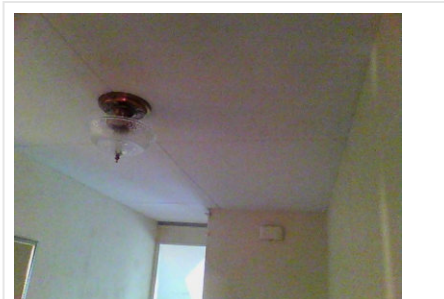
1.9 Item 25 (Picture)



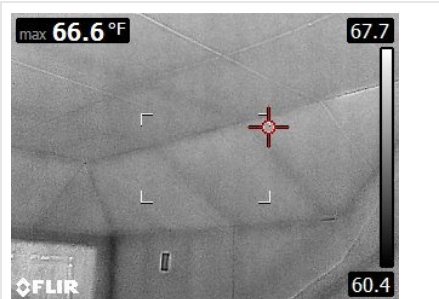
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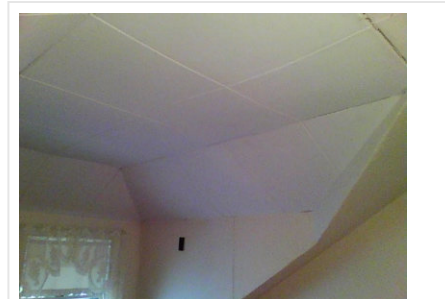
1.9 Item 27 (Picture)



1.9 Item 28 (Picture)



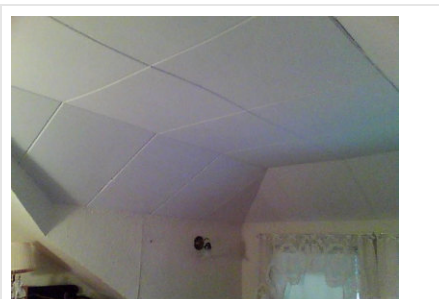
1.9 Item 29 (Picture)



1.9 Item 30 (Picture)



1.9 Item 31 (Picture)



1.9 Item 32 (Picture)

### 1.10 VISIBLE ELECTRIC WIRING IN ATTIC

☹ NOT INSPECTED

**NO ACCESS:** Due to there being no access to the attic space this component was not inspected. There could be concealed issues. I recommend access be provided so a complete evaluation can be performed.

*The roof of the home was inspected and reported on with the above information. All accessible areas of the attic are to be inspected to the best of our abilities or from a safe vantage point. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Depending on size constraints, unsafe environment or impractical conditions the inspection of the attic space may be limited. 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.*

#### THE TRUTH ABOUT ROOF LEAKS

*The truth is that while many roof leaks are easy to repair, their sources are often difficult to find. Water dripping from a ceiling may not be from a leak directly above, but from a leak many feet away that runs down the rafter or across the ceiling before coming in. It could also be caused by condensation of moisture rising from a bathroom or kitchen, collecting on the roof sheathing and then dripping through to the floor below. It might just as easily be from a plumbing leak situated in a wall or ceiling, and incorrectly attributed to a roof leak.*

*The best way to start tracking a roof leak is to become familiar with the many possible causes. Then, by carefully examining the roof and using the process of elimination, you should be able to locate its source.*

*The most frequent causes of rook leaks are:*

- *Improper flashing, sealing or worn-through flashing around projections through the roof such as plumbing stacks (vent pipes), chimneys, skylights, antennas, dormers, etc.*
- *Missing, broken or pierced shingles caused by stones, hail, broken branches, or walking on the roof.*
- *Tears in roof valleys, created by expanding and contracting metal or by someone walking the valley. Also, debris can build up in the valley and block run-off.*
- *Exposed nails, nails in the wrong places or nails not set flush with the underlying shingles.*
- *Wind-driven rain: through an attic or louver, into the chimney brick or mortar under shingles, through the siding and behind the step flashing where a lower roof joins the vertical side of the main house.*
- *Ice dams, which prevent proper run-off and force water to back up under the shingles.*
- *Improperly hung gutters or drip edges.*
- *Improperly installed roofing, or a roofing type which is incorrect for the slope involved.*
- *Cracking and blistering of roof mastic on rolled asphalt or on built-up roofing.*
- *Ponds of water, created when flat or low-sloped roofs begin to sag. Clogged roof drains.*
- *Cracked or disintegrated chimney caps.*

*For assistance in locating a professional roofing contractor in your area, call the [National Roofing Contractor Association's](#) toll free hotline 1-800-USA\_ROOF.*

## 🏠 2. EXTERIOR

### 📋 DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



### 🔧 STYLES & MATERIALS: EXTERIOR

**Siding Style:**

Shingle

**Siding Material:**

Painted shingles

**Trim Material:**

Painted Trim Boards

**Exterior Entry Doors:**

Wood, Solid, Single Pane Glass

**Appurtenance:**

Basement Access (Bulk Head Door)  
 Front Covered porch  
 Rear Covered Porch  
 Side Entry

**Driveway:**

Asphalt

### 👁️ ITEMS: EXTERIOR

#### 2.0 WALL CLADDING, TRIM & VISIBLE FLASHING

📋 NEEDS REPAIR OR REPLACEMENT

(1) **TRIM TLC:** As is typical of most homes of this era, the trim is painted wood. To ensure a continued reliable life of the wood material, the paint coating on the trim should be maintained and sections where peeling and popping occurs should be sealed promptly to reduce the chance of rot. In any instance where wooden trim needs to be replaced because of rot or decay, I highly encourage replacing the wooden material with solid PVC trim (such as Kleer or Azeck). Once it is painted it nearly indistinguishable from

wood. Additionally, many of the classic exterior architectural details have been reproduced out of the same PVC material. During the inspection, it was noted that most of the older trim appeared in serviceable condition but some of the more modern trim around the apartments windows was displaying signs of decay and calls for replacement. See pictures for further details and obtain estimates for needed repairs prior to closing.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)

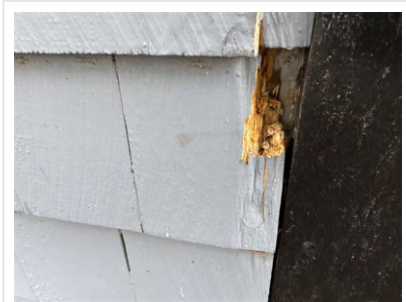
(2) **PAINTED SHINGLES:** The home's shingle siding appeared to have been painted. As with many homes with painted siding, flaking paint will be a concern in the future. As older original layers of paint begin to release they will flake the new layers of paint off. Maintaining a complete paint coverage over all wooden siding materials is imperative in keeping the exterior of the house healthy. Over time some shingles, especially south facing areas, will show signs of cupping and cracking. Monitor these areas closely and repair any shingles that fail or fall apart.



2.0 Item 5 (Picture)



2.0 Item 6 (Picture)



2.0 Item 7 (Picture)



2.0 Item 8 (Picture)



2.0 Item 9 (Picture)



2.0 Item 10 (Picture)



2.0 Item 11 (Picture)



2.0 Item 12 (Picture)



2.0 Item 13 (Picture)

(3) **LEAD PAINT CAUTION:** As is typical with a home this age, the siding and trim are showing signs of age and multiple layers of paint. Given the age of the home, the chances of there being a layer of lead based paint on the exterior is highly likely. Further evaluation and testing maybe prudent and desired to determine the presence of lead. Generally, the siding and trim was in fair condition with no immediate required. That said, like with every old home maintenance will be a constant. If lead is determined to be present, certain protocols will be required for future maintenance and repairs. It is strongly recommended to have a follow up evaluation with a properly credentialed [Lead Risk Assessor](#) prior to closing.



2.0 Item 14 (Picture)



2.0 Item 15 (Picture)



2.0 Item 16 (Picture)

## 2.1 DOORS (EXTERIOR)

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

(1) **CHANGE YOUR LOCKS:** A good security measure when you buy your new home is to replace or reset your locks. I recommend consulting with a capable person or locksmith professional about rekeying or replacing all your exterior keyed locksets.

(2) **BUTTON UP:** The bulkhead door provides access to the basement from the exterior. While these doors are very convenient they can be a source of heat loss. Unfortunately, there were several large air gaps that will allow cold air and pests to enter freely. I recommend a capable carpenter properly finish these areas so that there is a good air seal and adequate deterrents for pests and vermin.



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)



2.1 Item 3 (Picture)



2.1 Item 4 (Picture)



2.1 Item 5 (Picture)

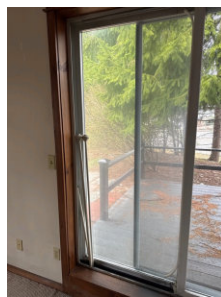


2.1 Item 6 (Picture)

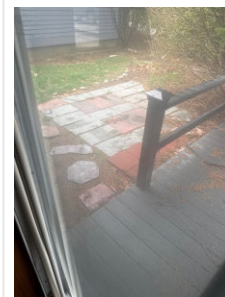
(3) **CLOUDINESS:** The Apartment slider was showing signs of moisture between the panes of glass. This is typically a sign that the seal has been lost and a result the insulation value is negated. The glazing (or panel) will have to be replaced to resolve this issue. I recommend a glazing specialist or insured general contractor evaluate and provide pricing for the needed repairs. Follow up and secure pricing for their recommended actions prior to closing.



2.1 Item 7 (Picture)



2.1 Item 8 (Picture)



2.1 Item 9 (Picture)

## 2.2 WINDOWS

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

(1) **AT GRADE:** At the time of inspection, the home had one, or more, grade level basement windows which were at, or close to, grade. The condition of the windows appeared good; but, as the windows are at grade there is room for improvement. I recommend digging out the area 6-10" or so and installing a simple window

well (with crushed stone is advisable). This would be a great improvement and could prevent water intrusion. Install as desired.



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)

(2) **DAMAGED WINDOW:** The pictured window on the south side of the home appears to have components, which have been melted. As one can see in the image, it is directly across from another house. Reflected light may have been the cause. Regardless of the cause, the damage could result in water penetration so a repair is recommended. Follow up with a capable contractor and repair is needed.



2.2 Item 3 (Picture)



2.2 Item 4 (Picture)



2.2 Item 5 (Picture)

(3) **WOOD SINGLE PANE WINDOWS:** Some of the windows in the home appear to still be original. They are single pane glass with storm windows installed. All appeared in good working order from the exterior. Function will be inspected & commented on in the "Rooms" Section of this report. Similar to other exterior components, these windows will need maintenance. The glazing compound will need periodic repairs and painting will be necessary. Insuring that the storm windows are closed during winter months will greatly assist in lowering the maintenance needs as well as fuel costs. Restore and maintain as needed.



2.2 Item 6 (Picture)



2.2 Item 7 (Picture)

## 2.3 DECKS

☑ INSPECTED, NOT INSPECTED

**GROUND LEVEL DECK:** The pictured deck is built at, or on, ground level. As a result, a complete inspection of the structure was not possible. During the inspection the deck appeared solid; but, further evaluation is

not possible at this time. Monitor and repair as needed.



2.3 Item 1 (Picture)



2.3 Item 2 (Picture)

## 2.4 BALCONIES, ENTRY STOOPS, STAIRS (NOT ATTACHED TO DECKS) PORCHES, PATIOS/COVER AND APPLICABLE RAILINGS

### SAFETY ISSUE

(1) **ADD RAIL:** The front hardscaped stairs to the home do not have rails installed. Given the height of this entry a graspable rail system is advisable and would be required in modern construction. Having one installed is recommended and obtaining estimates for their installation is recommended prior to closing.



2.4 Item 1 (Picture)



2.4 Item 2 (Picture)

(2) **ADD RAIL:** The front entry stairs to the home does not have rails installed. Given the height of this entry a graspable rail system is advisable and would be required in modern construction. Having one installed is recommended and obtaining estimates for their installation is recommended prior to closing.



2.4 Item 3 (Picture)

## 2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

### NEEDS REPAIR OR REPLACEMENT

(1) **DRIVEWAY:** Asphalt paving lasts the longest and holds up well to adverse conditions, compared with

other paving options. With proper care and maintenance, an asphalt driveway can last for up to a quarter of a century before it needs to be replaced. But it is important to understand that asphalt paving is a "flexible" medium. It conforms to the shape of the surface underneath and can also give to concentrated pressure from above, especially in hot weather. Cracks can let water, oil, gas, weeds and other invaders creep in and weaken your driveway. When a crack gets to be about a quarter inch wide, this becomes a real danger. Get your asphalt driveway seal coated every 2-3 years. This slows the negative effects of water, gas and oil, fills small cracks and helps your driveway last longer.

**OBSERVED CONDITIONS:** The condition of the driveway was good. There was minimal cracking, no weeds growing through the asphalt. Having any cracks tarred and the entire driveway sealed next spring would be a great maintenance task.



2.5 Item 1 (Picture)



2.5 Item 2 (Picture)



2.5 Item 3 (Picture)

(2) **SIDEALKS:** Sidewalks around the driveway garden appeared in serviceable condition. Evidence of minor settling was noted but there did not appear to be any calls for immediate action.



2.5 Item 4 (Picture)



2.5 Item 5 (Picture)

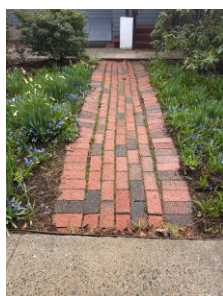


2.5 Item 6 (Picture)



2.5 Item 7 (Picture)

(3) **BRICK PATH:** The brick path across the garden appears to have settled since installation and trip hazards are present. I recommend that a landscape professional evaluate and provide estimates for resetting the path.



2.5 Item 8 (Picture)



2.5 Item 9 (Picture)



2.5 Item 10 (Picture)

(4) **VEGETATION:** Having vegetation growing on or too close to the home is not recommended. It can allow insects and vermin easy access to the home as well as cause significant rot. I would recommend vigilant pruning, cutting back and possibly removing the offending vegetation around the home.



2.5 Item 11 (Picture)



2.5 Item 12 (Picture)



2.5 Item 13 (Picture)



2.5 Item 14 (Picture)

(5) **MATURE TREES:** The home had several mature trees that looked in need of monitoring and possible pruning to prevent them coming in contact with components of the home. A capable person or tree trimming professional should perform this work with the utmost in safety precautions. Annual maintenance is recommended.



2.5 Item 15 (Picture)

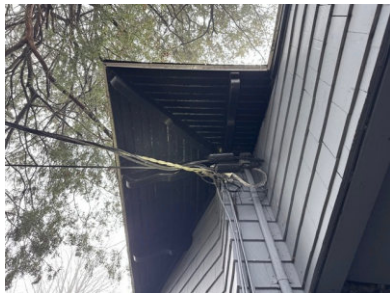


2.5 Item 16 (Picture)

## 2.6 EAVES, SOFFITS AND FASCIAS (VISIBLE)

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**MINOR REPAIR:** Generally, the soffits around the perimeter of the roof appeared in good condition. The exposed roof line and rafter tail detail is a primary characteristic of this style Home. These areas will need periodic painting and maintenance. Noted at the junction between the roof line of the apartment and the main house, a small hole was visible. Appears to have been created by a small pest. Recommend it be repaired and sealed.



2.6 Item 1 (Picture)



2.6 Item 2 (Picture)



2.6 Item 3 (Picture)



2.6 Item 4 (Picture)

## 2.7 EXTERIOR PLUMBING ITEMS (SPIGOTS, LAWN SPRINKLERS (NI), OUTDOOR SHOWERS FOR EXAMPLE)

☑ INSPECTED

**FROST FREE HOSE BIB:** The hose bibs for this home appear to be frost free bibs with a vacuum breaker. The vacuum breaker (cap) allows the hose bib to NOT have to be drained during the winter. That said, the hoses must be removed from the bib prior to freezing.



2.7 Item 1 (Picture)

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## 2.8 OUTLETS & FIXTURES (EXTERIOR & ATTACHED ONLY)

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**LOOSE PLATE:** The pictured outlet, on the side of the home, has a loose cover plate and needs repair. This issue should be repaired by a capable person or a licensed and insured electrician.



2.8 Item 1 (Picture)



2.8 Item 2 (Picture)

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## 2.9 PEST INSPECTION

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**BE PROACTIVE:** Based off of evidence of current pest management, I am recommending that a professional pest management company be consulted as to provide a complete pest inspection and estimates for preventative maintenance prior to closing.



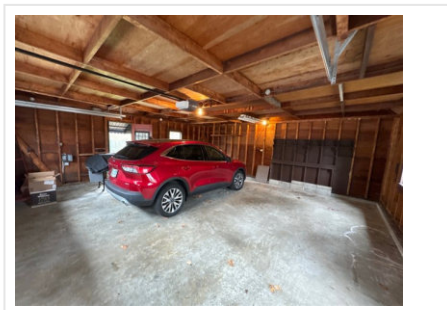
2.9 Item 1 (Picture)

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*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. The client should understand that as further evaluations, inspections and repairs occur, further damage, that was unseen during the non-invasive inspection, may be discovered. Following up on recommended items prior to closing is recommended.*

### 3. GARAGE



#### STYLES & MATERIALS: GARAGE

**Garage Type:**

Detached

**Garage Door Type:**

One automatic

**Garage Door Material:**

Metal, Insulated, Light Inserts

**Auto-opener Manufacturer:**

The Overhead Door Company

#### ITEMS: GARAGE

##### 3.0 GARAGE CEILINGS

NOT PRESENT

##### 3.1 GARAGE WALLS (INTERIOR)

NOT PRESENT

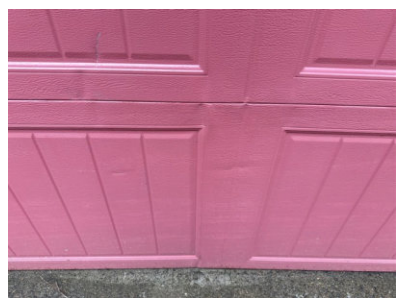
##### 3.2 GARAGE FLOOR

INSPECTED

##### 3.3 GARAGE DOOR(S)

NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**DENTS & DINGS:** The installed garage door did have some cosmetic dents and dings but they do not effect the door's operation. Repair as desired.



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)



3.3 Item 3 (Picture)

### 3.4 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

☑ NOT PRESENT

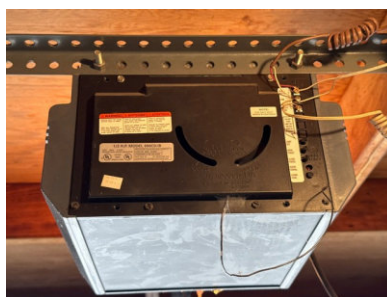
### 3.5 GARAGE DOOR OPERATORS

📄 INSPECTED, SAFETY ISSUE

**SAFETY ISSUE:** The garage door did not reverse when met with resistance. There were door sensors installed that did work. I would recommend a capable person or garage door professional adjust the operators setting to reverse under less resistance.



3.5 Item 1 (Picture)



3.5 Item 2 (Picture)

### 3.6 FIRE / HEAT DETECTOR (IN GARAGE)

☑ NOT PRESENT

### 3.7 HAZARDOUS WASTE ITEMS

☑ INSPECTED

### 3.8 (DETTACHED GARGE) - ROOF COVERINGS

☑ INSPECTED

**ROOF:** The garage roof shingles appeared to be the same material and age of the main house. No immediate action is required.



3.8 Item 1 (Picture)



3.8 Item 2 (Picture)



3.8 Item 3 (Picture)



3.8 Item 4 (Picture)



3.8 Item 5 (Picture)



3.8 Item 6 (Picture)



3.8 Item 7 (Picture)

### 3.9 (DETTACHED GARGE) - EXTERIOR COMPONENTS

☑ INSPECTED

**PAINTED SIDING:** As with every old structure the trim and siding is painted wood. To ensure a continued reliable life the paint job of the trim & siding should be maintained and sections where peeling and popping occurs should be sealed promptly to reduce the chance of rot. Overtime components of the trim will need to be replaced, when that time comes I encourage you to replace the wood rot with solid PVC (will not rot). The siding material may develop areas of rot over time as well. Areas of siding that are showing signs of rot should be treated promptly so that the rot does not spread to structure. Being vigilant about siding maintenance can lead to a long reliable life for the exterior of a home. The exterior appeared in serviceable condition.. Monitor and repair as needed.



3.9 Item 1 (Picture)



3.9 Item 2 (Picture)



3.9 Item 3 (Picture)



3.9 Item 4 (Picture)

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### 3.10 (DETTACHED GARGE) - STRUCTURAL COMPONENTS

☑ INSPECTED

## 🏠 4(A) . OWNER'S UNIT

### 📄 DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: permanently installed dishwasher (through it's rinse or short normal cycle), sink mounted food waste disposal, permanently installed microwave oven, range, cook top, and permanently installed oven(s), ventilation equipment or range hood, refrigerator (basic operation), operation of central vacuum head unit, trash compactor. The inspector will remark on the installation method for the laundry equipment but will NOT test any installed laundry appliances. The home inspector is not required to observe: clocks, timers, self-cleaning oven function, thermostats for calibration or automatic operation, non built-in appliances, or ancillary refrigeration units. The home inspector is not required to operate: laundry equipment, appliances in active use or any appliance that is shut down or otherwise inoperable beyond basic controls.



### ✂ STYLES & MATERIALS: OWNER'S UNIT

**Dishwasher Brand:**

Kenmore

**Disposer Brand:**

No Disposer Currently Installed

**Refrigerator / Freezers:**

Kenmore

**Exhaust/Range hood:**

See "Built In Microwave"

**Built in Microwave:**

Kenmore

**Range/Oven:**

General Electric

**Cook Top:**

General Electric

**Cabinetry:**

Hardwood Doors  
 Hardwood Face Frames  
 Laminated Furniture Board  
 Boxes

**Countertop:**

Stone

**Clothes Dryer Vent Material:**

Flexible Metal

**Dryer Power Source:**

3-Prong 220AMP Electric  
 (presumably 240v but not confirmed)

### 👁 ITEMS: OWNER'S UNIT

#### 4.0.A COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

☑ INSPECTED

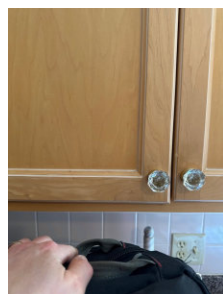
**LIVED IN:** The kitchen cabinets appeared a little "lived in". Meaning that they worked as intended but had some cosmetic flaws. This is just for your information, no action is called for.



4.0.A Item 1 (Picture)



4.0.A Item 2 (Picture)



4.0.A Item 3 (Picture)

#### 4.1.A PLUMBING DRAIN AND VENT SYSTEMS

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**VENTING ISSUE:** The sink on the second floor made a gurgling sound when draining. This is often an indication of poor venting. A licensed and insured plumber should be able to repair with AAV.



4.1.A Item 1 (Video)

#### 4.2.A PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

☑ INSPECTED

#### 4.3.A OUTLETS, WALL SWITCHES AND FIXTURES

☑ INSPECTED

#### 4.4.A DISHWASHER

☑ INSPECTED

**DISHWASHER:** This appliance was inspected and tested on "Rinse" or short "Normal" cycle during the

inspection. It was found to be operational. [Clean and maintain](#) as directed by manufacture.



4.4.A Item 1 (Picture)



4.4.A Item 2 (Picture)

### 4.5.A FOOD WASTE DISPOSER

☑ NOT PRESENT

**NO GARBAGE DISPOSAL:** The kitchen sink was not equipped with a garbage disposal. The home is on a municipal sewer system, so one could have one installed if desired. I recommend discussing this option with a licensed and insured plumbing professional.

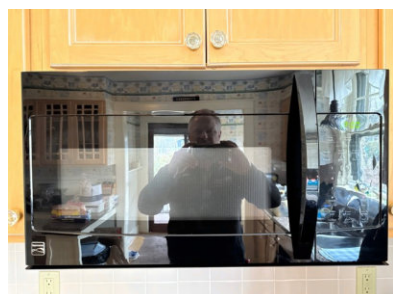


4.5.A Item 1 (Picture)

### 4.6.A MICROWAVE COOKING EQUIPMENT (BUILT IN)

☑ INSPECTED

**MICROWAVE:** The microwave was inspected and tested. It appeared to operate and was in serviceable condition. [Clean and maintain](#) as recommended by the manufacture.



4.6.A Item 1 (Picture)



4.6.A Item 2 (Picture)

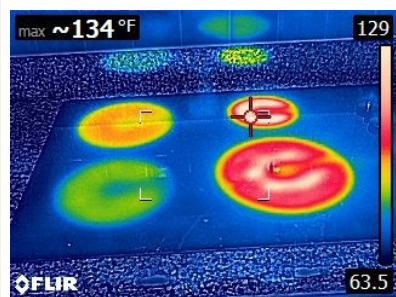
### 4.7.A RANGES / OVENS / COOKTOPS

☑ INSPECTED

(1) **COOKTOP:** The built-in cook top present in the kitchen area worked as intended during the inspection.



4.7.A Item 1 (Picture)

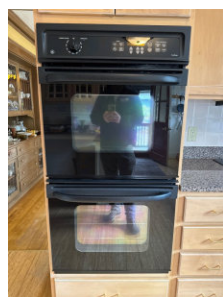


4.7.A Item 2 (Picture)



4.7.A Item 3 (Picture)

(2) **DOUBLE OVEN:** This appliance operated as intended during the inspection.



4.7.A Item 4 (Picture)



4.7.A Item 5 (Picture)



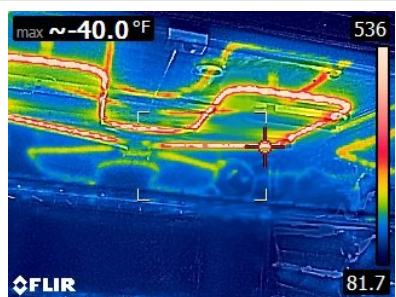
4.7.A Item 6 (Picture)



4.7.A Item 7 (Picture)



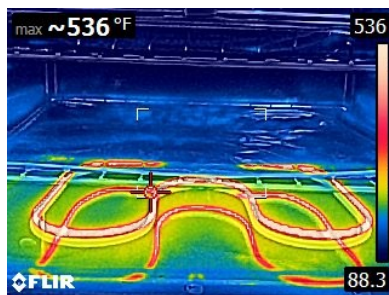
4.7.A Item 8 (Picture)



4.7.A Item 9 (Picture)



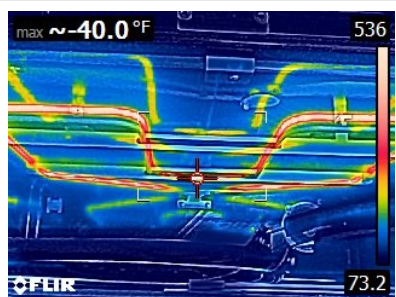
4.7.A Item 10 (Picture)



4.7.A Item 11 (Picture)



4.7.A Item 12 (Picture)



4.7.A Item 13 (Picture)



4.7.A Item 14 (Picture)

## 4.8.A RANGE HOOD

☑ INSPECTED

**MICRO-HOOD:** The exhaust hood for the cooking area is a feature of the built in microwave. It was tested and appeared to work as intended. It was a recirculating type of exhaust fan which just filters the air from the stove top. If any major kitchen remodeling or if this unit fails to work I would suggest installing an exhaust fan that is ducted to the outside. The installed fan would be able to be ducted to the outside, as well, if desired. This would be a great upgrade to the kitchen. Additionally, the grease filters on the underneath of the unit will need to be cleaned or replaced periodically.



4.8.A Item 1 (Picture)



4.8.A Item 2 (Picture)

4.9.A REFRIDGERATOR

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**REFRIGERATOR:** This appliance was inspected and in typical operation during the inspection. During the inspection, it was noted that the built-in ice maker was not in use. I suggest insuring that the unit is fully operational and in use for the pre-closing walkthrough of the home.



4.9.A Item 1 (Picture)



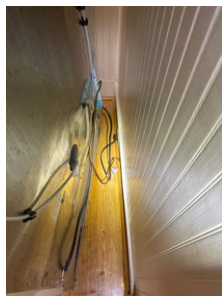
4.9.A Item 2 (Picture)



4.9.A Item 3 (Picture)



4.9.A Item 4 (Picture)



4.9.A Item 5 (Picture)



4.9.A Item 6 (Picture)



4.9.A Item 7 (Picture)

#### 4.10.A LAUNDRY HOOK UPS & HOSES (NOT APPLIANCES)

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

(1) **HOSES:** The washing machine was installed with rubber hoses. These do come with the appliance but are not recommended for prolonged use. Understand that these hoses are under constant pressure. Replacing the rubber hoses with "burst proof" braided stainless steel hoses would be a prudent upgrade to the home. These are seen as best option for providing water safely to the machine. As a standard of caution, I recommend to every new homeowner to replace the existing lines with new ones, regardless of material, and to replace them every 5 years. Additionally, a flood pan or floor drain with an **electronic water shut off for the washer** would be a great safety improvement and added level of insurance. Operation of the washer appliance is beyond the scope of our inspection. The equipment appeared in regular use by the current homeowners.



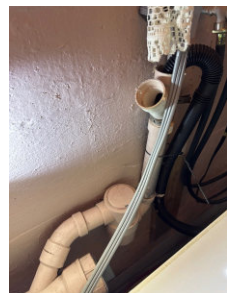
4.10.A Item 1 (Picture)



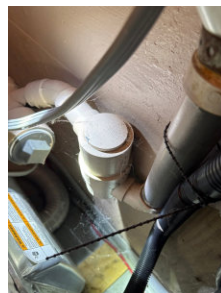
4.10.A Item 2 (Picture)

(2) **UNDERSIZED:** The installed drain assembly is undersized by modern standards. While this size may have been the standard at the time of installation, upgrading it is recommended. I suggest consulting with a licensed and insured plumbing professional about recommended upgrade.

**DRUM TRAP:** The laundry machine drain had a drum trap installed. The issue with drum traps is that they are not self-scouring, meaning they tend to accumulate solids. This can lead to blockage and result in water damage. Replacing the drum trap with a properly vented P-Trap is recommended. This repair should be performed by a competent, qualified and insured plumbing professional.



4.10.A Item 3 (Picture)



4.10.A Item 4 (Picture)

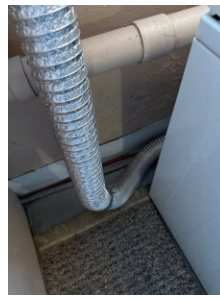
## 4.11.A CLOTHES DRYER VENT PIPING

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

(1) **DRYER VENT MAINTENANCE:** Regardless of the material that the dryer vent is made from. Every dryer vent pipe should be cleaned annually or more often if needed, the lint trap should be emptied after every use and the exterior port should be left unobstructed. Having the dryer duct replaced upon closing is recommended so that one can start off fresh and clean.



4.11.A Item 1 (Picture)



4.11.A Item 2 (Picture)



4.11.A Item 3 (Picture)

(2) **OUTLET UPDATE:** Currently the installed outlet for the electric dryer is a 3-Prong outlet. While they are still common to see and the wiring cords are readily available, most new construction has updated to a 4-Prong outlet. A 4-Prong outlet has added electrical safety and grounding making it a recommended update to the the laundry area. as desired, I recommend consulting an a license and insured electrician about the safety update.

*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. The client should understand that appliances which are operable during the inspection will not last forever. Modern appliances typically have a reliable working life of 5-7 years. The age of installed units was not determined but many of the identifying serial numbers have been pictured in this report. Online resource can help you identify the age of the installed appliances. Requesting all manufacture's documentation and manuals is recommended. Maintain as directed by the manufacture.*

## 🏠 4(B) . TENANT'S UNIT

### 📄 DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: permanently installed dishwasher (through it's rinse or short normal cycle), sink mounted food waste disposal, permanently installed microwave oven, range, cook top, and permanently installed oven(s), ventilation equipment or range hood, refrigerator (basic operation), operation of central vacuum head unit, trash compactor. The inspector will remark on the installation method for the laundry equipment but will NOT test any installed laundry appliances. The home inspector is not required to observe: clocks, timers, self-cleaning oven function, thermostats for calibration or automatic operation, non built-in appliances, or ancillary refrigeration units. The home inspector is not required to operate: laundry equipment, appliances in active use or any appliance that is shut down or otherwise inoperable beyond basic controls.



### ✂️ STYLES & MATERIALS: TENANT'S UNIT

**Dishwasher Brand:**

No dishwasher or hook ups were present

**Disposer Brand:**

No Disposer Currently Installed

**Refrigerator / Freezers:**

Kenmore

**Exhaust/Range hood:**

NuTone

**Built in Microwave:**

NONE

**Range/Oven:**

Amana

**Cabinetry:**

Laminate  
Laminated Furniture Board  
Boxes

**Countertop:**

Laminate

**Clothes Dryer Vent Material:**

Flexible Vinyl

**Dryer Power Source:**

3-Prong 220AMP Electric  
(presumably 240v but not confirmed)

### 👁️ ITEMS: TENANT'S UNIT

#### 4.0.B COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

👍 INSPECTED

**STILL WORK....:**The apartment had kitchen cabinets which appeared to be laminate. They appeared to have several decades behind them and we're found to be in fair condition. Cosmetically, they may leave a bit to be desired, but they are still performing and are not quite done yet. That said, replacement may be

desired.



4.0.B Item 1 (Picture)



4.0.B Item 2 (Picture)



4.0.B Item 3 (Picture)



4.0.B Item 4 (Picture)



4.0.B Item 5 (Picture)

### 4.1.B PLUMBING DRAIN AND VENT SYSTEMS

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**DRUM TRAP:** The kitchen sink had a drum trap installed on the drain line in the basement. The issue with drum traps is that they are not self-scouring, meaning they tend to accumulate solids. This can lead to blockage and result in water damage. Replacing the drum trap with a P-Trap is recommended. An upgrade is recommended. This repair should be performed by a licensed, qualified and insured plumbing professional.



4.1.B Item 1 (Picture)

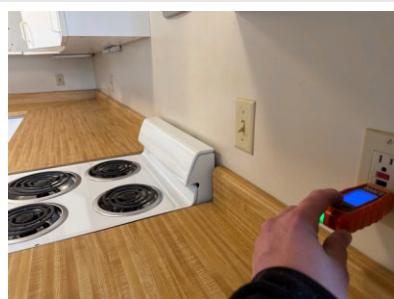
## 4.2.B PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

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### 4.3.B OUTLETS, WALL SWITCHES AND FIXTURES

NEEDS REPAIR OR REPLACEMENT

**DIDN'T TRIP:** One, or more, of the GFCI outlets servicing the counter area were tested with an outlet tester and did not trip. Failure to trip is a safety concern and a repair or replacement of the outlets may be needed. I recommend that a licensed and insured electrician investigate the outlets in the kitchen further and repair as needed. Execute or obtain estimates for needed actions prior to closing.



4.3.B Item 1 (Picture)



4.3.B Item 2 (Picture)

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### 4.4.B DISHWASHER

NOT PRESENT

**BY HAND ONLY:** There is no dishwashing appliance permanently installed in this home. Having one added would be a great upgrade. I recommend discussing this option with a licensed and insured plumbing professional.

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### 4.5.B FOOD WASTE DISPOSER

NOT PRESENT

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### 4.6.B MICROWAVE COOKING EQUIPMENT (BUILT IN)

NOT PRESENT

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### 4.7.B RANGES / OVENS / COOKTOPS

NEEDS REPAIR OR REPLACEMENT

**THE RED LIGHT:** During the evaluation of the apartment, the electric oven was found to have no anti-tipped device installed and had a red light indicating that the oven was on... Even though it wasn't. There appears to be an issue with this appliance. I recommend that a capable, appliance, professional evaluate, and repair as needed.



4.7.B Item 1 (Picture)



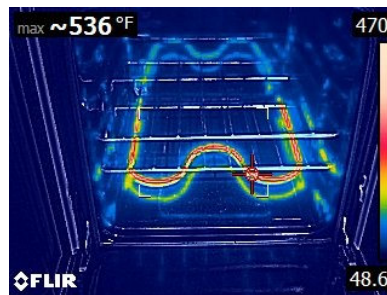
4.7.B Item 2 (Picture)



4.7.B Item 3 (Picture)



4.7.B Item 4 (Picture)



4.7.B Item 5 (Picture)



4.7.B Item 6 (Picture)

## 4.8.B RANGE HOOD

### SAFETY ISSUE

**OLD SCHOOL:** The installed cooking exhaust fan in an older style which is basically a fan built in to the wall. While it can be very effective, much more effective than a recirculating type fan, it offers very little in the way of safety. Upgrading, or modernizing, the vent fan for the kitchen may be desired. If desired, I

recommend discussing options with an insured electrician or general contractor.



4.8.B Item 1 (Picture)



4.8.B Item 2 (Picture)

#### 4.9.B REFRIDGERATOR

☑ INSPECTED

**REFRIGERATOR:** This appliance was inspected and in typical operation during the inspection.

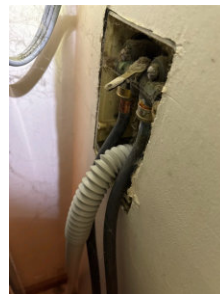
#### 4.10.B LAUNDRY HOOK UPS & HOSES (NOT APPLIANCES)

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**HOSES:** The washing machine was installed with rubber hoses. These do come with the appliance but are not recommended for prolonged use. Understand that these hoses are under constant pressure. Replacing the rubber hoses with "[burst proof](#)" [braided stainless steel hoses](#) would be a prudent upgrade to the home. These are seen as best option for providing water safely to the machine. As a standard of caution, I recommend to every new homeowner to replace the existing lines with new ones, regardless of material, and to replace them every 5 years. Additionally, a flood pan or floor drain with an [electronic water shut off for the washer](#) would be a great safety improvement and added level of insurance. Operation of the washer appliance is beyond the scope of our inspection. The equipment appeared in regular use by the current homeowners.



4.10.B Item 1 (Picture)

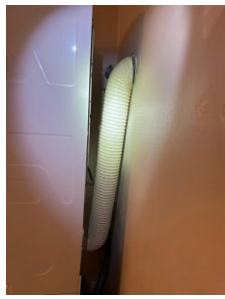


4.10.B Item 2 (Picture)

#### 4.11.B CLOTHES DRYER VENT PIPING

☐ SAFETY ISSUE

(1) **VINYL USED-REPLACE NOW!!!:** The dryer vent was run using a vinyl vent duct. Using vinyl for a dryer duct is not recommended and can be a safety issue as it is flammable. I recommend replacing the installed duct with a rigid or approved flexible metal duct run to the exterior in the most direct route. Follow manufacture's recommendations.



4.11.B Item 1 (Picture)

(2) **OUTLET UPDATE:** Currently the installed outlet for the electric dryer is a 3-Prong outlet. While they are still common to see and the wiring cords are readily available, most new construction has updated to a 4-Prong outlet. A 4-Prong outlet has added electrical safety and grounding making it a recommended update to the the laundry area. as desired, I recommend consulting an a license and insured electrician about the safety update.

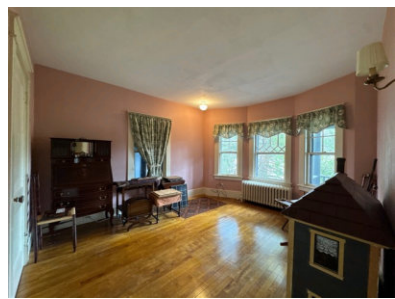
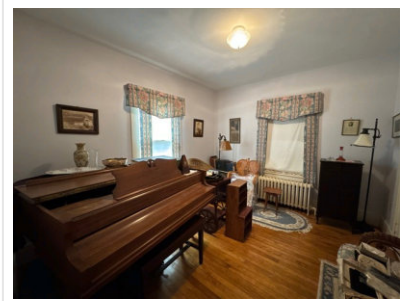
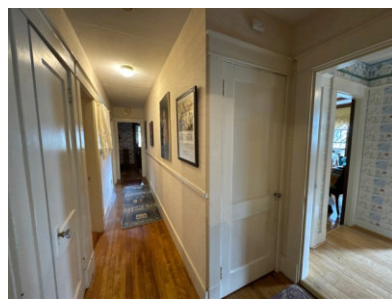
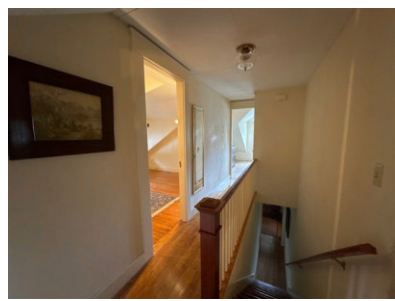
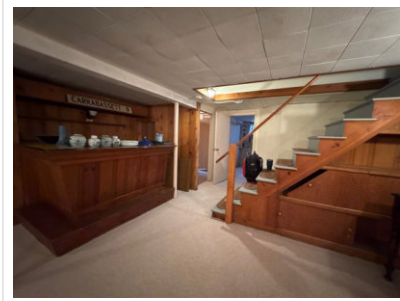
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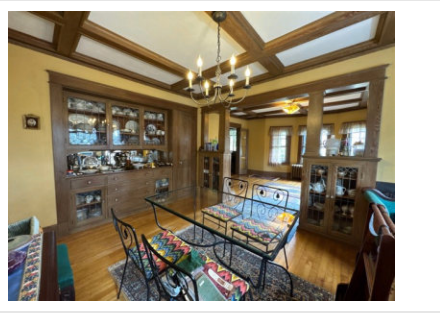
*The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report 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. The client should understand that appliances which are operable during the inspection will not last forever. Modern appliances typically have a reliable working life of 5-7 years. The age of installed units was not determined but many of the identifying serial numbers have been pictured in this report. Online resource can help you identify the age of the installed appliances. Requesting all manufacture's documentation and manuals is recommended. Maintain as directed by the manufacture.*

# 🏠 5(A) . OWNER'S UNIT

## 📋 DESCRIPTION

The home inspector shall observe: walls, ceiling areas, floors, steps, stairways, balconies, railings. A representative number of doors and windows. The home inspector shall: operate a representative number of windows and interior doors; and, report on general condition and operation, report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector shall: operate (using an outlet tester) a representative number of electrical outlets and lighting fixtures (using installed switches). The home inspector is not required to observe: paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, carpeting or window treatments.





✂ STYLES & MATERIALS: OWNER'S UNIT

**Ceiling Materials:**

Ceiling Tile  
 Drywall  
 Horse Hair Plaster & Lathe

**Wall Material:**

Drywall  
 Homosote (Compressed Cellulose Board)  
 Horse Hair Plaster & Lathe  
 Paneling  
 Wallpaper

**Floor Covering(s):**

Area rugs  
 Carpet  
 Hardwood T&G - Sand In Place  
 Vinyl

**Interior Doors:**

Wood / Louvered  
 Wood / Solid / 2 - Panel

**Window Types:**

Wood, Painted, Single Hung, Single Pane, Storms  
 Wood, Painted, Sliding, Thermal Insulated

**Window Manufacturer:**

Marvin  
 No visible branding

👁 ITEMS: OWNER'S UNIT

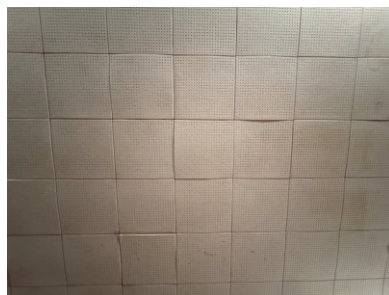
5.0.A CEILINGS

📁 SAFETY ISSUE

(1) **ASBESTOS CONCERN:** During the inspection of the basement, it was observed that ceiling tiles were installed. These tiles appeared to pre-date asbestos regulation so materials in the tiles may contain asbestos. Having these tiles tested for it's presence is recommended prior to closing. If determined to be present it would be prudent to obtain estimates for removal.



5.0.A Item 1 (Picture)



5.0.A Item 2 (Picture)



5.0.A Item 3 (Picture)

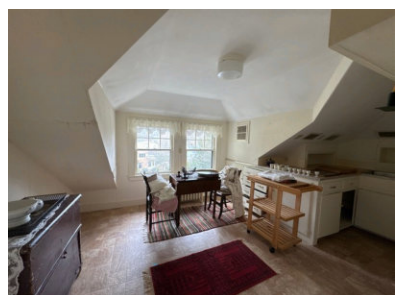


5.0.A Item 4 (Picture)



5.0.A Item 5 (Picture)

(2) **DRY STAINS:** Generally, the ceiling surfaces in the primary residence (above ground) were found to be in serviceable condition. Minor dry staining was observed in the upstairs "kitchen". These stains did not appear to be wet or active. Treat and repaint as needed.



5.0.A Item 6 (Picture)



5.0.A Item 7 (Picture)



5.0.A Item 8 (Picture)

## 5.1.A WALLS

### ☑ SAFETY ISSUE

(1) **BE SAFE:** The condition of this home makes it a good candidate for renovation. Be aware that due to the age of the house there is a chance that lead based paint have been used of the wall finishes. Removing old plaster walls could be hazardous and proper precautions should be taken. It is advisable to

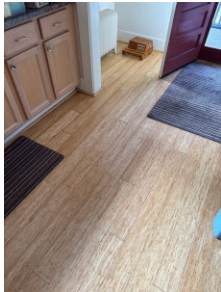
have further evaluation and lead testing of the wall surfaces.

(2) **TRIM PAINT:** Though well painted, based off the age of the building, the chances of their being a layer of lead based paint is high. I recommend further testing to determine is lead paint is present on the installed trim.

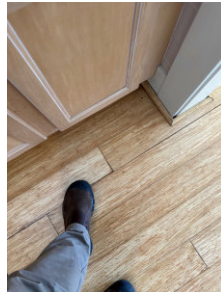
### 5.2.A FLOORS

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**WEAR AND TEAR:** In the kitchen there was a small area of damage observed. Repair as desired.



5.2.A Item 1 (Picture)



5.2.A Item 2 (Picture)

### 5.3.A DOORS (REPRESENTATIVE NUMBER)

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**MISC MINOR THINGS:** Generally, the doors in the primary residence were found to be in serviceable condition. Several doors were found to be in need of minor adjustment or repair. Items such as securing door latches, minor planing to reduce friction when closing and other items that a capable homeowner or insured professional can address as needed.



5.3.A Item 1 (Picture)



5.3.A Item 2 (Picture)

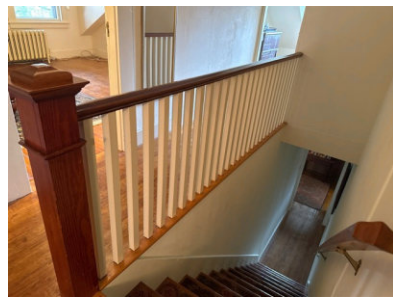


5.3.A Item 3 (Picture)

### 5.4.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**SAFETY ISSUE**

(1) **OLD STAIRS = LOW GUARD RAIL:** Inspection of the guard rail system above the staircase revealed evidence of a very low elevation from the floor height to the top of the railing. (See pictures) While a low elevation of the guard rail is typical for a house of this age, and no repair is required; the low elevation of the rail is a safety hazard as compared to a modern rail system meeting the current standards. As desired, I recommend having a capable and insured carpenter or contractor evaluate and provide estimates for updating the stair rail system



5.4.A Item 1 (Picture)

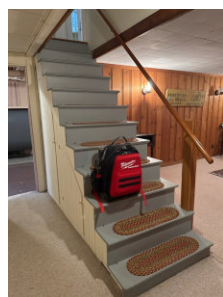


5.4.A Item 2 (Picture)

(2) **BASEMENT STAIRS:** During the evaluation of the basement, it was noted that the installed basement stairs do not conform to many of the safety standards and best building practices of today. Stairways are an area where updating for increased safety is always recommended. During the inspection items, detailed below, were observed.

**OBSERVATIONS:** Open Stair. It was noted that no railing was installed on one side of the stairs. This is a fall hazard and a safety update is recommended. No Balusters. The installed rail system had no balusters installed. Lack of balusters can allow for our smaller and younger residence to fall. An update for safety is recommended.

**RECOMMENDATION:** It is recommended a capable person or insured contractor evaluate the stairs and provide the client with further information and cost impacts for improving safety. Follow up and secure pricing for recommended actions prior closing.



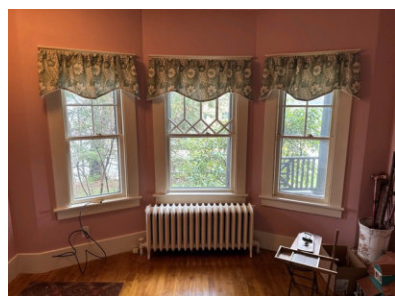
5.4.A Item 3 (Picture)

**5.5.A WINDOWS (REPRESENTATIVE NUMBER)**

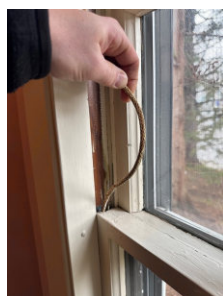
**NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR, SAFETY ISSUE**

**POSSIBLE HEALTH HAZARD:** The windows in this home appear original and are painted wood. Given the age of the home the paint used on the windows may be lead based. The operation of a window such as this can rub the paint and cause a health hazard. I recommend further testing of the painted windows by a licensed Lead Risk Assessor/Inspector to determine if a health concern is present.

**OLD, BUT WORK:** Most of the windows in the home operated as intended. While they were single pane windows they did function as intended. That said, there are a couple areas, pictured, that are in need of minor repair such as replacing sash cords.



5.5.A Item 1 (Picture)



5.5.A Item 2 (Picture)



5.5.A Item 3 (Picture)

## 5.6.A OUTLETS, SWITCHES AND FIXTURES

### 📄 SAFETY ISSUE

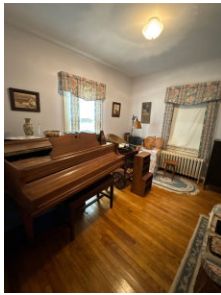
(1) **2-PRONG OUTLETS:** Many of the outlets located in the finished basement level were the older two prong, ungrounded type. An ungrounded outlet, or circuit, can be a safety risk to both life and electrical equipment. I recommend having an electrician further evaluate the outlets throughout the home prior to closing. Be aware, further evaluations may determine that rewiring of the one, or more, of the circuits may be needed. Obtaining estimates for this work prior to closing is advisable. [Further discussion can be found with online resources.](#) Follow up and secure pricing for recommended actions prior to closing.



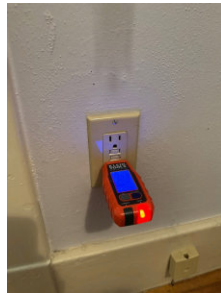
5.6.A Item 1 (Picture)

(2) **UNGROUNDED GFCIs:** Observed in this old home were many GFCI outlets in areas where one typically doesn't find them in a modern home. Older homes are often wired with ungrounded wiring. In some instances it is decided that rather than rewiring a circuit that GFCI outlets can be installed. When properly wired and grounded to an old metal box a GFCI can become grounded and provide you and your equipment with a safe ground. Even if an outlet box isn't grounded, installing a GFCI outlet will still protect you from ground faults. BUT an ungrounded GFCI can't safeguard sensitive electronics, such as a

computer or phone, from the interference caused by stray currents. The NEC recommends you to apply a label on the receptacle that reads, "No equipment ground." These labels come in the box with a new GFCI. During the inspection, ungrounded GFCI outlets were observed in a few of the rooms. I recommend a licensed and insured electrician evaluate further to determine the reasoning for these ungrounded outlet and make repairs as needed.



5.6.A Item 2 (Picture)



5.6.A Item 3 (Picture)



5.6.A Item 4 (Picture)



5.6.A Item 5 (Picture)

*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/under 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. Furthermore, it is recommended that all interior spaces be fully evaluated for adequate condition prior to closing at the final walkthrough (when the home is empty of all furniture and visual obstructions).*

## 🏠 5(B) . TENANT'S UNIT

### ☰ DESCRIPTION

The home inspector shall observe: walls, ceiling areas, floors, steps, stairways, balconies, railings. A representative number of doors and windows. The home inspector shall: operate a representative number of windows and interior doors; and, report on general condition and operation, report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector shall: operate (using an outlet tester) a representative number of electrical outlets and lighting fixtures (using installed switches). The home inspector is not required to observe: paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, carpeting or window treatments.



### ✂ STYLES & MATERIALS: TENANT'S UNIT

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet  
Vinyl

**Interior Doors:**

Wood / Hollow Core / Smooth/  
Flush Finish  
Wood / Louvered

**Window Types:**

Wood, Painted, Single Hung,  
Single Pane, Storms  
Wood, Painted, Sliding, Thermal  
Insulated

**Window Manufacturer:**

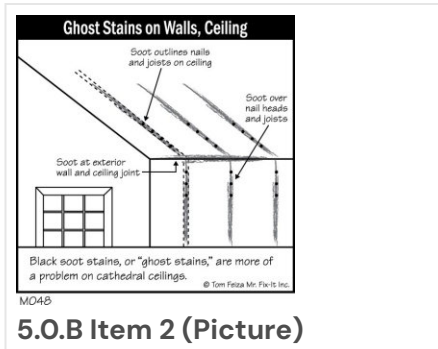
Marvin  
No visible branding

### 👁 ITEMS: TENANT'S UNIT

#### 5.0.B CEILINGS

🕒 NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

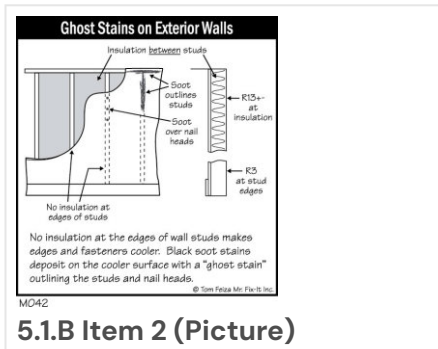
**GHOSTING:** During the inspection of the interior areas, dark staining on some portions of the ceiling surfaces was observed. The staining does not appear to be a suspicious microbial growth, rather it looks to be caused by "ghosting". Ghosting is a result of thermal bridging in the ceiling's structure. In essence the ceiling's structural members are not insulated and can allow for more air movement providing an air for dirty particles to collect. This results in black sooty stains on your ceiling that follow the patterns of your home's framing. Sometimes stains can even reveal fasteners in a ceiling because the metal is more prone to becoming a condensing surface. Typically, the amount of condensation is not enough to cause a mold or structural problem, but it does create irritating lines on your surfaces. Typically, washing and repainting is an adequate repair. [For more discussion and information on Ghosting.](#) I recommend consulting with a painting professional now to obtain estimates for this cosmetic repair.



### 5.1.B WALLS

NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**GHOSTING:** During the inspection of the Living Room, dark staining on some portions of the wall surface was observed. The staining does not appear to be a suspicious microbial growth, rather it looks to be caused by "ghosting". Ghosting is a result of thermal bridging in the wall's structure. In essence the wall's structural members are not insulated and can allow for more air movement providing an air for dirty particles to collect. This results in black sooty stains on your walls that follow the patterns of your home's framing. Sometimes stains can even reveal fasteners in a wall because the metal is more prone to becoming a condensing surface. Typically, the amount of condensation is not enough to cause a mold or structural problem, but it does create irritating lines on your finished surfaces. Typically, washing and repainting is an adequate repair. [For more discussion and information on Ghosting.](#) I recommend consulting with a painting professional now to obtain estimates for this cosmetic repair.



### 5.2.B FLOORS

NEEDS REPAIR OR REPLACEMENT

**COULD CLEAN....BUT WHY?:** Carpet in the apartment unit was found to be in poor condition. Stains from

grime, age and use were observed in multiple areas. Minor thread tearing was noted in the main living room. While cleaning may be adequate, replacement would be more prudent. Follow up with a flooring professional as desired.



5.2.B Item 1 (Picture)



5.2.B Item 2 (Picture)

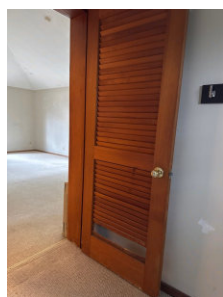


5.2.B Item 3 (Picture)

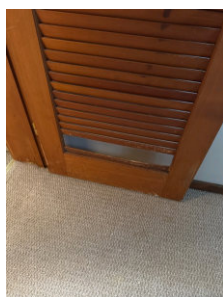
### 5.3.B DOORS (REPRESENTATIVE NUMBER)

NEEDS REPAIR OR REPLACEMENT

(1) **DAMAGED:** The pictured door in the bedroom is damaged and may need repair. I recommend a capable person or professional carpenter evaluate and make the needed repairs.



5.3.B Item 1 (Picture)



5.3.B Item 2 (Picture)

(2) **BI-FOLD ISSUES:** The pictured bi-fold door in the bedroom does not track as intended. I recommend a capable person or insured professional evaluate and repair as needed.

### 5.4.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS

NOT PRESENT

### 5.5.B WINDOWS (REPRESENTATIVE NUMBER)

INSPECTED

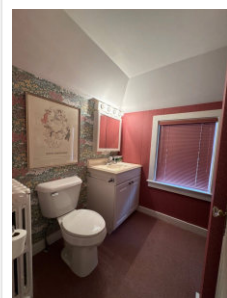
## 5.6.B OUTLETS, SWITCHES AND FIXTURES

☑ INSPECTED

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*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/under 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. Furthermore, it is recommended that all interior spaces be fully evaluated for adequate condition prior to closing at the final walkthrough (when the home is empty of all furniture and visual obstructions).*

## 🏠 6(A) . OWNER'S UNIT



### 🔧 STYLES & MATERIALS: OWNER'S UNIT

#### Exhaust Fans:

Fan with light

### 👁️ ITEMS: OWNER'S UNIT

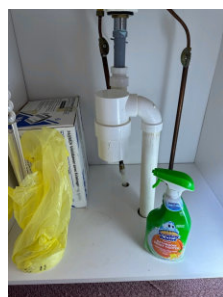
#### 6.0.A COUNTERS AND CABINETS

☑️ INSPECTED

#### 6.1.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

☑️ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

(1) **DRUM TRAP:** The vanity in the upstairs bath had a drum trap installed on the drain line. The issue with drum traps is that they are not self-scouring, meaning they tend to accumulate solids. This can lead to blockage and result in water damage. That said, most drum traps are equipped with a clean out to resolve such an issue. The mentioned sink did drain effectively during the inspection and there are no calls for immediate action. In the future, replacing the drum trap with a P-Trap would be a great improvement to the home.



6.1.A Item 1 (Picture)

(2) **S-TRAP:** The vanity in the downstairs bath full bath has S-Trap installed. These are not recommend as they can lead to siphoning resulting in the trap emptying of water and allowing sewer/septic gas in to the living space. Additionally, sometime sinks with S-Trap drains have a venting issue and will not drain quickly or quietly (gurgling). I would recommend licensed and insured plumber upgrade this drain trap to

a P-Type trap and that it be attached to the home's central plumbing vent or equipped with an AAV or Studor Vent (if permitted).



6.1.A Item 2 (Picture)

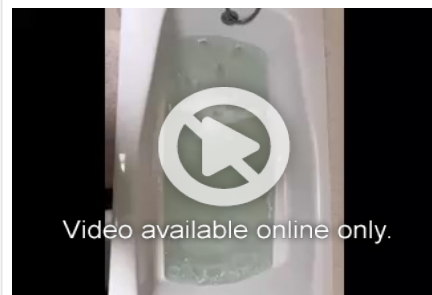
## 6.2.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

☑ INSPECTED

**JETTED TUB:** The jetted tub in the downstairs bath was filled and operated. It appeared to operate during testing.



6.2.A Item 1 (Picture)

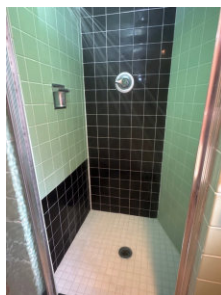


6.2.A Item 2 (Video)

## 6.3.A TILED SHOWER AND/OR TUB SURROUNDS

☑ INSPECTED

**READY TO SHOWER:** The installed tile shower appeared to have no cracks or loose tiles. At the time of inspection, the grout and tile were in tact. This shower was NOT flood tested. In the years to come, monitor the grout and tiles for looseness an aggressive mildew and other organic growth. Cleaning the surfaces of the shower often is highly recommended to ensure a long lasting life of materials.



6.3.A Item 1 (Picture)

## 6.4.A OUTLETS SWITCHES AND FIXTURES

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**NO OUTLET:** While there was a light fixture in the upstairs bath, there was no electrical outlet close to the vanity. This is a significant convenience in modern bathrooms. I highly recommend having a licensed and insured electrician install a properly GFCI protected outlet.



6.4.A Item 1 (Picture)

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6.5.A EXHAUST FAN

☑ INSPECTED

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## 🏠 6(B) . TENANT'S UNIT

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### 🔧 STYLES & MATERIALS: TENANT'S UNIT

#### Exhaust Fans:

Fan with light

### 👁️ ITEMS: TENANT'S UNIT

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#### 6.0.B COUNTERS AND CABINETS

☑️ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**WEAR AND TEAR:** The bathroom cabinet was showing signs of age. While it was still functioning there was evidence of significant wear and tear. Monitor and replaced as desired.

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#### 6.1.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

☑️ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**DRUM TRAP:** The vanity in the apartment bath had a drum trap installed on the drain line. The issue with drum traps is that they are not self-scouring, meaning they tend to accumulate solids. This can lead to blockage and result in water damage. That said, most drum traps are equipped with a clean out to resolve such an issue. The mentioned sink did drain effectively during the inspection and there are no calls for immediate action. In the future, replacing the drum trap with a P-Trap would be a great improvement to the home.

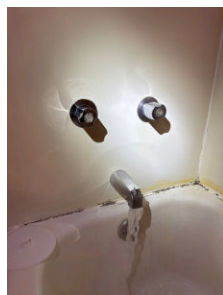


6.1.B Item 1 (Picture)

#### 6.2.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

☑️ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

(1) **TWO VALVE:** The installed tub/shower fixtures is outdated. The installed Two Valve system does not have thermostatic mixing valve with a built in temperature stop. This means that there is a risk of scald or serious harm if the water heater is not set safely. A modern pressure balanced or thermostatic mixing valve system can be limited to a certain temperature (typically 120 degrees) to insure safe operation every time. While the system may be fully operational, a safety update is recommended. Consult with a plumbing professional now for further guidance and pricing for updating.



6.2.B Item 1 (Picture)

(2) **SHOWER HEAD:** The shower head in the apartment bath had a small leak at the attachment point to the gooseneck. A capable person can make the needed repair with some Teflon Tape, I recommend Blue Monster.



6.2.B Item 2 (Picture)

(3) **CORROSION:** One, or more, of the supply lines under the apartment bath sink is showing signs of corrosion. No evidence of active leaks were visible during the inspection; but, something is causing the corrosion. I recommend monitoring this area and making any needed repairs. "It's better to repair of leak before it starts to leak"



6.2.B Item 3 (Picture)

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### 6.3.B TILED SHOWER AND/OR TUB SURROUNDS

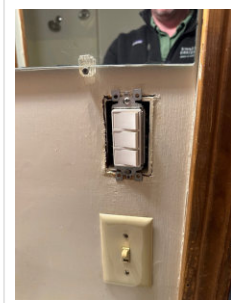
☑ NOT PRESENT

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## 6.4.B OUTLETS SWITCHES AND FIXTURES

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**NO PLATE:** No plate was present on the bathroom switch. A capable person can address.



6.4.B Item 1 (Picture)

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## 6.5.B EXHAUST FAN

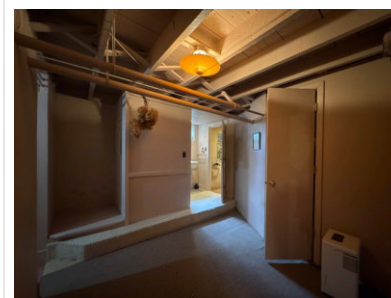
☑ INSPECTED

**MAINTAIN & UPGRADE:** The bathroom fan will need periodic cleaning. A simple vacuuming of the register is typically all that is needed; but, in some instances [a more thorough cleaning will be needed](#).

Additionally, adding a timer or humidistat to the fan's control switch would be a great upgrade to the home.

---

## 7. STRUCTURAL COMPONENTS



### STYLES & MATERIALS: STRUCTURAL COMPONENTS

#### Foundation Material & Style:

Cinder Block (CMUs)  
 Poured Concrete  
 Slab On Grade

#### Wall Structure:

Not Visible

#### Radon Mitigation System:

No system installed

#### Type of Basement/ Crawlspace:

Partial crawlspace  
 Partially Finished Basement

#### Columns or Piers:

Steel Column

#### Floor Structure:

Old Growth 2x8

#### Floor System Insulation:

Minimal amounts of fiberglass insulation  
 No insulation in many areas

### ITEMS: STRUCTURAL COMPONENTS

#### 7.0 FOUNDATION WALLS & CONDITIONS IN THE BASEMENT / CRAWLSPACE

☑ INSPECTED, NOT INSPECTED

**FINISHED BASEMENT:** Some areas of the foundation were not visible because sections of the basement were finished. That said, areas where the foundation was exposed appeared in good condition.

#### 7.1 WALLS (STRUCTURAL)

☑ NOT INSPECTED

**NOT VISIBLE:** None of the rough framing for the home's walls were exposed, so this component could not be visually inspected for deficiencies. That said, the exterior and interior finishes were intact and displayed no indications of fault. Monitor and repair as needed.

#### 7.2 COLUMNS, PIERS OR SUPPORT POSTS VISIBLE IN BASEMENT OR CRAWLSPACE

☑ INSPECTED

#### 7.3 FLOORS (STRUCTURAL)

☑ INSPECTED, NOT INSPECTED

**FINISHED:** A portion of the basement was finished. Not all areas of floor structure were visible. The visible areas appeared in good working condition.

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#### 7.4 CEILINGS (STRUCTURAL)

☑ INSPECTED, NOT INSPECTED

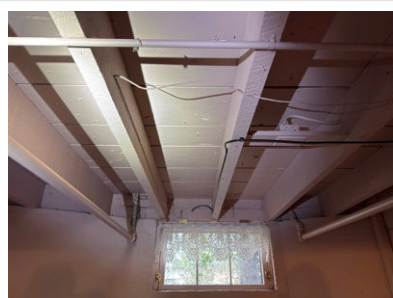
**NO ATTIC:** There was no attic space. As a result the ceiling structure could not be inspected. All the finished ceiling surfaces appeared in good condition during the inspection.

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#### 7.5 INSULATION (VISIBLE IN BASEMENT / CRAWLSPACE)

📁 NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**NO INSULATION:** The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated. I recommend having an insulation professional make recommendations on completely and adequately insulating the floor system. Secure costs prior to closing.



7.5 Item 1 (Picture)

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#### 7.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

☑ NOT INSPECTED

**NOT INSPECTED OR NOT PRESENT:** A concrete slab was installed in this basement. The presence of a vapor barrier below the slab could not be confirmed.

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#### 7.7 VENTILATION OF FOUNDATION AREA (CRAWLSPACE OR BASEMENT)

☑ INSPECTED

(1) **DEHUMIDIFIER PRESENT:** The basement did not appear to have a moisture issue; however, there was a dehumidifier present. Running a dehumidifier in a basement is always recommended to help moderate the relative humidity and limit the conditions that can help breed organic growth. Having a self draining dehumidifier installed and set for 30%–50% is recommended. Monitor and run dehumidifier as warranted.

(2) **TEST FOR RADON:** During the inspection, no radon testing was performed. I strongly encourage testing for radon in air in any subterranean area that could be used as living space. The client should be aware that [radon gas](#) is the leading cause of lung cancer for non-smoking individuals and can typically be remediate easily and in a cost effective manner. Contact the inspection company now about setting up a 48hour radon in air test.

---

#### 7.8 PEST INSPECTION

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**PREVENTATIVE MAINTENANCE:** During the inspection, it was observed that many areas of the home had bait trap stations indicating that a pest control company had performed a service. While, I saw no active infestations, I recommend continuing any preventive maintenance of the current homeowners saw fit to implement.

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## 🏠 8. PLUMBING SYSTEM

### ☰ DESCRIPTION

The home inspector shall observe interior water supply and distribution system components, including: piping materials, supports, and insulation, fixtures and faucets, functional flow, leaks and cross connections. Interior drain, waste, vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: state the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### ✂ STYLES & MATERIALS: PLUMBING SYSTEM

**Water Source:**

City Water

**Water Treatment System:**

No treatment system is installed

**Water Filters:**

None

**Plumbing Water Supply (into home):**

Copper

**Plumbing Water Distribution (inside home):**

Copper

**Washer Drain Size:**

1 1/2" Diameter (undersized)

**Plumbing Waste Line (Visible in unfinished portions of the home):**

PVC

Cast iron

**Water Heater Style & Power Source:**

Electric (Conventional Tank Style)

Indirect (Produced by Boiler)

**Water Heater Capacity:**

38 Gallons Stored

Indirect (38 Gallons Stored)

**Water Heater Manufacturer:**

General Electric

**Water Heater Location:**

Basement Utility Room

Concealed hallway panel

### 👁 ITEMS: PLUMBING SYSTEM

#### 8.0 PLUMBING: DRAIN, WASTE AND VENT SYSTEMS VISIBLE IN UNFINISHED AREAS

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

**OBSTRUCTED:** When the basement was finished, the main clean out was concealed. If this ever needs servicing, a section of wall will need to be removed. Installing an access hatch is recommended.

**SCOPE THE MAIN LINE:** This home appears to be attached to a public sewer system. The main waste pipe from the point of exit from the home out to the main sewer is typically the responsibility of the home

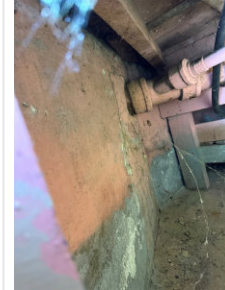
owner. Given the inability for evaluation a follow up inspection with a drain scoping company is recommended. Over time waste pipes can become constricted with build up, low spots can develop, tree roots can invade and pipes can break. Having a professional drain scoping is the only way to fully determine the condition of the system. While I observed no indications that flow was obstructed during the inspection, having the line scoped is strongly recommended prior to closing. Some plumbing professionals and many "roto-routers" and/or septic inspection companies have equipment to scope and inspect the otherwise concealed piping.



8.0 Item 1 (Picture)



8.0 Item 2 (Picture)



8.0 Item 3 (Picture)



8.0 Item 4 (Picture)

## 8.1 PLUMBING: WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES VISIBLE IN UNFINISHED AREAS

☑ INSPECTED

## 8.2 WATER HEATER (APPLIANCE, ATTACHED COMPONENTS & EXHUAUST SYSTEM)

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

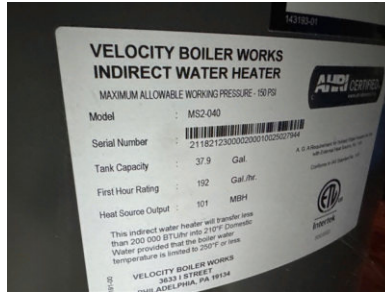
(1) **WATER HEATER TEMP & CONDITION:** The hot water for the home is generated by an indirect water heater. An indirect water heater uses the main boiler to heat a fluid that's circulated through a heat exchanger in the storage tank. The energy stored by the water tank allows the boiler to turn off and on less often, which saves energy while still providing adequate amounts of hot water. The temperature of the water was tested at the kitchen sink, it peaked at 127°F. This is significantly higher than the recommended range of 115 -125°F to avoid scalding and stop bacterial growth. Typically, the temperature can be controlled using the thermostat at the base of the storage tank or with the mixing valve leaving the water heater (if installed). I recommend a capable person or licensed plumber lower the temperature to meet safe temperature recommendations..

During the inspection, it was noted that the water heater had no mixing valve. Mixing valves can help against scaling in the tank and make it easy to control the temperature of the hot water, keeping it at a safe level. Some jurisdictions require this in new installations. Given the recent installation (2021), one would have expected to see one installed. Add as desired, as having one installed would be a good safety update/ upgrade to the home.

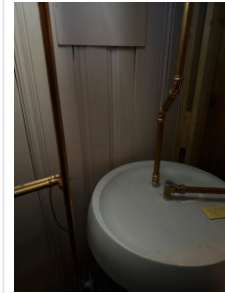
Additionally, the installed unit appears undersized for the size home. While it appeared adequate during the inspection, I recommend monitoring and consulting with a plumbing professional if increased capacity is desired.



8.2 Item 1 (Picture)



8.2 Item 2 (Picture)



8.2 Item 3 (Picture)



8.2 Item 4 (Picture)



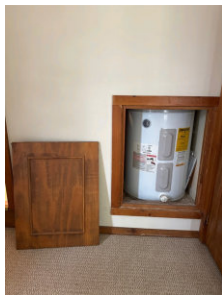
8.2 Item 5 (Picture)



8.2 Item 6 (Picture)

(2) **APARTMENT WATER HEATER TEMP & CONDITION:** The hot water was generated by an electric water heater. This style of system is typically warranted for 6–8 years; but, often has a reliable working life of around 10–15 years. Based off of information on the data plate, the installed system is **13 years old**. Based off the age of the unit it is becoming a fully depreciated asset. It would be prudent to obtain estimates for it's replacement in the near future. It is far better to replace a water heater prior to failure. The temperature of the water was tested at the kitchen sink, it peaked at 116°(F). This is a very safe temperature as the recommended safe range is 115° -125°(F) to avoid scalding and kill possible bacteria in the storage tank. I recommend referring to the manufacture's print documentation or online resources for best maintenance practices. Maintain as needed.

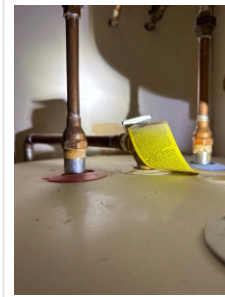
- No disconnect was present at, or near, the water heater. It is recommended that if the appliance is not in "line-of-sight" of the breaker panel, or fuse box, there **MUST** be a local disconnect next to the water heater. Recommend consulting with a capable professional now about this missing safety item.
- During the inspection, it was noted that the water heater had no mixing valve. Mixing valves can help against scaling in the tank and make it easy to control the temperature of the hot water, keeping it at a safe level. Some jurisdictions require this in new installations. Regardless, having one installed would be a good safety update/upgrade to the home.



8.2 Item 7 (Picture)



8.2 Item 8 (Picture)



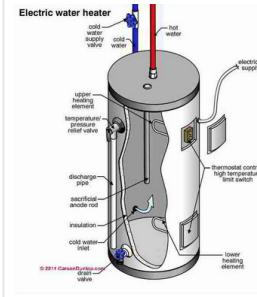
8.2 Item 9 (Picture)



8.2 Item 10 (Picture)



8.2 Item 11 (Picture)



8.2 Item 12 (Picture)

### 8.3 MAIN WATER SHUT-OFF (LOCATION)

☑ INSPECTED

(1) **BETWEEN HERE AND THERE:** As noted by the home's listing, the home has public water supply. I observed a copper water service pipe penetrating the foundation. No visible problems were observed where readily accessible and visible. That said, the supply pipe between the visible portion in the home and the main supply was not visible and is EXCLUDED from this report. Be advised that the true condition of the buried water service pipe from the street to the home is undetermined and that any future need to perform repairs or replacement is the financial responsibility of the home owner. Monitor for leaks, functional flow and pressure. The client should be aware that [there are companies who insure such items](#)- following up with a representative may be desired and prudent.

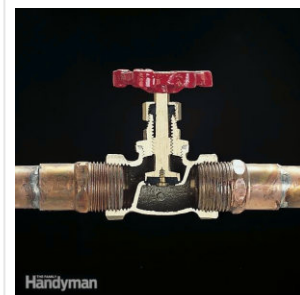
(2) **WATER MAIN SHUT OFF:** The main water shut off is located in the basement, half bathroom. The shut off is located next to the water meter as pictured. The shut off is gate valve. Gate valves have several parts that all need to work properly in order to shut the water off. Often times the washers get deteriorated by the water rushing by it all the time. I recommend, when possible, replacing the gate valve with a ball valve. Ball valves are much more reliable in shutting the water off during and emergency.



8.3 Item 1 (Picture)



8.3 Item 2 (Picture)



8.3 Item 3 (Picture)



8.3 Item 4 (Picture)

## 8.4 FUELS STORAGE & DISTRIBUTION SYSTEM (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

☑ INSPECTED

(1) **PROPANE TANK:** The propane tank is often the property of the propane company. I recommend calling your choice of propane companies to set up an account for filling the tank. Often times the company will wish to supply there own tank. The tank, or tanks, are located on the East side of the home.

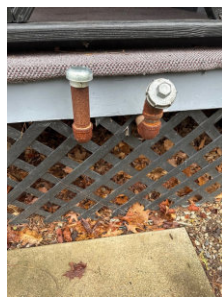


8.4 Item 1 (Picture)

(2) **OIL FILL:** The oil fill port is located on the side of the home of the home. This area, and a path to it, should be kept clear of snow and obstruction so that oil delivery can not be impeded.



8.4 Item 2 (Picture)



8.4 Item 3 (Picture)



8.4 Item 4 (Picture)

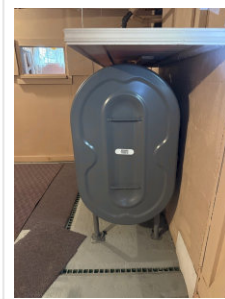
(3) **OIL TANK:** The oil tank appeared in good condition during the inspection. The oil tank should be inspected annually by a fuel supplier or heating equipment technician. As the tank becomes older having the walls "gauged" annually is advisable. At the time of inspection, no immediate action is called for.



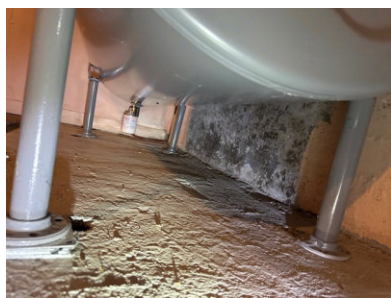
8.4 Item 5 (Picture)



8.4 Item 6 (Picture)



8.4 Item 7 (Picture)



8.4 Item 8 (Picture)

## 8.5 MAIN FUEL SHUT-OFF (LOCATION)

☑ INSPECTED

(1) **PROPANE SHUT OFF:** The propane tank, or tanks, are located on the East side of the home. Under the lid of the tank there is a knob that can be closed to shut off the flow of fuel. Additionally there is a shut off located at the point of entry into the home and at each gas appliance. See pictures. Similar to natural gas, propane has one simple rule. **Rule #1 is, "if you smell gas, don't touch anything electrical, get outside and call the fire department and your fuel supplier"**.

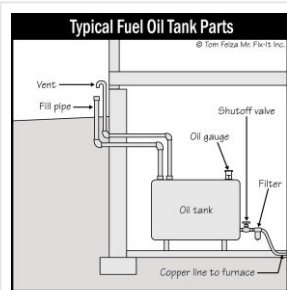


8.5 Item 1 (Picture)



8.5 Item 2 (Picture)

(2) **MAIN FUEL SHUT OFF:** The fuel shut off for the oil tank is located by the oil filter, tighten the knob to shut off the supply of fuel to the heat system, there is an additional shut off at the heating appliance.



8.5 Item 3 (Picture)



8.5 Item 4 (Picture)

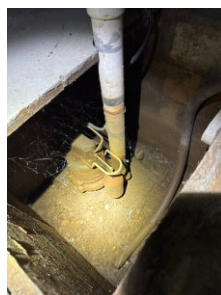
## 8.6 SUMP PUMP

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

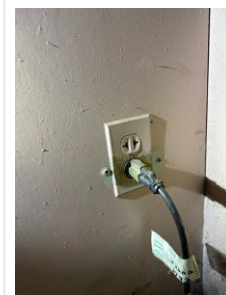
**WHERE DOES IT GO:** The installed sump pump was found to be functional. That said, its final discharge point was not observed during the inspection. I recommend inquiring about the location and confirming that the discharge is not affecting the house in an ill way.



8.6 Item 1 (Picture)



8.6 Item 2 (Picture)



8.6 Item 3 (Picture)

## 8.7 WELL & WATER TREATMENT SYSTEM (PRIVATE OR PUBLIC SUPPLY)

☑ NOT PRESENT

**CITY WATER:** The home was attached to a city water supply. Upon closing on the home it is imperative to contact the water supplier to set up your new account on the home so that delivery is not interrupted.

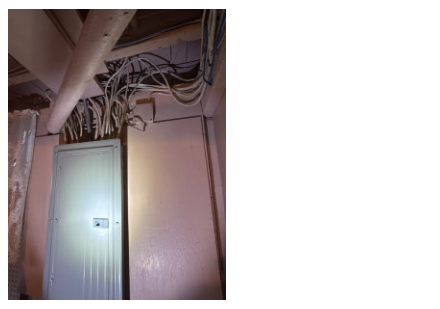
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*The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks 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.*

## 🏠 9. ELECTRICAL SYSTEM

### 📄 DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



### ✂️ STYLES & MATERIALS: ELECTRICAL SYSTEM

#### Electrical Service Entrance

##### Conductor style:

Overhead service

##### Panel(s) Manufacturer:

Cutler - Hammer  
Siemens

#### Panel(s) Capacity:

(2) 100 AMP service panel  
Sub Panel (30AMPs)

#### Branch wiring materia (observed in the panel):

Copper

#### Panel(s) Type:

Circuit breakers  
Fuses

#### Branch wiring type (observed in unfinished areas):

Non-metallic clad cable  
(commonly referred to as  
Romex)  
Metal Clad (2-Wire) BX  
Knob and Tube

### 👁️ ITEMS: ELECTRICAL SYSTEM

#### 9.0 SERVICE ENTRANCE CONDUCTORS, METER BOX & APPLICABLE DISCONNECTS

##### ✅ INSPECTED

(1) **SEC:** The service entrance conductors (SEC) appeared in serviceable condition. A good maintenance

action is to monitor the attachment point annually to catch any signs of pull out early and to keep all tree limbs and other vegetation away from conductors and metering equipment.

**DISCONNECT:** For your information. As the main service panel was more that 6' away from the meter box, a main service disconnect was located at the meter, as seen. While a main breaker may be located in the panel, the primary disconnect to turn power off to the entire home is located at the meter box.



9.0 Item 1 (Picture)



9.0 Item 2 (Picture)



9.0 Item 3 (Picture)



9.0 Item 4 (Picture)



9.0 Item 5 (Picture)

(2) **100 AMP SERVICE:** The primary house is equipped with 100AMP service. From a modern stand point, a house of this size would have 200AMP service. Having 100AMP service appears to be adequate for the current homeowner; but, you, the client, may find that it is not enough in the long run for your electrical needs. If you decide to upgrade your home to 200AMP service you should consult a licensed and insured electrician. This upgrade may involve permitting, a new panel and perhaps replacement of many of your circuit breakers & conductors. [Calculating your needed amount of power may be desired using a Load Calculator](#). Following up with a licensed electrician about possible upgrade is recommended.

## 9.1 MAIN ELECTRICAL PANEL & SUB PANELS

NEEDS REPAIR OR REPLACEMENT

(1) **UPDATE ASAP:** The home has several junction boxes / sub panels powered with fuses. Fuses are a technology that is very out of date and offers little in the way as life safety on convenience. While power is supplied I strongly encourage you to consult with a licensed and insured electrician about replacing the fuse panels and disconnects with modern and up to date circuit panels. This will likely require a service upgrade from the utility, significant rewiring of the home as well as permits and inspection by the local building authority.



9.1 Item 1 (Picture)

(2) **HOUSE / UPDATE AS DESIRED:** The primary circuit panel in the basement appeared consistent with safety standards of the era of renovation decades ago. Noted during the inspection, the discussed panel had no Arc Fault Circuit Interrupters (AFCIs) installed. While this style of circuit breaker may not have been required at the time of installation, they are highly recommend as a safety update to the system. As desired, I recommend consulting with a licensed and insured electrician about updating the panel & breakers to meet the requirements of the modern safety standard. Any work in the panel should be performed by a licensed and insured electrician, permits are often required.

- The inspected panel was found to have no room for expansion. As updates and renovations to the home occur, having additional breakers may be necessary and warrant alteration to the installed panel or the installation of an additional panel. For further information, I recommend consulting with a licensed electrician.



9.1 Item 2 (Picture)



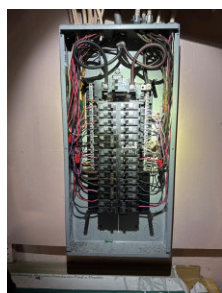
9.1 Item 3 (Picture)



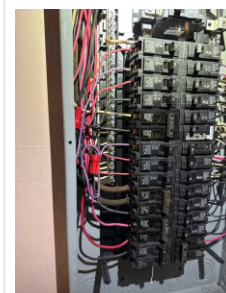
9.1 Item 4 (Picture)



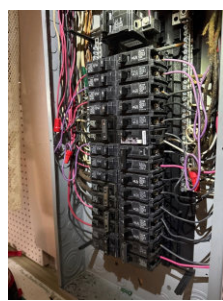
9.1 Item 5 (Picture)



9.1 Item 6 (Picture)



9.1 Item 7 (Picture)



9.1 Item 8 (Picture)

(3) **APARTMENT / MINOR REPAIRS & UPDATING IS ADVISABLE:** The circuit panel in the apartment appeared consistent with standards of the era of the ADU being added. While it may not be up to date, it is functional. Updating the panel to meet the requirements of the modern standards would be a great upgrade to the home & is recommended in the future. Noted during the inspection, the discussed panel had no Arc Fault Circuit Interrupters (AFCIs) installed. While this style of circuit breaker were not required at the time of installation, they are highly recommend as a safety update to the system. I recommend that a licensed and insured electrician evaluate and provide estimates for updating the panel as soon as desired. Regardless of if there is an update planned in the future, there are immediate repairs which are necessary. These items are below:

- The inspected panel was found to have no room for expansion. As updates and renovations to the home occur, having additional breakers may be necessary and warrant alteration to the installed panel or the installation of an additional panel. For further information, I recommend consulting with a licensed electrician.\
- One or more screws were incorrectly sized or styled. Screws with pointed ends are unsafe as they could pierce internal wiring. I recommend a capable person installed properly sized & styled screws.



9.1 Item 9 (Picture)



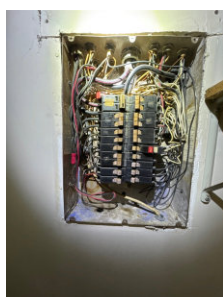
9.1 Item 10 (Picture)



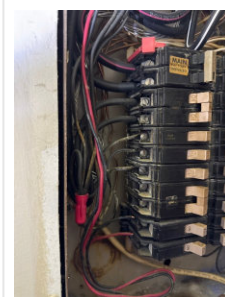
9.1 Item 11 (Picture)



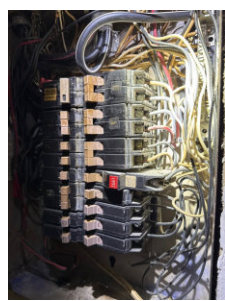
9.1 Item 12 (Picture)



9.1 Item 13 (Picture)



9.1 Item 14 (Picture)



9.1 Item 15 (Picture)

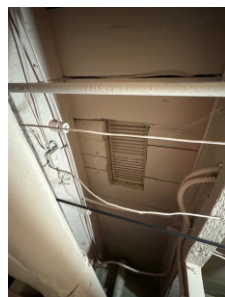
## 9.2 VISIBLE WIRING AND CIRCUIT CONDUCTORS IN BASEMENT AND UNFINISHED AREAS

### ☐ NEEDS REPAIR OR REPLACEMENT

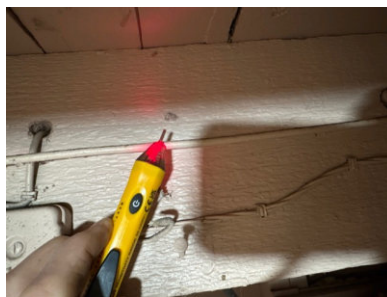
**K& T!!!:** During the inspection of the basement area, **active knob and tube (K&T) wiring was observed and found to still be in use.** K&T wiring was an early wiring method of electrifying a home. It was commonly installed in structures between 1880 and the 1940s. Homes that are still equipped with active K&T wiring should consider immediate updating and upgrading, as this electrical technology is seen as obsolete and can be a significant safety hazard to the home and it's inhabitants. The dangers from a K&T system arise from it's age, improper modifications, and situations where building insulation envelops the wires. K&T wiring has no ground wire and thus cannot service any 3-Pronged appliances. Grounding conductors reduce the chance of electrical fire and damage to sensitive equipment. Due to the lack of grounding, 3-Pronged receptacles (outlets) will not be provided with a ground despite the ground pin receiver being present on the receptacle attached to the K&T. Be aware that more K&T wiring may be concealed in the wall cavities. The client should also be aware that many insurance companies refuse to insure houses that have active K&T wiring installed due to the risk of fire. Prior to closing, following up with your insurance provider is advisable to confirm if this installed wiring will be an issue.

Based off of the observed active knob and tube wiring, I recommend an immediate follow up evaluation by a licensed electrician. Only an expert can confirm that the system was installed and/or modified correctly. Regardless of their determination, considering an electrical wiring update for the home is recommended. For more information you can view this article.

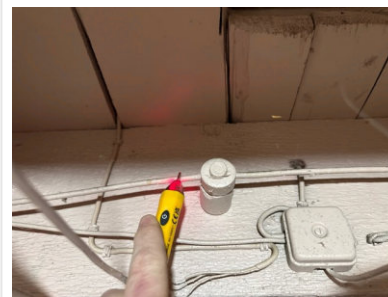
**!Follow up and secure pricing for recommended safety actions PRIOR TO CLOSING!**



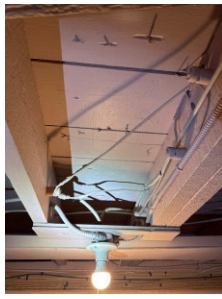
9.2 Item 1 (Picture)



9.2 Item 2 (Picture)



9.2 Item 3 (Picture)



9.2 Item 4 (Picture)



9.2 Item 5 (Picture)



9.2 Item 6 (Picture)

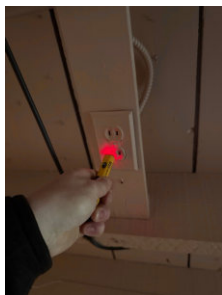


9.2 Item 7 (Picture)

**9.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED IN UNFINISHED AREAS OF THE HOME (E.G. THE BASEMENT, GARAGE))**

**☐ SAFETY ISSUE**

(1) **2-PRONG:** Located in unfinished parts of the home, there were one, or more outlets, that were the older two prong, ungrounded type. I recommend having an electrician update these outlets at your earliest convenience.



9.3 Item 1 (Picture)

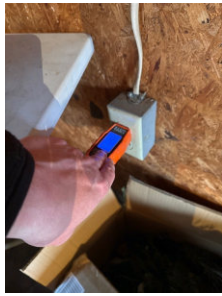


9.3 Item 2 (Picture)



9.3 Item 3 (Picture)

(2) **GARAGE OUTLETS:** Today it is recommended to have the garage area outlets GFCI protected. During the inspection, the outlets were tested and appeared to not be protected. This would be a great safety upgrade to the home. Consult with a licensed and insured electrician as desired.

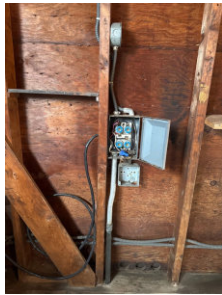


9.3 Item 4 (Picture)

### 9.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES IN UNFINISHED AREAS, AND ALL RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS

SAFETY ISSUE

**NOT PROTECTED:** The pictured outlet in the garage were an older style, two prong outlet. This means that it isn't grounded or GFCI protected. Compared with the modern electrical standard, this is seen as not safe and it is highly recommended to have an electrician upgrade this outlet (and possibly circuit) to a grounded GFCI protected outlet.



9.4 Item 1 (Picture)



9.4 Item 2 (Picture)



9.4 Item 3 (Picture)



9.4 Item 4 (Picture)

### 9.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) OUTLETS (LOCATED IN NON-LIVING AREAS OF THE HOME)

INSPECTED

### 9.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

(1) **LOCATION:** The main panel for the home is located in the basement.

(2) **IN A CLOSET:** During the inspection, it was noted that a service panel for the apartment was located in a closet. This is no longer permitted as the panel can be easily concealed and obstructed. While moving the panel is not practical insuring that it is not obstructed is feasible. I recommend removing any obstructions from the panel door and that the door be labeled to indicate that a panel is located on the interior. In time of an emergency this label could be very useful.

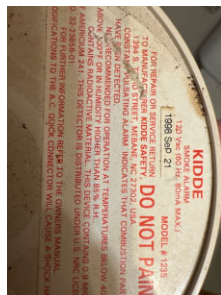
## 9.7 SMOKE DETECTORS

📁 SAFETY ISSUE

(1) **SAFETY FIRST:** I recommend replacing the batteries in the smoke detectors and/or the replacing the units themselves. The installed units in the apartment were not tested during the inspection. A smoke detector has a reliable working life of 10 years. At the time of inspection, the unit in the apartment appeared passed their scheduled obsolescence of 10 years. The units should be replaced for safety. When the units are replaced, I recommend consulting with a licensed and insured electrician or the local fire safety official as to the best safety device for specific areas.



9.7 Item 1 (Picture)



9.7 Item 2 (Picture)

(2) **SAFETY FIRST:** As is unfortunately typical with a house of this age, there are no hardwired or interconnected smoke detectors present in the primary home. The current homeowners had installed battery operated detectors, which is a good step. I highly encourage the client to have hardwired smoke detectors installed, per the local jurisdiction's Safety standards, in every bedroom and level. A licensed and insured electrician can perform this necessary safety upgrade. If new detectors are purchased, I highly recommend installing combination smoke / CO detectors. Many jurisdictions are allowing combination Smoke/CO detectors with 10-Year Batteries, as long as the communicate with each other. Check with your local building authority to confirm.



9.7 Item 3 (Picture)

## 9.8 CARBON MONOXIDE DETECTORS

## ☑ NOT PRESENT

**ADD CO DETECTORS:** There were no WIRED or INTERCONNECTED carbon monoxide detectors observed in the home. There were battery operated detectors. It is recommended that at least one WIRED and INTERCONNECTED detector be installed according to the manufacturer's instructions & local building authority on each floor. A capable person or electrician could help with this needed safety upgrade.



9.8 Item 1 (Picture)

## 9.9 GENERATOR

## ☑ NOT PRESENT

**NO GENERATOR:** The home was not equipped or wired for generator. If you choose to have one installed, it should be installed by a licensed and insured electrician. A manual transfer switch, I feel, is the most cost effective and safe option for both the home and line workers.



9.9 Item 1 (Picture)

*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.*

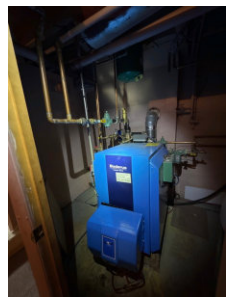
## 🏠 10. HEATING / CENTRAL AIR CONDITIONING

### ☰ DESCRIPTION

The home inspector shall observe permanently installed heating and cooling systems including: heating equipment, cooling equipment (excluding window & wall units), normal operating controls, automatic safety controls (furnace only), flue systems attached to the heating equipment (where readily accessible), solid fuel heating devices (general condition), heat distribution systems (including fans, pumps, ductwork and piping, air filters, registers, radiators, accessible fan coil units, convectors and the presence of an installed heat source in each room. The home inspector shall describe: energy source and heating equipment type and distribution. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage, operate automatic safety controls, ignite or extinguish solid fuel fires, ignite gas insert pilots which are not operational; or Observe: The interior of flues, fireplace insert flue connections, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms.

***ALL HEATING & COOLING EQUIPMENT SHOULD BE INSPECTED AND SERVICED ANNUALLY BY A QUALIFIED & INSURED HV/AC CONTRACTOR PRIOR TO THE SEASON OF OPERATION.***

Recommend a service contract be obtained prior to closing as anything mechanical can fail without notice and proper maintenance.



### ✂ STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

**Heat Type:**

Boiler (circulating forced hot water)  
 Electric Base  
 Wall Furnace (Gas Fired / Direct Vent)

**Energy Source:**

Electric  
 Oil  
 Propane

**Number of Heat Systems (excluding solid fuel & electric base):**

One

**Heat System Brand:**

Buderus  
 Rinnai

**Ductwork:**

N/A

**Operable Fireplaces:**

One

**Types of Fireplaces:**

Conventional masonry fireplace

**Number of Woodstoves/Pellet Stoves:**

None

**Cooling Equipment Type:**

None

### 👁 ITEMS: HEATING / CENTRAL AIR CONDITIONING

## 10.0 HEATING EQUIPMENT

### ☑ NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

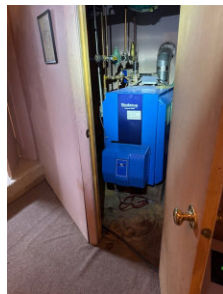
(1) **BOILER LIFE:** The heating system looked about 10 years old. During the inspection, there were no current service records available. The boiler appeared in good shape but without documentation I can't say if the system has been properly serviced recently. Unless proof of adequate servicing, recently, can be provided, I recommend the system be fully serviced by a certified technician prior to closing. The installed boiler is the "Cadillac" of the industry. This company puts out a great product, with annual maintenance it should last the full design life of 35 years. I recommend a vigilant annual service regiment of the heating equipment and making all necessary repairs when warranted. All service documentation should be kept close at hand to the heating equipment.



10.0 Item 1 (Picture)



10.0 Item 2 (Picture)

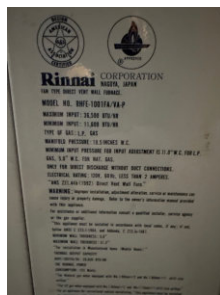


10.0 Item 3 (Picture)

(2) **WALL MOUNTED FURNACE:** The apartment was equipped with a wall mounted gas fired furnace. These furnaces require very little maintenance with the exception of cleaning the air filters. No service tag was observed during the inspection so a servicing and evaluation prior to closing is advisable. The unit and it's filters appeared in need of cleaning. Some companies can disassemble the shroud and deep clean all the components. Could be a prudent maintenance task.



10.0 Item 4 (Picture)



10.0 Item 5 (Picture)



10.0 Item 6 (Picture)

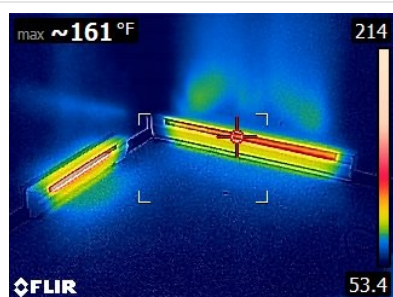


10.0 Item 7 (Picture)

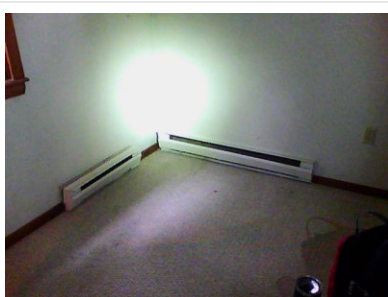


10.0 Item 8 (Picture)

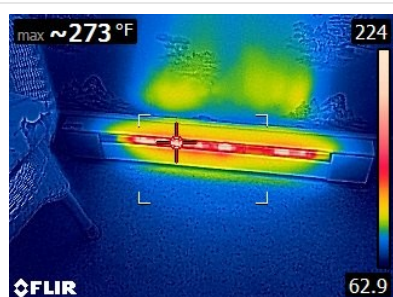
(3) **ELECTRIC BASEBOARD:** The home was equipped with electric baseboard heat in the apartment and the primary bathroom. The units work as intended. The beautiful part about an electric system is that each room is its own zone and has its own thermostat for control. Each area was tested and appeared to function as intended. That said, the units would benefit from a deep cleaning.



10.0 Item 9 (Picture)



10.0 Item 10 (Picture)



10.0 Item 11 (Picture)



10.0 Item 12 (Picture)

## 10.1 NORMAL OPERATING CONTROLS

☑ INSPECTED

- (1) **LOCATION:** The thermostat for the primary home is located in the hallway at the top of the basement stairs.
- (2) **MANY ZONES:** A couple rooms in both the house and the apartment had electric heat. Electric heat allows each room to be it's own zone. The thermostats worked as intended.
- (3) **CONTROLS:** The wall mounted furnace in the apartment has a control pad located on the unit.

## 10.2 AUTOMATIC SAFETY CONTROLS

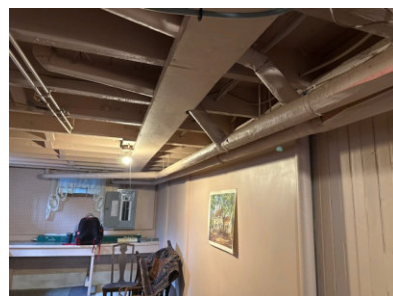
☑ INSPECTED

## 10.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

📁 SAFETY ISSUE

- (1) **POSSIBLE ASBESTOS WRAP:** Several sections of the heating distribution pipes are wrapped with what appears to be asbestos insulation wrap. Even though the wrap appeared in good NON-friable condition, its removal is recommended. Asbestos wrap insulation can be a real health risk if not properly contained. Removal of the asbestos must be done in accordance with state law. I would recommend consulting an asbestos specialist about the pipe wrap prior to closing.

- [Asbestos Information Page \(EPA\)](#)



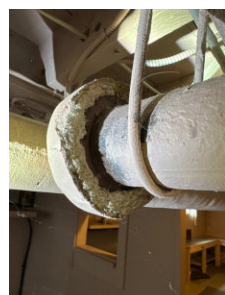
10.3 Item 1 (Picture)



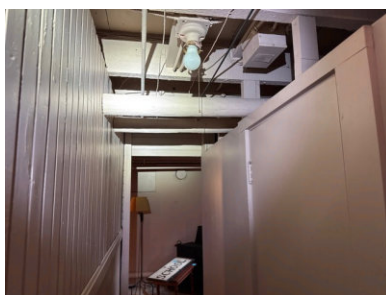
10.3 Item 2 (Picture)



10.3 Item 3 (Picture)



10.3 Item 4 (Picture)

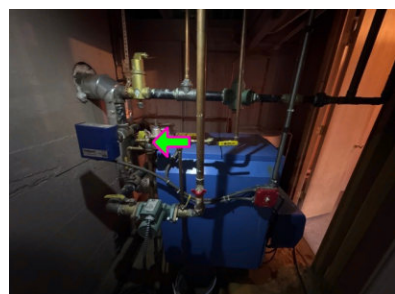


10.3 Item 5 (Picture)

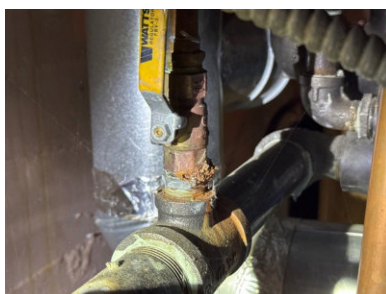


10.3 Item 6 (Picture)

(2) **BOILER DISTRIBUTION:** During the inspection, it was noted that several components of the heating system's distribution system are in need of maintenance/repair. Areas of concern are: valve and the obsolete expansion tank. I recommend a qualified and insured heating professional evaluate the entire distribution system and provide estimates for making the needed repairs prior to closing. See pictures for further details.



10.3 Item 7 (Picture)



10.3 Item 8 (Picture)

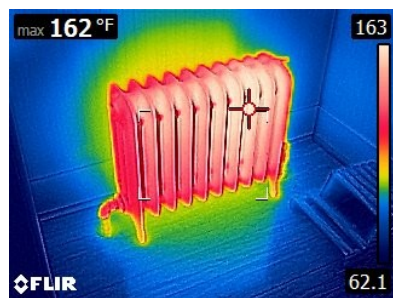


10.3 Item 9 (Picture)

### 10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

☑ INSPECTED

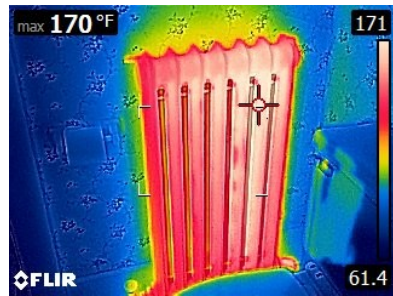
**RADIATORS:** I scanned all the radiators with a Flir E6 Thermal Camera. Images depicted that heat was present and the radiators appear to be operable. Maintain as needed.



10.4 Item 1 (Picture)



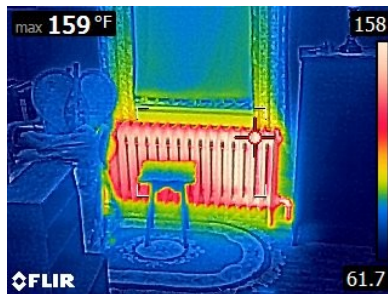
10.4 Item 2 (Picture)



10.4 Item 3 (Picture)



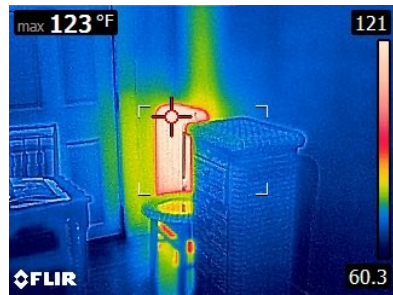
10.4 Item 4 (Picture)



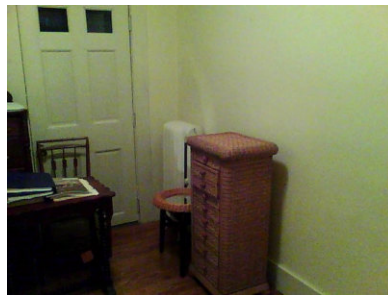
10.4 Item 5 (Picture)



10.4 Item 6 (Picture)



10.4 Item 7 (Picture)



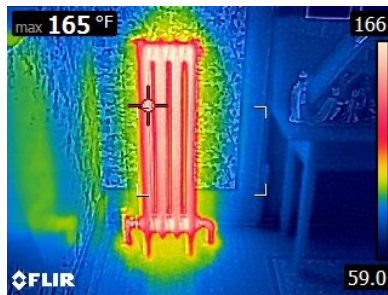
10.4 Item 8 (Picture)



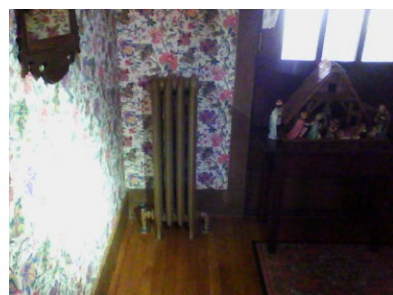
10.4 Item 9 (Picture)



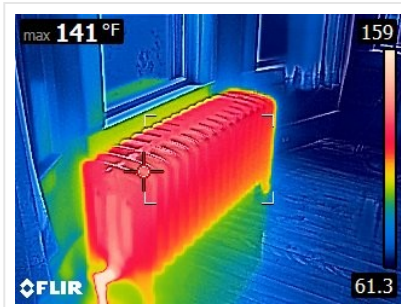
10.4 Item 10 (Picture)



10.4 Item 11 (Picture)



10.4 Item 12 (Picture)



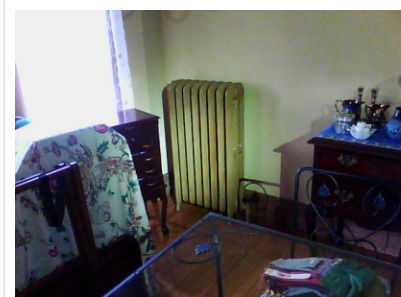
10.4 Item 13 (Picture)



10.4 Item 14 (Picture)



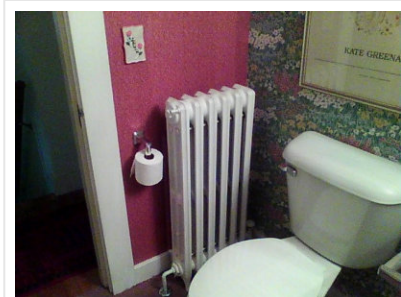
10.4 Item 15 (Picture)



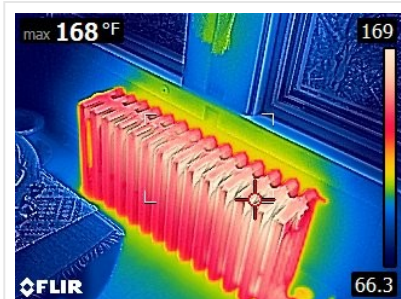
10.4 Item 16 (Picture)



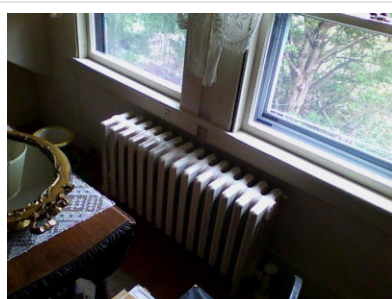
10.4 Item 17 (Picture)



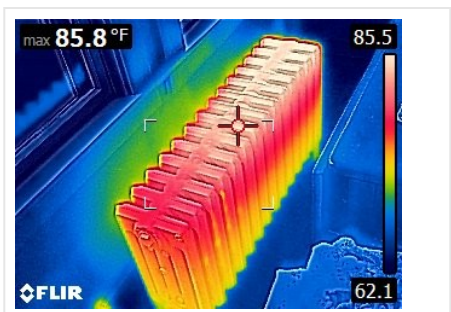
10.4 Item 18 (Picture)



10.4 Item 19 (Picture)



10.4 Item 20 (Picture)



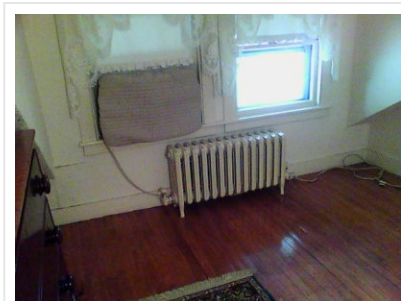
10.4 Item 21 (Picture)



10.4 Item 22 (Picture)



10.4 Item 23 (Picture)



10.4 Item 24 (Picture)

## 10.5 FLUES & EXHUAST COMPONENTS FOR HEATING SYSTEMS

📄 NEEDS REPAIR OR REPLACEMENT

**DOWNWARD DOESN'T DRAFT:** During the inspection, it was noted that the flue pipe for the heating appliance exhaust was pitched down. Flue pipes should always be pitched up so that natural flow can help assist the draft of exhausting flue gases. I recommend a capable and insured heating professional evaluate and provide estimates for repairs prior to closing.

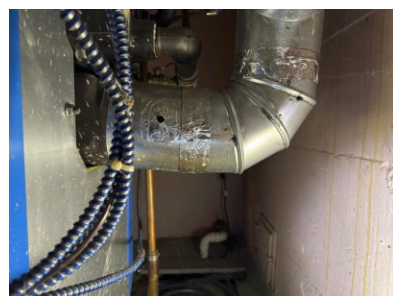
**BUILD UP:** During the inspection of the visible heating flue pipe, there were displayed signs of build up around one, or more, of the connection/seams of the flue duct as well as at the chimney. This type of build up can be the result of unvented flue gases condensing and leaking. Unvented flue gases can be a safety concern and health hazard to the home's inhabitants. I recommend that a HV/AC/Plumbing professional evaluate the exhaust system and insure that there is adequate draft and exhaust. Further evaluation by a certified chimney expert is also recommended. Follow up to confirm proper operation prior to closing.



10.5 Item 1 (Picture)



10.5 Item 2 (Picture)



10.5 Item 3 (Picture)

## 10.6 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

NOT INSPECTED, NEEDS REPAIR OR REPLACEMENT

(1) **NOT INSTALLED:** During the inspection, a wood stove was present; but, was not installed. I recommend a NFI certified professional evaluate and provide estimates for installation of the present woodstove. Secure a price prior to closing.



10.6 Item 1 (Picture)

(2) **FIREPLACE:** The fireplace in the living room appears to be in need of repairs. Masonry in the firebox

was damaged and it appeared that the damper had been removed. It appeared that a pop up or tip down cap may have been installed at some point but nothing was present. Chimney appeared in need of cleaning and a Level 2 evaluation prior to closing. A certified chimney professional can perform [this needed safety evaluation](#) prior to closing or the first use.



10.6 Item 2 (Picture)



10.6 Item 3 (Picture)



10.6 Item 4 (Picture)



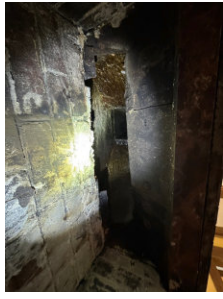
10.6 Item 5 (Picture)



10.6 Item 6 (Picture)



10.6 Item 7 (Picture)



10.6 Item 8 (Picture)

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## 10.7 GAS/LP FIRELOGS AND FIREPLACES

☑ NOT PRESENT

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## 10.8 AIR CONDITIONING CONDENSER & EXTERIOR EQUIPMENT

☑ NOT PRESENT

**NO A/C:** There is no central air conditioning currently installed in this home. This is for your information.



10.8 Item 1 (Picture)

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*The heating and cooling system of this 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 is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. 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. ALL HEATING & COLLING EQUIPMENT SHOULD BE INSPECTED AND SERVICED ANNUALLY BY A QUALIFIED & INSURED HV/AC CONTRACTOR PRIOR TO THE SEASON OF OPERATION. Recommend a service contract be obtained prior to closing as anything mechanical can fail without notice and proper maintenance.*

## SUMMARY

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**DBC Home Inspections**  
 Post Office Box 622  
 North Hampton, New Hampshire 03862  
 603 - 770 - 5324

### Customer

The Estate of Janet H. Gourley

### Address

52 Whipple Road  
 Kittery, Maine 03904

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. ROOFING / CHIMNEYS / ROOF STRUCTURE AND ATTIC

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### General Summary

#### 1.0. ROOF COVERINGS

##### NEEDS MAINTENANCE, MONITORING OR MINOR REPAIR

A MIXED BAG OF TYPES AND AGES: The inspected property had three different types of asphalt roofing installed. Each type of roofing material also appeared to be a different age and displayed different characteristics and conditions.

- Some portions of the house have low slope or flat roofing. These areas have a rolled asphalt roofing material. This material typically has a reliable service life of approximately 15 years. Evidence of wear and minor cracking was observed in multiple areas. These characteristics would indicate that the roofing material is around 15 years old.
- The bulk of the roof structure has a 3-Tab asphalt roof roofing shingle installed. Similar to the rolled roofing material, this style of shingle typically has reliable service life of approximately 15 to 20 years. Entirely depends on the quality of the initial shingle and the environment in which it is installed. At the time of inspection, the shingles generally looked to still be in serviceable condition, but there was evidence of age as well as organic buildup and material in multiple areas. Removal of any moss or

other organics is highly recommended. Given the expected age of the shingles, age replacement will likely become necessary in the near future.

- A small portion of the roof appears to have an architectural style shingle that may have recently been installed. This roofing material typically has a reliable service life of approximately 25 to 30 years. These shingles appeared young and in good condition.

Generally, there were no indications of active leaking, observed on the interior of the home. That's it, given the apparent age of most of the roof covering, preparing for replacement is highly recommended. It would be prudent to have a roofing professional, evaluate the roof area now and provide the client with estimates for replacement. Utilizing architectural style shingles would likely be recommended in pitched areas.

## 1.2. CHIMNEYS

### NEEDS REPAIR OR REPLACEMENT

**LEVEL II CHIMNEY INSPECTION RECOMMENDED:** I recommend to all clients that their chimney be swept and inspected by a certified and insured chimney professional in accordance with the [CSIA](#) or [NFPA](#) Standards of Practice. A Level II inspection, is required whenever property ownership is exchanged or changes are made to the working environment of the chimney. More information on this matter can be found [online](#). This should be performed PRIOR TO CLOSING by a certified chimney professional. During their evaluation, repair items may be discovered that were not observed during our limited chimney (Level I) evaluation. Follow up and obtain pricing for recommended actions and repairs.

Two chimneys were observed at the inspected property. During our limited evaluation, several observations were made. The fireplace and boiler utilize a chimney on the southern side of the home. This chimney does not appear to be original to the home or has undergone a significant restoration. Physically, the Chimney appeared in serviceable condition. No cap was visible on this Chimney. A second Chimney was observed on the more northern facing side of home. This Chimney appeared to be just concrete block with no cladding. This Chimney did not appear to have a cap and was displayed signs of minor cracking in the visible block. As suggested above, I recommend a certified Chimney expert evaluate the chimneys and confirm adequate and safe conditions.

## 2. EXTERIOR

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### General Summary

#### 2.0. WALL CLADDING, TRIM & VISIBLE FLASHING

##### NEEDS REPAIR OR REPLACEMENT

(1) **TRIM TLC:** As is typical of most homes of this era, the trim is painted wood. To ensure a continued reliable life of the wood material, the paint coating on the trim should be maintained and sections where peeling and popping occurs should be sealed promptly to reduce the chance of rot. In any instance where wooden trim needs to be replaced because of rot or decay, I highly encourage replacing the wooden material with solid PVC trim (such as Kleer or Azeck). Once it is painted it nearly indistinguishable from wood. Additionally, many of the classic exterior architectural details have been reproduced out of the same PVC material. During the inspection, it was noted that most of the older trim appeared in serviceable condition but some of the more modern trim around the apartments windows was displaying signs of decay and calls for replacement. See pictures for further details and obtain estimates for needed repairs prior to closing.

(2) **PAINTED SHINGLES:** The home's shingle siding appeared to have been painted. As with many homes with painted siding, flaking paint will be a concern in the future. As older original layers of paint begin to release they will flake the new layers of paint off. Maintaining a complete paint coverage over all wooden siding materials is imperative in keeping the exterior of the house healthy. Over time some shingles, especially south facing areas, will show signs of cupping and cracking. Monitor these areas closely and repair any shingles that fail or fall apart.

(3) **LEAD PAINT CAUTION:** As is typical with a home this age, the siding and trim are showing signs of age and multiple layers of paint. Given the age of the home, the chances of there being a layer of lead based paint on the exterior is highly likely. Further evaluation and testing maybe prudent and desired to determine the presence of lead. Generally, the siding and trim was in fair condition with no immediate required. That said, like with every old home maintenance will be a constant. If lead is determined to be present, certain protocols will be required for future maintenance and repairs. It is strongly recommended to have a follow up evaluation with a properly credentialed [Lead Risk Assessor](#) prior to closing.

## 2.4. BALCONIES, ENTRY STOOPS, STAIRS (NOT ATTCHED TO DECKS) PORCHES, PATIOS/COVER AND APPLICABLE RAILINGS

### SAFETY ISSUE

(1) **ADD RAIL:** The front hardscaped stairs to the home do not have rails installed. Given the height of this entry a graspable rail system is advisable and would be required in modern construction. Having one installed is recommended and obtaining estimates for their installation is recommended prior to closing.

(2) **ADD RAIL:** The front entry stairs to the home does not have rails installed. Given the height of this entry a graspable rail system is advisable and would be required in modern construction. Having one installed is recommended and obtaining estimates for their installation is recommended prior to closing.

## 2.5. VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

### NEEDS REPAIR OR REPLACEMENT

(1) **DRIVEWAY:** Asphalt paving lasts the longest and holds up well to adverse conditions, compared with other paving options. With proper care and maintenance, an asphalt driveway can last for up to a quarter of a century before it needs to be replaced. But it is important to understand that asphalt paving is a "flexible" medium. It conforms to the shape of the surface underneath and can also give to concentrated pressure from above, especially in hot weather. Cracks can let water, oil, gas, weeds and other invaders creep in and weaken your driveway. When a crack gets to be about a quarter inch wide, this becomes a real danger. Get your asphalt driveway seal coated every 2-3 years. This slows the negative effects of water, gas and oil, fills small cracks and helps your driveway last longer.

**OBSERVED CONDITIONS:** The condition of the driveway was good. There was minimal cracking, no weeds growing through the asphalt. Having any cracks tarred and the entire driveway sealed next spring would be a great maintenance task.

(2) **SIDEALKS:** Sidewalks around the driveway garden appeared in serviceable condition. Evidence of minor settling was noted but there did not appear to be any calls for immediate action.

(3) **BRICK PATH:** The brick path across the garden appears tp have settled since installation and trip hazards are present. I recommend that a landscape professional evaluate and provde estmates for resetting the path.

(4) **VEGETATION:** Having vegetation growing on or too close to the home is not recommended. It can allow insects and vermin easy access to the home as well as cause significant rot. I would recommend vigilant pruning, cutting back and possible removing the offending vegetation around the home.

(5) **MATURE TREES:** The home had several mature trees that looked in need of monitoring and possible pruning to prevent them coming in contact with components of the home. A capable person or tree trimming professional should perform this work with the utmost in safety precautions. Annual maintenance is recommended.

## 3. GARAGE

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### General Summary

#### 3.5. GARAGE DOOR OPERATORS

INSPECTED, SAFETY ISSUE

**SAFETY ISSUE:** The garage door did not reverse when met with resistance. There were door sensors installed that did work. I would recommend a capable person or garage door professional adjust the operators setting to reverse under less resistance.

## 4(B) . TENANT'S UNIT

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### General Summary

#### 4.3.B. OUTLETS, WALL SWITCHES AND FIXTURES

NEEDS REPAIR OR REPLACEMENT

**DIDN'T TRIP:** One, or more, of the GFCI outlets servicing the counter area were tested with an outlet tester and did not trip. Failure to trip is a safety concern and a repair or replacement of the outlets may be needed. I recommend that a licensed and insured electrician investigate the outlets in the kitchen further and repair as needed. Execute or obtain estimates for needed actions prior to closing.

#### 4.7.B. RANGES / OVENS / COOKTOPS

NEEDS REPAIR OR REPLACEMENT

**THE RED LIGHT:** During the evaluation of the apartment, the electric oven was found to have no anti-tipped device installed and had a red light indicating that the oven was on... Even though it wasn't. There appears to be an issue with this appliance. I recommend that a capable, appliance, professional evaluate, and repair as needed.

#### 4.8.B. RANGE HOOD

SAFETY ISSUE

**OLD SCHOOL:** The installed cooking exhaust fan in an older style which is basically a fan built in to the wall. While it can be very effective, much more effective than a recirculating type fan, it offers very little in the way of safety. Upgrading, or modernizing, the vent fan for the kitchen may be desired. If desired, I recommend discussing options with an insured electrician or general contractor.

#### 4.11.B. CLOTHES DRYER VENT PIPING

##### 📁 SAFETY ISSUE

(1) **VINYL USED–REPLACE NOW!!!:** The dryer vent was run using a vinyl vent duct. Using vinyl for a dryer duct is not recommended and can be a safety issue as it is flammable. I recommend replacing the installed duct with a rigid or approved flexible metal duct run to the exterior in the most direct route. Follow manufacture's recommendations.

### 5(A) . OWNER'S UNIT

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#### General Summary

##### 5.0.A. CEILINGS

###### 📁 SAFETY ISSUE

(1) **ASBESTOS CONCERN:** During the inspection of the basement, it was observed that ceiling tiles were installed. These tiles appeared to pre-date asbestos regulation so materials in the tiles may contain asbestos. Having these tiles tested for it's presence is recommended prior to closing. If determined to be present it would be prudent to obtain estimates for removal.

##### 5.4.A. STEPS, STAIRWAYS, BALCONIES AND RAILINGS

###### 📁 SAFETY ISSUE

(2) **BASEMENT STAIRS:** During the evaluation of the basement, it was noted that the installed basement stairs do not conform to many of the safety standards and best building practices of today. Stairways are an area where updating for increased safety is always recommended. During the inspection items, detailed below, were observed.

**OBSERVATIONS:** Open Stair. It was noted that no railing was installed on one side of the stairs. This is a fall hazard and a safety update is recommended. No Balusters. The installed rail system had no balusters installed. Lack of balusters can allow for our smaller and younger residence to fall. An update for safety is recommended.

**RECOMMENDATION:** It is recommended a capable person or insured contractor evaluate the stairs and provide the client with further information and cost impacts for improving safety. Follow up and secure pricing for recommended actions prior closing.

##### 5.6.A. OUTLETS, SWITCHES AND FIXTURES

###### 📁 SAFETY ISSUE

(1) **2-PRONG OUTLETS:** Many of the outlets located in the finished basement level were the older two prong, ungrounded type. An ungrounded outlet, or circuit, can be a safety risk to both life and electrical equipment. I recommend having an electrician further evaluate the outlets throughout the home prior to closing. Be aware, further evaluations may determine that rewiring of the one, or more, of the circuits may be needed. Obtaining estimates for this work prior to closing is advisable. [Further discussion can be found with online resources.](#) Follow up and secure pricing for recommended actions prior to closing.

(2) **UNGROUND GFCIs:** Observed in this old home were many GFCI outlets in areas where one typically doesn't find them in a modern home. Older homes are often wired with ungrounded wiring. In some

instances it is decided that rather than rewiring a circuit that GFCI outlets can be installed. When properly wired and grounded to an old metal box a GFCI can become grounded and provide you and your equipment with a safe ground. Even if an outlet box isn't grounded, installing a GFCI outlet will still protect you from ground faults. BUT an ungrounded GFCI can't safeguard sensitive electronics, such as a computer or phone, from the interference caused by stray currents. The NEC recommends you to apply a label on the receptacle that reads, "No equipment ground." These labels come in the box with a new GFCI. During the inspection, ungrounded GFCI outlets were observed in a few of the rooms. I recommend a licensed and insured electrician evaluate further to determine the reasoning for these ungrounded outlet and make repairs as needed.

## 5(B) . TENANT'S UNIT

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### General Summary

#### 5.2.B. FLOORS

NEEDS REPAIR OR REPLACEMENT

**COULD CLEAN....BUT WHY?:** Carpet in the apartment unit was found to be in poor condition. Stains from grime, age and use were observed in multiple areas. Minor thread tearing was noted in the main living room. While cleaning may be adequate, replacement would be more prudent. Follow up with a flooring professional as desired.

#### 5.3.B. DOORS (REPRESENTATIVE NUMBER)

NEEDS REPAIR OR REPLACEMENT

(1) **DAMAGED:** The pictured door in the bedroom is damaged and may need repair. I recommend a capable person or professional carpenter evaluate and make the needed repairs.

(2) **BI-FOLD ISSUES:** The pictured bi-fold door in the bedroom does not track as intended. I recommend a capable person or insured professional evaluate and repair as needed.

## 9. ELECTRICAL SYSTEM

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### General Summary

#### 9.1. MAIN ELECTRICAL PANEL & SUB PANELS

NEEDS REPAIR OR REPLACEMENT

(1) **UPDATE ASAP:** The home has several junction boxes / sub panels powered with fuses. Fuses are a technology that is very out of date and offers little in the way as life safety on convenience. While power is supplied I strongly encourage you to consult with a licensed and insured electrician about replacing the fuse panels and disconnects with modern and up to date circuit panels. This will likely require a service upgrade from the utility, significant rewiring of the home as well as permits and inspection by the local building authority.

(2) **HOUSE / UPDATE AS DESIRED:** The primary circuit panel in the basement appeared consistent with safety standards of the era of renovation decades ago. Noted during the inspection, the discussed panel had no Arc

Fault Circuit Interrupters (AFCIs) installed. While this style of circuit breaker may not have been required at the time of installation, they are highly recommend as a safety update to the system. As desired, I recommend consulting with a licensed and insured electrician about updating the panel & breakers to meet the requirements of the modern safety standard. Any work in the panel should be performed by a licensed and insured electrician, permits are often required.

- The inspected panel was found to have no room for expansion. As updates and renovations to the home occur, having additional breakers may be necessary and warrant alteration to the installed panel or the installation of an additional panel. For further information, I recommend consulting with a licensed electrician.

(3) **APARTMENT / MINOR REPAIRS & UPDATING IS ADVISABLE:** The circuit panel in the apartment appeared consistent with standards of the era of the ADU being added. While it may not be up to date, it is functional. Updating the panel to meet the requirements of the modern standards would be a great upgrade to the home & is recommended in the future. Noted during the inspection, the discussed panel had no Arc Fault Circuit Interrupters (AFCIs) installed. While this style of circuit breaker were not required at the time of installation, they are highly recommend as a safety update to the system. I recommend that a licensed and insured electrician evaluate and provide estimates for updating the panel as soon as desired. Regardless of if there is an update planned in the future, there are immediate repairs which are necessary. These items are below:

- The inspected panel was found to have no room for expansion. As updates and renovations to the home occur, having additional breakers may be necessary and warrant alteration to the installed panel or the installation of an additional panel. For further information, I recommend consulting with a licensed electrician.\
- One or more screws were incorrectly sized or styled. Screws with pointed ends are unsafe as they could pierce internal wiring. I recommend a capable person installed properly sized & styled screws.

## 9.2. VISIBLE WIRING AND CIRCUIT CONDUCTORS IN BASEMENT AND UNFINISHED AREAS

### NEEDS REPAIR OR REPLACEMENT

**K& T!!!:** During the inspection of the basement area, **active knob and tube (K&T) wiring was observed and found to still be in use.** K&T wiring was an early wiring method of electrifying a home. It was commonly installed in structures between 1880 and the 1940s. Homes that are still equipped with active K&T wiring should consider immediate updating and upgrading, as this electrical technology is seen as obsolete and can be a significant safety hazard to the home and it's inhabitants. The dangers from a K&T system arise from it's age, improper modifications, and situations where building insulation envelops the wires. K&T wiring has no ground wire and thus cannot service any 3-Pronged appliances. Grounding conductors reduce the chance of electrical fire and damage to sensitive equipment. Due to the lack of grounding, 3-Pronged receptacles (outlets) will not be provided with a ground despite the ground pin receiver being present on the receptacle attached to the K&T. Be aware that more K&T wiring may be concealed in the wall cavities. The client should also be aware that many insurance companies refuse to insure houses that have active K&T wiring installed due to the risk of fire. Prior to closing, following up with your insurance provider is advisable to confirm if this installed wiring will be an issue.

Based off of the observed active knob and tube wiring, I recommend an immediate follow up evaluation by a licensed electrician. Only an expert can confirm that the system was installed and/or modified correctly. Regardless of their determination, considering an electrical wiring update for the home is recommended. For more information you can view this article.

**!Follow up and secure pricing for recommended safety actions PRIOR TO CLOSING!**

### 9.3. CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED IN UNFINISHED AREAS OF THE HOME (E.G. THE BASEMENT, GARAGE))

#### ☐ SAFETY ISSUE

(1) **2-PRONG:** Located in unfinished parts of the home, there were one, or more outlets, that were the older two prong, ungrounded type. I recommend having an electrician update these outlets at your earliest convenience.

(2) **GARAGE OUTLETS:** Today it is recommended to have the garage area outlets GFCI protected. During the inspection, the outlets were tested and appeared to not be protected. This would be a great safety upgrade to the home. Consult with a licensed and insured electrician as desired.

### 9.4. POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES IN UNFINISHED AREAS, AND ALL RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS

#### ☐ SAFETY ISSUE

**NOT PROTECTED:** The pictured outlet in the garage were an older style, two prong outlet. This means that it isn't grounded or GFCI protected. Compared with the modern electrical standard, this is seen as not safe and it is highly recommended to have an electrician upgrade this outlet (and possibly circuit) to a grounded GFCI protected outlet.

### 9.7. SMOKE DETECTORS

#### ☐ SAFETY ISSUE

(1) **SAFETY FIRST:** I recommend replacing the batteries in the smoke detectors and/or the replacing the units themselves. The installed units in the apartment were not tested during the inspection. A smoke detector has a reliable working life of 10 years. At the time of inspection, the unit in the apartment appeared passed their scheduled obsolescence of 10 years. The units should be replaced for safety. When the units are replaced, I recommend consulting with a licensed and insured electrician or the local fire safety official as to the best safety device for specific areas.

(2) **SAFETY FIRST:** As is unfortunately typical with a house of this age, there are no hardwired or interconnected smoke detectors present in the primary home. The current homeowners had installed battery operated detectors, which is a good step. I highly encourage the client to have hardwired smoke detectors installed, per the local jurisdiction's Safety standards, in every bedroom and level. A licensed and insured electrician can perform this necessary safety upgrade. If new detectors are purchased, I highly recommend installing combination smoke / CO detectors. Many jurisdictions are allowing combination Smoke/CO detectors with 10-Year Batteries, as long as the communicate with each other. Check with your local building authority to confirm.

## 10. HEATING / CENTRAL AIR CONDITIONING

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### General Summary

### 10.3. DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

### 📁 SAFETY ISSUE

(1) **POSSIBLE ASBESTOS WRAP:** Several sections of the heating distribution pipes are wrapped with what appears to be asbestos insulation wrap. Even though the wrap appeared in good NON-friable condition, its removal is recommended. Asbestos wrap insulation can be a real health risk if not properly contained. Removal of the asbestos must be done in accordance with state law. I would recommend consulting an asbestos specialist about the pipe wrap prior to closing.

- [Asbestos Information Page \(EPA\)](#)

(2) **BOILER DISTRIBUTION:** During the inspection, it was noted that several components of the heating system's distribution system are in need of maintenance/repair. Areas of concern are: valve and the obsolete expansion tank. I recommend a qualified and insured heating professional evaluate the entire distribution system and provide estimates for making the needed repairs prior to closing. See pictures for further details.

## 10.5. FLUES & EXHUAST COMPONENTS FOR HEATING SYSTEMS

### 📁 NEEDS REPAIR OR REPLACEMENT

**DOWNWARD DOESN'T DRAFT:** During the inspection, it was noted that the flue pipe for the heating appliance exhaust was pitched down. Flue pipes should always be pitched up so that natural flow can help assist the draft of exhausting flue gases. I recommend a capable and insured heating professional evaluate and provide estimates for repairs prior to closing.

**BUILD UP:** During the inspection of the visible heating flue pipe, there were displayed signs of build up around one, or more, of the connection/seams of the flue duct as well as at the chimney. This type of build up can be the result of unvented flue gases condensing and leaking. Unvented flue gases can be a safety concern and health hazard to the home's inhabitants. I recommend that a HV/AC/Plumbing professional evaluate the exhaust system and insure that there is adequate draft and exhaust. Further evaluation by a certified chimney expert is also recommended. Follow up to confirm proper operation prior to closing.

## 10.6. SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

### 📁 NOT INSPECTED, NEEDS REPAIR OR REPLACEMENT

(1) **NOT INSTALLED:** During the inspection, a wood stove was present; but, was not installed. I recommend a NFI certified professional evaluate and provide estimates for installation of the present woodstove. Secure a price prior to closing.

(2) **FIREPLACE:** The fireplace in the living room appears to be in need of repairs. Masonry in the firebox was damaged and it appeared that the damper had been removed. It appeared that a pop up or tip down cap may have been installed at some point but nothing was present. Chimney appeared in need of cleaning and a Level 2 evaluation prior to closing. A certified chimney professional can perform [this needed safety evaluation](#) prior to closing or the first use.

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*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*

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*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.*

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Dickie Garnett*



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North Hampton, New Hampshire 03862  
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## Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/ attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[ASHI - SOP](#)



**NOTE - THIS IS A LEGAL CONTRACT THAT DETAILS THE RIGHTS AND OBLIGATIONS OF THE PARTIES.  
PLEASE READ ALL PAGES.**

### **RESIDENTIAL INSPECTION AGREEMENT**

This Agreement dated 4/15/2026 is between: The Estate of Janet H. Gourley and DBC Home Inspections, LLC.

For an inspection of the following Property: 52 Whipple Road, Kittery,, Maine 03904  
Fee: \$ 800.00

### **SCOPE OF SERVICES PROVIDED**

**SCOPE OF THE INSPECTION:** A home inspection is a noninvasive, visual observation and operation of the accessible systems and components of real property, including buildings and other improvements. Its purpose is a) to identify conditions that, in the professional opinion of the Inspector, are significantly deficient or b) to identify systems and components that are at the end of their service lives.

The Inspection is strictly limited to the examination of readily accessible, installed systems and components of homes by using normal operating controls and opening readily operable access panels, where applicable, of the following components of the Property: structure, foundation, exterior, roof, attic, major mechanical systems (heating, air conditioning, electrical, and plumbing), built-in appliances, and interior (floors, ceilings, walls, windows, and doors). All components will be inspected using the current Standards of Practice (SOP) of the American Society of Home Inspectors ("ASHI") posted at [www.homeinspector.org](http://www.homeinspector.org). Where multiple instances of the same component exist, a representative number shall be inspected. The observations of conditions are limited to those areas of the home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the Property or personal injury to the Inspector. Any additional services outside the list of components in this contract or in those rules must be specifically agreed to in writing between the Inspector and the Client.

The Inspector will prepare and provide the Client with a written report for the sole use and benefit of the Client. The written report shall document any deficiencies discovered in the Property's systems and components. A deficiency is a condition that, in the reasonable judgement of the Inspector, is not functioning properly or is unsafe. However, the fact that a system or component is near, at, or beyond the end of its normal service life is not, in itself, a deficiency in the system or component.

Nothing in the report and no opinion of the Inspector should be construed as advice to the Client to purchase, or not to purchase, the Property, or serve as a prediction of future conditions or the value of the Property. Further, any descriptions of deficiencies of the Property should not be interpreted as estimates for the costs of repairs to any system or component of the Property.

**CLIENT'S DUTY:** The Client understands and accepts that the Inspection and report, in accordance with this Agreement, are intended to reduce, but cannot eliminate, uncertainty regarding the condition of the Property. The Client is responsible for reviewing the permit history and for researching any legal actions or insurance claims involving the Property.

The Client agrees to read the entire written report when it is received and to promptly contact the Inspector with any questions or concerns regarding the Inspection or written report. The written report shall be the exclusive findings of the Inspector. Verbal representations not recorded within the Inspection report are not part of the Inspection.

The Client acknowledges that the Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information on the condition of the Property. Should the Inspector's report reveal any additional conditions that require further investigation or repair, the Client agrees that any further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified to perform the work.

In the event the Client becomes aware of a reportable condition not contained in the written inspection report, the Client agrees to promptly notify the Inspector and allow the Inspector and/or the Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. If the Client fails to so notify the Inspector and fails to allow an additional inspection, then any costs of such repairs, alterations or replacements will be entirely at the Client's cost without recourse against the Inspector.

**LATENT DEFECTS:** The Client agrees that the Inspection is not a technically exhaustive investigation or evaluation of every aspect of the Property. The Client acknowledges and agrees that the Inspection and the written report will not reveal every existing deficiency and future condition affecting the Property. The Inspector is not responsible for the non-discovery of any latent defects of the Property or any problems that may occur or become evident after the date of the Inspection. Latent defects of the Property include, but are not limited to: cracking, leaking, surface dislocations, or landslides resulting from, without limitation to, water leaks, land subsidence, or other geological problems. The Inspector is not responsible for any defects that may manifest themselves in the future, any structural failures that may occur in the future, or damages that result from future repairs.

**COMPLIANCE WITH BUILDING CODES:** Consistent with the scope of the Inspection, as provided in this Agreement, the Inspector will identify items that may present a health or safety issue. However, the Inspector will not provide an opinion on compliance with any particular building code.

**INSURABILITY:** The Client understands that the Inspection will not determine the insurability of the Property. Insurance companies have different underwriting criteria, and the Inspector cannot be expected to determine how a particular system or component may affect insurability.

**ENVIRONMENTAL AND HEALTH CONDITIONS:** The Client agrees that the Inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding the Property, including, but not limited to the presence of: asbestos, radon, lead, or urea-formaldehyde; wood destroying organisms, fungi, molds, mildew, feces, urine, vermin, pests, or any animal or insect; drywall that may have been manufactured with

contaminated materials (including carbon disulfide, carbonyl sulfide and hydrogen sulfide), polychlorinated biphenyls (PCBs), or other toxic, reactive, combustible, or corrosive contaminants, materials; or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

If the Client wishes to have an inspection for any specific health or environmental condition, that must be covered by a separate addendum to this Agreement.

In addition to the above limitations on the scope of services, the Inspection will not include any engineering or architectural analysis. The report will not offer any opinion about the adequacy of the structural systems and components of the Property.

**RE-INSPECTION OF COMPONENTS:** In the event that the Inspector is asked by the Client to re-inspect a component or condition that has been repaired, the Inspector's scope of re-inspection will be limited to the components or conditions identified. The Inspector will not be responsible for any changed conditions in other components or conditions since the date of the original Inspection. Any re-inspection of repaired components or conditions will not determine if the repair is adequate, proper, or compliant with current building codes. Any re-inspection will only determine if visually identifiable deficiencies still exist.

#### **LIMITATION OF LIABILITY**

##### **THE FOLLOWING CLAUSE LIMITS THE LIABILITY OF THE INSPECTOR - PLEASE READ CAREFULLY**

THE CLIENT AGREES AND UNDERSTANDS THAT THE INSPECTOR IS NOT AN INSURER AND IS NOT WARRANTING OR GUARANTEEING THE ADEQUACY, PERFORMANCE, OR LIFE EXPECTANCY OF ANY STRUCTURE, ITEM, COMPONENT, OR SYSTEM OF THE PROPERTY. THE CLIENT FURTHER AGREES THAT, IF THE INSPECTOR OR ANY OF THE INSPECTOR'S AGENTS, EMPLOYEES, SUBCONTRACTORS, OFFICERS, OR SHAREHOLDERS ARE FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE TO NEGLIGENCE OR THE FAILURE TO PERFORM THE INSPECTOR'S OBLIGATIONS IN THIS AGREEMENT, INCLUDING THE IMPROPER OR NEGLIGENT PERFORMANCE OF THE INSPECTION OR THE IMPROPER OR NEGLIGENT REPORTING OF CONDITIONS OF THE PROPERTY, **THE INSPECTOR'S MAXIMUM LIABILITY SHALL BE LIMITED TO TWICE THE AMOUNT OF THE PAID INSPECTION FEE.** THIS LIMITATION SHALL NOT APPLY TO ANY DAMAGES SPECIFICALLY ALLOWED BY STATUTE.

THIS LIMITATION OF LIABILITY SPECIFICALLY COVERS LIABILITY FOR: DAMAGED PROPERTY, LOSS OF USE OF THE PROPERTY, LOST PROFITS, CONSEQUENTIAL DAMAGES, SPECIAL DAMAGES, INCIDENTAL DAMAGES, GOVERNMENTAL FINES AND CHARGES, PUNITIVE DAMAGES, ATTORNEY'S FEES, AND COURT COSTS.

AT THE CLIENT'S OPTION, A **COMPREHENSIVE INSPECTION** WITHOUT LIMITATION OF LIABILITY IS AVAILABLE. A **COMPREHENSIVE INSPECTION** INCLUDES A CONTRACTOR, ENGINEER, AND ARCHITECT REVIEWING THE PROPERTY FOR A

MINIMUM FEE OF \$2,500 (REQUIRES QUOTE). A **COMPREHENSIVE INSPECTION** REQUIRES A SEPARATE CONTRACT.

THIS LIMITATION OF LIABILITY SHALL NOT APPLY TO ANY DAMAGES CAUSED BY THE GROSS NEGLIGENCE OF THE INSPECTOR IN THE PERFORMANCE OF THE INSPECTOR'S OBLIGATIONS IN THIS AGREEMENT.

### **RESOLUTION OF DISPUTES**

Any controversy or claim arising out of or relating to this Agreement shall be resolved through **Small Claims Court** (or similar court of limited monetary jurisdiction) in the jurisdiction applicable to this Agreement. In the event that the amount in dispute exceeds the jurisdiction of the applicable **Small Claims Court**, the dispute shall be settled by **binding arbitration** administered by Construction Dispute Resolution Services, or if unavailable, Resolute Systems, before a single arbitrator using its Commercial Arbitration Rules. The arbitrator shall have at least three years of knowledge and experience in the home inspection industry or similar knowledge and experience in construction. Each party agrees to pay its own costs of arbitration.

Any legal action or proceeding shall be brought in the County in which the Property is located.

### **ENFORCEMENT FEES AND COSTS**

Any party failing to follow the RESOLUTION OF DISPUTES process identified above, shall be **liable for all fees and costs** associated with compelling or enforcing compliance with the RESOLUTION OF DISPUTES process.

### **TIME TO INITIATE ACTION**

Any action regarding or arising from the condition of the Property and the Inspection and/or the written report must be filed and initiated by the Client no later than **one (1) year** after the Client discovers, or through the exercise of reasonable care, could have discovered, the conditions giving rise to the claim. Otherwise, the claim will be barred. If the matter is in arbitration, the arbitrator will be bound by the terms of this paragraph as a limitation on the arbitrator's ability to render an award in favor of the Client.

### **NO WARRANTIES OR GUARANTEES**

The Inspection and the written report are not intended, nor shall they be used or treated by the Client or anyone else, as a guarantee or warranty expressed or implied, regarding the adequacy, performance, or condition of any aspect of the Property. The Client acknowledges and agrees that the Inspector is not an insurer of any inspected or non-inspected conditions of the Property.

### **RELIANCE BY THIRD PARTIES**

The Client agrees and understands that the Inspection report provided to the Client under this Agreement is solely for the Client's exclusive use in evaluating the physical condition of

the property. No representation is made by the Inspector as to the value of the Property.

If anyone other than the Client relies upon the inspection report, that person agrees to be bound by all of the terms and conditions in this Agreement.

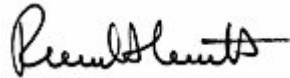
**ENTIRE AGREEMENT AND SEVERABILITY OF PROVISIONS**

This Agreement contains the entire Agreement between the Client and the Inspector. This document supersedes any and all representations, both oral and written, among the parties. This Agreement may be modified, altered, or amended only in writing and having been signed by both the parties. Any provision of this Agreement which proves to be invalid, void, or illegal shall in no way affect, impair, or invalidate any other provision of this Agreement, and all such other provisions shall remain in full force and effect.

**You may not assign this Agreement. If there is more than one Client, you are signing on behalf of all of them and you represent that you are authorized to do so for all Clients and/or intended beneficiaries. The provisions of this Agreement will be binding upon any party that takes title to the Property with the Client or claims title to the Property through the Client.**

Client:

Inspector:



\_\_\_\_\_  
The Estate of Janet H. Gourley

\_\_\_\_\_  
Richard N.A. Garnett

Date: 4/15/2026

Date: April 16, 2026

ASHI Number: #252617

Expiration Date: 09/30/2025



INVOICE

DBC Home Inspections  
 Post Office Box 622  
 North Hampton, New Hampshire 03862  
 603 - 770 - 5324  
 Inspected By: Dickie Garnett

Inspection Date: 4/15/2026  
 Report ID: 2026 - 024

Customer Info:	Inspection Property:
The Estate of Janet H. Gourley Law Office of Michael J. Guy, LLC 21 Rogers Rd Ste #3 Kittery, Maine 03904  <b>Customer's Real Estate Professional:</b> Jennie Cutten Law Office of Michael J. Guy, LLC	52 Whipple Road Kittery, Maine 03904

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Professional Inspection with report (rate \$100 per hr Site & Write) 4-Site, 4-Write	100.00	8	800.00

Tax \$0.00  
**Total Price \$800.00**

**Payment Method:** Check #1033  
**Payment Status:** Paid At Time Of Inspection  
**Note:** Thank you for the business!



## DBC Home Inspections

Dickie Garnett

Post Office Box 622

North Hampton, New Hampshire 03862

603 - 770 - 5324

