



ROOF VISIBILITY All Partial None Limited by:

INSPECTED FROM Roof Ladder At Eaves Ground With Binoculars Window

STYLE OF ROOF

Type: Gable Hip Mansard Shed Flat Gambrel
Pitch: Low Medium Steep Flat

ROOF COVERING

Roof #1: Type: **Asphalt** Estimated Layers: **Unknown** Approximate age of cover: **25+** years

Roof #2: Type: **INFO** Estimated Layers: **INFO** Approximate age of cover: **INFO** years

Roof #3: Type: **INFO** Estimated Layers: **INFO** Approximate age of cover: **INFO** years

VENTILATION SYSTEM

Type: Soffitt Ridge Gable Roof
Appears Adequate: Yes No Turbine Powered Drip Edge
 (See Interior remarks page) (See Attic section)

FLASHING

Material: Metal Asphalt Rubber Lead
 Copper Foam Other
Condition: Not visible Good Fair Poor IA
 Separated From Chimney/Roof Flashing Torn Caulking/Roof Cement Applied

VALLEYS

N/A **Material:** Metal Asphalt Lead Copper
 Not Visible Other
Condition: Not visible Good Fair Poor IA
 Corroded Holes Roof Cement Applied

CONDITION OF ROOF COVERINGS

Roof #1: Good Fair Poor IA
Roof #2: Good Fair Poor IA
Roof #3: Good Fair Poor IA
Condition: Curling Cracking Ponding Burn Spots Broken/Loose Tiles/Shingles
 Nail Popping Granular Wear Alligatoring Blistering Missing Tabs/Shingles/Tiles
 Moss Buildup Exposed Felt Cupping Incomplete/Improper Nailing

SKYLIGHTS

N/A Cracked/Broken Blown Seals Roof Cement Applied
Condition: Good Fair Poor IA

PLUMBING VENTS

Yes No Good Fair Poor
 Extend Above Roof Line Roof Cement Applied IA

Conditions reported above reflect visible portion only

GENERAL COMMENTS

Roof inspection was limited to inspecting from the ground with binoculars. Roof was in poor condition and will need repair and/or replacement soon. Missing tabs or shingles in need of repair or replacement. Recommend licensed roofing contractor repair exposed felt areas. Roof joints at the chimney appeared to have been patched or tarred. Ongoing maintenance will be needed.



CHIMNEY(S) None Location(s): Middle of roof
Viewed From: Roof Ladder At Eaves Ground With Binoculars
Rain Cap/Spark Arrestor: Yes No Recommend Adding
Chase: Brick Stone Metal Blocks Framed
Evidence of: Holes In Metal Cracked Chimney Cap Loose Mortar Joints Flaking Loose Brick Rust
Flue: Tile Metal Unlined Not Visible
Evidence of: Scaling Cracks Creosote Not evaluated (See remarks page)
 Have Flue(s) Cleaned And Re-evaluated Recommend Cricket/Saddle/Flashing
Condition: Good Fair Poor IA Not Visible

GUTTERS/DOWNSPOUTS None IA Need To Clean Out Downspouts Needed
Material: Copper Vinyl/Plastic Metal Wood Other
Condition: Good Fair Poor IA Rusting
Leaking: Corners Joints Hole In Main Run
Attachment: Loose Missing Spikes Improperly Sloped (See remarks page)
Extension needed: Yes No Under Ground Drains Not Inspected

SIDING

Material: Stone Vinyl Block/Brick Fiberboard Hardy Board Stucco
 Wood Asphalt Asbestos Cement Metal Press Board
 Typical Cracks Moisture Damage Peeling Paint Loose/Missing/Holes
Condition: Good Fair Poor IA Recommend Repair/Painting

TRIM, SOFFIT, FASCIA, FLASHING

Material: Wood Vinyl Metal Fiber Cement Stucco
 Recommend Repair/Painting Moisture Damage Peeling Paint
Condition: Good Fair Poor IA

BASEMENT WINDOWS

Condition: Good Fair Poor IA
 Moisture Damage Broken Glass Remove Leaves/Debris

WINDOWS & SCREENS

Blown Seals To Window Glass
Material: Wood Metal Vinyl Aluminum/Vinyl Clad
Screens: Torn Bent Not installed Moisture Damage
Condition: Good Fair Poor IA Recommend Repair/Painting

STORMS WINDOWS

None Not installed Wood Metal Wood/Metal Comb.
Putty: Satisfactory Glazing/Caulk Needed N/A
Condition: Satisfactory Broken Glass Moisture Damage Recommend Repair

EXTERIOR FOUNDATION

IA (See Basement/Crawl Space)
Wall: Stone Poured Concrete Metal Skirting (Mobile Homes)
Condition: Good Fair Poor Not Visible

GENERAL COMMENTS

Missing mortar in the brick joints - recommend tuck pointing as needed. Recommend adding gutters and downspouts to home. Trim was in need of normal painting maintenance. Siding was in need of normal painting / staining maintenance. Moisture damage to basement window sills and trim.



ELECTRICAL/A/C - HEAT PUMP

SERVICE ENTRY

- Underground Overhead Weather Head/Mast Needs Repair Condition: Good Fair Poor
Exterior outlets: Yes No **Operative:** Yes No Overhead Wires Too Low
GFCI present: Yes No **Operative:** Yes No Less Than 3' From Balcony/Deck/Windows
 Reverse Polarity Open Ground GFCI Outlet Will Not Shut Off When tested
 Add New Sealant At Cable Penetration. Corrosions To Meter Box Add Clamps To Cable
 Trim Back Tree Branches.

BUILDING(S) EXTERIOR WALL CONSTRUCTION

- Type:** Framed Masonry Metal Other
Condition: Good Fair Poor Not visible

EXTERIOR DOORS

- Weather Stripping:** Good Fair Poor Missing Replace
Door Condition: Good Fair Poor Blown Seals Corrosions

EXTERIOR A/C - HEAT PUMP

- UNIT #1:** N/A IA **Location:**
 Brand: **INFO** Model #: **INFO** Approximate age: **INFO** yrs.
Outside Disconnect: Yes No Maximum Fuse/Breaker Rating: ??? Amp Fuses/Breakers Installed: ??? Amp
Level: Yes No Cabinet/Housing Rusted Improperly Sized Fuses/Breakers
Condenser Fins: Damaged Need Cleaning/Debris Inside Damaged/Missing Base Pad
Condition: Good Fair Poor Missing Insulation

- UNIT #2:** N/A IA **Location:**
 Brand: **INFO** Model #: **INFO** Approximate age: **INFO** yrs.
Outside Disconnect: Yes No Maximum Fuse/Breaker Rating: ??? Amp Fuses/Breakers Installed: ??? Amp
Level: Yes No Cabinet/Housing Rusted Improperly Sized Fuses/Breakers
Condenser Fins: Damaged Need Cleaning/Debris Inside Damaged/Missing Base Pad
Condition: Good Fair Poor Missing Insulation

Due to potential damage to air conditioning systems, the systems will not be operated or inspected in the cooling mode when exterior temperature has been below 65 degrees 24 hours prior to the home inspection.

GENERAL COMMENTS

Heavy corrosions and damage to various metal doors.

**STAIRS** N/A

Condition: Good Fair Poor Slab On Grade Typical Wear And Tear Steep/Narrow
Handrail: Yes No **Condition:** Satisfactory Loose
Headway Over Stairs: Satisfactory Low Clearance Safety Hazard Tripping Hazard
Bulkhead: Yes No Metal Wood Moisture Damage/Penetration

FOUNDATION

Condition: Good Fair Poor IA Consult Structural Engineer
Material: Brick Concrete Block Fieldstone Poured Concrete
Settling Cracks: Yes None visible
Movement Evident: Yes No
Foundation Covered: Yes No IA Strong Pet Odors
Indication Of Moisture: Yes No IA Efflorescence Evident
 Stains Active Penetration Mold/Mildew Growth
 Musty Odors

Condition reported above reflects visible portion only

**AREAS OF BASEMENT
INACCESSIBLE DUE TO:**

Storage Insulation Equipment Shelving Ductwork Vapor Barrier
 Finished Floors, Walls, and Ceilings Insufficient Lighting Cluttered Conditions

FLOOR

Good Fair Poor IA Settling Cracks Evident Recommend evaluation

BASEMENT DRAINAGE /

Sump Pump: Yes None Visible Tested Water In Pit Tied Into City/Town Sewerage
Floor Drains: Yes None visible Efflorescence On Floor Dehumidifier Present

SILLS / BEAMS / COLUMNS

Material: Steel Wood Masonry Concrete Lally Jacks
Condition: Good Fair Poor IA Undersized Framing Members Temporary Framing/Supports Added

JOISTS

Material: Wood Steel Truss Engineered I-Type
Condition: Good Fair Poor IA Undersized Framing Members

SUB FLOOR

Condition: Good Fair Poor IA Indication Of Moisture Stains/Rotting

**Areas around shower stalls, etc., as viewed from basement or crawl space*

VISIBLE PEST EVIDENCE: Yes (see wood destroying insect report) None Visible

Fair = age, wear, and method of construction used at the time the home was built. Some settling, sagging, and deflection can be caused by these construction practices. Consult licensed building contractor for scope of repairs needed.

GENERAL COMMENTS

This inspection is not warranty or guarantee against future water penetration. We recommend you obtain a representation from the present owner or a specialist in this field whether there has been any previous water penetration and the origin of any visible stains.

Foundation walls were covered with storage material and were not visible. Foundation had some cracks, patching would be helpful. Unfinished portions of the floor appeared to be in overall adequate condition. Some old moisture stains are present, need to maintain proper slope away from the house and make sure the gutters drain properly. Moisture damage to wooden support column. Sill plate bowing above basement window where end of beams is sitting. Floor joists have some cracking present - re-support as necessary. Area around bathtub has old moisture stains present. Check cracking evident to sections of main beam. Temporary repairs evident below basement stairs.