



Atlas Property Inspections, LLC

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Inspector: Eric Mathiesen

NJ Home Inspection License #24GI00100800



Property Inspection Report

Client(s): **Joseph Client**

Property address: **412 Elmwood Street
Suburbantown, NJ 08992**

Inspection date: **Monday, April 23, 2012**

This report published on Tuesday, August 05, 2014 3:09:26 PM EDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

General information

Report number: 20140423

Eric Mathiesen: Eric Mathiesen

Structures inspected: single family detached colonial

Age of building: 1956

Property owner's name: Joseph Client

Time started: 9:30 am

Time finished: 12:30 pm

Inspection Fee: \$425.00

Payment method: Check

Present during inspection: Client(s), Realtor(s)

Occupied: Yes

Weather conditions: Partly cloudy

Temperature: Cool


Ground condition: Damp


Front of structure faces: South

Foundation type: Finished basement, Crawlspace


The following items are excluded from this inspection: Security system, Shed

Eric Mathiesen:

1)  This property has one or more fuel burning appliances, and no carbon monoxide alarms are visible. This is a safety hazard. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions. For more information, visit <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

2)  Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

- [The Environmental Protection Association \(http://www.epa.gov\)](http://www.epa.gov)
- [The Consumer Products Safety Commission \(http://www.cpsc.gov\)](http://www.cpsc.gov)
- [The Center for Disease Control \(http://www.cdc.gov\)](http://www.cdc.gov)

3)  Some wall, floor and/or ceiling surfaces were obscured by furniture and/or stored items. Some areas couldn't be evaluated.

Exterior

Footing material: Not visible

Foundation material: Concrete block

Apparent wall structure: Wood frame

Wall covering: Brick veneer, Vinyl

Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete, Paving stones

Exterior door material: Solid core steel


4)  Cracks, deterioration, leaning and/or bowing were found in one or more retaining walls. Because of the height or proximity to foundations or property lines, a qualified structural engineer should evaluate to determine what repairs are necessary. Repairs should be made by a qualified contractor.



Photo 4-1

There are cracks and shifting of the wall on the rear retaining wall.



Photo 4-2

The rear retaining wall is showing cracks, bowing and settlement.








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- 5)     The support structure on the underside of the deck appears sub-standard. The support posts are out of plumb and are resting on concrete paver stones with no visible footing beneath. Attached deck structures should rest on footings that extend below the frost line. Structures that rest on the soil grade are prone to uneven settlement and frost heave. This can cause the structure to settle out of level. A licensed and qualified contractor should evaluate the deck structure and make repairs/replace as necessary.



Photo 5-1

The support posts below the deck are out of level and resting on concrete pavers on the ground with no visible footing beneath.



-
- 6)    One or more major cracks (more than 3/4 inch wide) were found in the foundation. These appear to be a structural concern, and may indicate that settlement is ongoing. The client(s) are strongly advised to hire qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

- Foundation repair contractors who may prescribe repairs, and will give cost estimates for prescribed repairs
- Masonry contractors who repair and/or replace brick veneer
- Geotechnical engineers who attempt to determine if settlement is ongoing, and what the cause of the settlement is
- Structural engineers who determine if repairs are necessary, and prescribe those repairs



Photo 6-1

There is a long horizontal crack and visible bowing along the rear concrete block foundation wall.

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- 7)   Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.

**Photo 7-1**

There is vegetation growing against the East side of the structure.

Roof

Roof inspection method: Traversed


Roof type: Gable

Roof covering: Asphalt or fiberglass composition shingles, Torch down

Estimated age of roof: 15-20 years old

Gutter & downspout material: Aluminum

Roof ventilation: Adequate


8)  One or more areas of composition shingles are damaged, deteriorated and/or missing, and should be replaced. An area of asphalt shingles and sheathing are significantly deteriorated with the attic structure left exposed to the weather and rain water intrusion. A qualified roofing contractor should evaluate and make repairs as soon as possible, prior to closing.

**Photo 8-1**

The roof surface and sheathing are significantly deteriorated along the rear of the second floor.

**Photo 8-2**

The roof surface and sheathing are significantly deteriorated along the rear of the second floor.


9)  This asphalt or fiberglass composition roof surface has two or more layers of roofing materials. When this roof is replaced, recommend a complete "tear off", where all existing layers of roofing are removed before installing new roofing materials. For 20-year rated composition shingles, additional layers of material reduce the new roof material's lifespan as follows:

- 16-20 years - First roof
- 12-16 years - Second layer on existing roof

Removing existing roofing materials will significantly increase the cost of the next roof.


**Photo 9-1**

There are two layers of shingles on the roof.

- 10)  One or more composition shingles are damaged, deteriorated and/or missing, and should be replaced. Leaks may occur as a result. A qualified roofing contractor should evaluate and make repairs as necessary.

**Photo 10-1**

There are several missing shingles noted on the front gable of the roof.




- 11)  Debris has accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the structure's exterior or make water accumulate around the foundation. Gutters should be cleaned now and as necessary in the future.

**Photo 11-1**

The gutters along the front of the structure are clogged with leaves and debris.

**Photo 11-2**

Garage

- 12)    There is visible evidence of termite activity on the interior wall sheathing and wall structure in the detached garage. There is also evidence of moisture intrusion which may be leading to the activity. A licensed and qualified exterminator should

treat the area for termites as necessary. Also, a licensed and qualified contractor should evaluate the area and make repairs/replace the damaged wood as necessary.



Photo 12-1

There is termite damage on the interior wall sheathing in the detached garage.



Photo 12-2

There is termite damage on the interior wall sheathing in the detached garage.



Photo 12-3

There is termite damage on the interior wall sheathing in the detached garage.

Attic

Inspection method: Partially traversed

Roof structure type: Rafters

Ceiling structure: Ceiling beams

Insulation material: Fiberglass roll or batt

Insulation depth: 6-8"

Insulation estimated R value: R-25




13)    One or more areas of the roof structure were wet or had elevated levels of moisture at the time of the inspection. There appears to be an active leak in the roof or structure exterior. A qualified contractor should evaluate and repair as necessary.



Photo 13-1

There are active leaks around the chimney in the attic.



Photo 13-2

There are active leaks around the chimney in the attic.



- 14)  Ventilation is substandard in the attic. Inadequate attic ventilation may result in high attic and roof surface temperatures, reduce the life of the roof covering materials and increase cooling costs. High levels of moisture are also likely, and can be a conducive condition for wood destroying insects and organisms. Standard building practices require one square foot of vent area for 150 to 200 square feet of attic space. Vents should be evenly distributed between soffits, ridges and at corners to promote air circulation. A qualified contractor should evaluate and install vents as per standard building practices.



Photo 14-1

There is mold growth along the rafters and sheathing on the Northern side of the attic.

- 15)  Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.

Electric service

Primary service type: Overhead

Primary service overload protection type: Circuit breakers

Service amperage (amps): 100

Service voltage (volts): 120/240

Location of main service switch: front corner of basement

Location of main disconnect: Breaker at top of main service panel

Service entrance conductor material: Aluminum

System ground: Cold water supply pipes

Main disconnect rating (amps): 100

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: No

Smoke detectors present: Yes



- 16)   The service entrance wire insulation is frayed and/or deteriorated in one or more areas. A qualified electrician should evaluate and make repairs or replace wires as necessary.



Photo 16-1

The insulation on the service entrance wires is deteriorated.



- 17)  One or more overcurrent protection devices (circuit breakers or fuses) are "double tapped", where 2 or more wires are clamped in a terminal designed for only one wire. This is a safety hazard since the bolt or screw may tighten securely against one wire, but leave others loose. Arcing, sparks and fires may result. A qualified electrician should evaluate and repair as necessary.



Photo 17-1

There is a double tapped breaker in the service panel.

- 18)  This property has "knob and tube" wiring, which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.

Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type, or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

Note that some insurance companies may be unwilling to offer homeowner's insurance for properties with knob and tube wiring. Recommend that the client(s) consult with their insurance carrier regarding this.



Photo 18-1

There is active knob and tube wiring in the basement.


- 19)  One or more knockouts have been removed inside the main service panel where no wires and bushings are installed, and no cover(s) have been installed to seal the hole(s). This is a safety hazard due to the risk of fire. A qualified electrician should install knockout covers where missing.



Photo 19-1

There is an open knockout in the top of the service panel.

Water heater

Estimated age: 2010

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 40

Manufacturer: Bradford White

Model: MI40S6LN10

Water temperature (degrees Fahrenheit): 120

Heating and cooling

Estimated age: 2004

Primary heating system energy source: Natural gas

Primary heat system type: Forced air

Primary A/C energy source: Electric


Primary Air conditioning type: Split system

Distribution system: Sheet metal ducts, Flexible ducts

Manufacturer: Trane

Model: TUD100CU948JO

Filter location: In return air duct below furnace

20)  The estimated useful life for air conditioning compressors is 8 to 15 years. This unit appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the near future.


21)  One or more air supply ducts are broken or disconnected. Increased moisture levels in unconditioned spaces and higher energy costs may result. A qualified contractor should evaluate and make permanent repairs as necessary.



Photo 21-1

One of the ducts in the crawlspace is rusted and disconnected.

- 22) 🗝️ Air handler filter(s) should be checked monthly in the future and replaced or washed as necessary.

Plumbing and laundry

Water pressure (psi): 48 lbs

Location of main water shut-off valve: front corner of basement

Location of main fuel shut-off: exterior foundation

Water service: Public

Service pipe material: Copper

Supply pipe material: Copper

Vent pipe material: Cast iron

Drain pipe material: Cast iron, Copper

Waste pipe material: Cast iron

- 23) 📌💧 The clothes washer utilizes rubber water supply lines. These rubber hoses are known to become brittle with age and can be at risk of bursting. A burst hose can flood the home with full public water pressure. I recommend replacing the water supply hoses with braided stainless steel burst-resistant hoses.



Photo 23-1

The washing machine uses rubber water supply hoses.

- 24) 📌 The main shutoff for the water service is located in the front of the basement. This valve should be used to shut off the water supply to the house in the event of a plumbing emergency such as a burst pipe, etc.



Photo 24-1

The water meter and main shutoff are located in the front corner of the basement.

Fireplaces, woodstoves and chimneys

Fireplace type: Masonry

Chimney type: Masonry

- 25) 🚨🔧🔍 Fire bricks in one or more fireplace fireboxes are loose and/or significantly deteriorated or pitted. This is a fire hazard. A

qualified chimney service contractor should evaluate and repair as necessary.



Photo 25-1

There is significant deterioration to the firebrick and mortar joints in the firebox from water intrusion.


26)  The masonry chimney's mortar is deteriorated and should be repaired to prevent further, significant deterioration. Recommend having a qualified chimney service contractor or mason evaluate chimney and repair as necessary. This will likely require repointing the mortar.




Photo 26-1

The bricks and mortar joints at the chimney cap are showing significant deterioration.



Photo 26-2

27)  All solid fuel burning appliances (woodstoves and fireplaces, etc.) should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary.

Crawl space

Inspection method: Traversed



Insulation material underneath floor above: Fiberglass roll or batt

Pier or support post material: Concrete

Beam material: Solid wood


Floor structure above: Solid wood joists

Vapor barrier present: Yes

28)   There are temporary support posts installed in the crawlspace that have not been tied into the floor structure and are resting on the soil. Also, the post has settled out of plumb and is no longer adequately supporting the load above. This can to possible sagging of the floor above. Also, the wood in contact with the ground can attract wood destroying insects. A licensed and qualified structural contractor should evaluate the area and make repairs as necessary.

**Photo 28-1**

There are out of level temporary wood support posts in the crawlspace in the front of the basement.

29)  There is visible evidence of active plumbing leaks and deterioration to the subfloor below the bathroom and laundry room. The wood subfloor is wet and showing rot. This can lead to structural deficiencies to the floor and can also lead to mold and can attract wood destroying insects. A licensed and qualified plumbing contractor should evaluate the areas and make repairs as necessary including replacing any deteriorated subfloor and structure.

**Photo 29-1**


There is visible moisture damage to the subfloor below the first floor bathroom.

**Photo 29-2**

There is visible moisture damage to the subfloor in the crawlspace below the laundry room.

**Photo 29-3**

There is an active roof leak in the shed roof on the side of the garage.

30)  Standing water was found in one or more sections of the crawl space. Accumulated water is a conducive condition for wood destroying insects and organisms and should not be present in the crawl space. A qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)

- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, drains and/or sump pump(s) in the crawl space.



Photo 30-1

There is standing water in the crawlspace.



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- 31)  No insulation under floor in crawl space in some areas. Recommend that a qualified contractor install R19 or better (6" thick fiberglass batt) insulation below floor where missing for energy efficiency.



Photo 31-1

There are areas of missing insulation under the floor in the crawlspace.

-
- 32)  Some crawl space areas were inaccessible due to low height (less than 18 inches), ductwork or pipes blocking, standing water, and/or stored items. These areas are excluded from this inspection.



Basement

Insulation material underneath floor above: Fiberglass roll or batt

Pier or support post material: Steel

Beam material: Solid wood

Floor structure above: Solid wood joists

-
- 33)   What appears to be asbestos is visible on some plumbing pipes in the basement. It is significantly deteriorated in some areas, and if it is asbestos, it may pose a health hazard and require abatement. I recommend having this material tested at a qualified lab. If the material is found to contain asbestos, recommend consulting with a qualified asbestos abatement contractor or industrial hygienist. For information on asbestos hazards in the home, visit:

<http://www.cpsc.gov/CPSC/PUBS/PUBS/453.html>



Photo 33-1

There is what appears to be possible asbestos on the heating pipes where they enter the wall in the rear of the basement.



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- 34)  An area of the rim joist along the front of the basement is deteriorated from elevated moisture. This can compromise the structural support of the wall(s) above and can attract wood destroying insects. A licensed and qualified contractor should evaluate the area and make repairs/replace as necessary.




Photo 34-1

There is significant wood rot to the rim joist along the front of the crawlspace under the front porch.

Kitchen


- 35)  The range hood fan vents into the kitchen rather than outdoors. Ventilation may be inadequate and moisture may accumulate indoors. Recommend having a qualified contractor make modifications as necessary as per standard building practices so the range hood fan vents outdoors.

Bathrooms

- 36)  The door to the second floor bathroom does not close. The toilet is positioned so that it blocks the swing of the door. A licensed and qualified contractor should evaluate the issue and make repairs/replace as necessary.

**Photo 36-1**




The door in the second floor bathroom does not close.

-
- 37)  One or more sink drains use flexible drain pipe. This type of drain pipe is more likely to clog than smooth wall pipe. Recommend having a qualified plumber replace this pipe with standard plumbing components (smooth wall pipe) to prevent clogged drains.

**Photo 37-1**

The sink drain line in the hallway bathroom uses a section of flexible drain line.

Interior rooms

- 38)    Stains and elevated levels of moisture were found in one or more ceiling areas. The stain(s) appear to be due to roof leaks. A qualified contractor should evaluate and repair as necessary.

**Photo 38-1**

There is an active roof leak in the rear bedroom ceiling.




-
- 39)    Stains and elevated levels of moisture were found in one or more ceiling areas. The stain(s) appear to be due to plumbing leaks. A qualified contractor should evaluate and repair as necessary.



Photo 39-1

There is an active leak under the kitchen sink.


40)  One or more doors will not latch when closed. Repairs should be made as necessary, and by a qualified contractor if necessary. For example, aligning strike plates with latch bolts and/or replacing locksets.



Photo 40-1

The front corner bedroom door does not latch when closed.


41)  The weatherstrip around one or more exterior entry doors is missing and/or deteriorated. Weatherstrip should be installed where missing and/or replaced where deteriorated, and by a qualified contractor if necessary.



Photo 41-1

The side entry door has a gap in the weatherstripping.

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Summary

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General information





1   - This property has one or more fuel burning appliances, and no carbon monoxide alarms are visible. This is a safety hazard. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions. For more information, visit <http://www.cpsc.gov/CPSC/PUB/PREREL/prhtml05/05017.html>




2   - Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

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- [The Center for Disease Control \(http://www.cdc.gov\)](http://www.cdc.gov)



Exterior

4     - Cracks, deterioration, leaning and/or bowing were found in one or more retaining walls. Because of the height or proximity to foundations or property lines, a qualified structural engineer should evaluate to determine what repairs are necessary. Repairs should be made by a qualified contractor.





5     - The support structure on the underside of the deck appears sub-standard. The support posts are out of plumb and are resting on concrete paver stones with no visible footing beneath. Attached deck structures should rest on footings that extend below the frost line. Structures that rest on the soil grade are prone to uneven settlement and frost heave. This can cause the structure to settle out of level. A licensed and qualified contractor should evaluate the deck structure and make repairs/replace as necessary.



6    - One or more major cracks (more than 3/4 inch wide) were found in the foundation. These appear to be a structural concern, and may indicate that settlement is ongoing. The client(s) are strongly advised to hire qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

- Foundation repair contractors who may prescribe repairs, and will give cost estimates for prescribed repairs
- Masonry contractors who repair and/or replace brick veneer
- Geotechnical engineers who attempt to determine if settlement is ongoing, and what the cause of the settlement is
- Structural engineers who determine if repairs are necessary, and prescribe those repairs

7   - Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.



Roof



8     - One or more areas of composition shingles are damaged, deteriorated and/or missing, and should be replaced. An area of asphalt shingles and sheathing are significantly deteriorated with the attic structure left exposed to the weather and rain water intrusion. A qualified roofing contractor should evaluate and make repairs as soon as possible, prior to closing.

9   - This asphalt or fiberglass composition roof surface has two or more layers of roofing materials. When this roof is replaced, recommend a complete "tear off", where all existing layers of roofing are removed before installing new roofing materials. For 20-year rated composition shingles, additional layers of material reduce the new roof material's lifespan as follows:



- 16-20 years - First roof
- 12-16 years - Second layer on existing roof

Removing existing roofing materials will significantly increase the cost of the next roof.



10   - One or more composition shingles are damaged, deteriorated and/or missing, and should be replaced. Leaks may occur as a result. A qualified roofing contractor should evaluate and make repairs as necessary.



11   - Debris has accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the structure's exterior or make water accumulate around the foundation. Gutters should be cleaned now and as necessary in the future.

Garage




12   - There is visible evidence of termite activity on the interior wall sheathing and wall structure in the detached garage. There is also evidence of moisture intrusion which may be leading to the activity. A licensed and qualified exterminator should treat the area for termites as necessary. Also, a licensed and qualified contractor should evaluate the area and make repairs/replace the damaged wood as necessary.




Attic




13   - One or more areas of the roof structure were wet or had elevated levels of moisture at the time of the inspection. There appears to be an active leak in the roof or structure exterior. A qualified contractor should evaluate and repair as necessary.

14   - Ventilation is substandard in the attic. Inadequate attic ventilation may result in high attic and roof surface temperatures, reduce the life of the roof covering materials and increase cooling costs. High levels of moisture are also likely, and can be a conducive condition for wood destroying insects and organisms. Standard building practices require one square foot of vent area for 150 to 200 square feet of attic space. Vents should be evenly distributed between soffits, ridges and at corners to promote air circulation. A qualified contractor should evaluate and install vents as per standard building practices.

Electric service



16    - The service entrance wire insulation is frayed and/or deteriorated in one or more areas. A qualified electrician should evaluate and make repairs or replace wires as necessary.

17    - One or more overcurrent protection devices (circuit breakers or fuses) are "double tapped", where 2 or more wires are clamped in a terminal designed for only one wire. This is a safety hazard since the bolt or screw may tighten securely against one wire, but leave others loose. Arcing, sparks and fires may result. A qualified electrician should evaluate and repair as necessary.



18    - This property has "knob and tube" wiring, which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.



Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type, or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

Note that some insurance companies may be unwilling to offer homeowner's insurance for properties with knob and tube wiring. Recommend that the client(s) consult with their insurance carrier regarding this.

19   - One or more knockouts have been removed inside the main service panel where no wires and bushings are installed, and no cover(s) have been installed to seal the hole(s). This is a safety hazard due to the risk of fire. A qualified electrician should install knockout covers where missing.




Heating and cooling



20   - The estimated useful life for air conditioning compressors is 8 to 15 years. This unit appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the near future.

21   - One or more air supply ducts are broken or disconnected. Increased moisture levels in unconditioned spaces and higher energy costs may result. A qualified contractor should evaluate and make permanent repairs as necessary.


22  - Air handler filter(s) should be checked monthly in the future and replaced or washed as necessary.


Fireplaces, woodstoves and chimneys


25    - Fire bricks in one or more fireplace fireboxes are loose and/or significantly deteriorated or pitted. This is a fire hazard. A qualified chimney service contractor should evaluate and repair as necessary.

26   - The masonry chimney's mortar is deteriorated and should be repaired to prevent further, significant deterioration. Recommend having a qualified chimney service contractor or mason evaluate chimney and repair as necessary. This will likely require repointing the mortar.

Crawl space


28  - There are temporary support posts installed in the crawlspace that have not been tied into the floor structure and are resting on the soil. Also, the post has settled out of plumb and is no longer adequately supporting the load above. This can cause possible sagging of the floor above. Also, the wood in contact with the ground can attract wood destroying insects. A licensed and qualified structural contractor should evaluate the area and make repairs as necessary.

29  - There is visible evidence of active plumbing leaks and deterioration to the subfloor below the bathroom and laundry room. The wood subfloor is wet and showing rot. This can lead to structural deficiencies to the floor and can also lead to mold and can attract wood destroying insects. A licensed and qualified plumbing contractor should evaluate the areas and make repairs as necessary including replacing any deteriorated subfloor and structure.


30  - Standing water was found in one or more sections of the crawl space. Accumulated water is a conducive condition for wood destroying insects and organisms and should not be present in the crawl space. A qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains


Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, drains and/or sump pump(s) in the crawl space.

31  - No insulation under floor in crawl space in some areas. Recommend that a qualified contractor install R19 or better (6" thick fiberglass batt) insulation below floor where missing for energy efficiency.


Basement

33  - What appears to be asbestos is visible on some plumbing pipes in the basement. It is significantly deteriorated in some areas, and if it is asbestos, it may pose a health hazard and require abatement. I recommend having this material tested at a qualified lab. If the material is found to contain asbestos, recommend consulting with a qualified asbestos abatement contractor or industrial hygienist. For information on asbestos hazards in the home, visit:


<http://www.cpssc.gov/CPSCPUB/PUBS/453.html>


34  - An area of the rim joist along the front of the basement is deteriorated from elevated moisture. This can compromise the structural support of the wall(s) above and can attract wood destroying insects. A licensed and qualified contractor should evaluate the area and make repairs/replace as necessary.

Kitchen


35  - The range hood fan vents into the kitchen rather than outdoors. Ventilation may be inadequate and moisture may accumulate indoors. Recommend having a qualified contractor make modifications as necessary as per standard building practices so the range hood fan vents outdoors.






Bathrooms

36  - The door to the second floor bathroom does not close. The toilet is positioned so that it blocks the swing of the door. A licensed and qualified contractor should evaluate the issue and make repairs/replace as necessary.

37  - One or more sink drains use flexible drain pipe. This type of drain pipe is more likely to clog than smooth wall pipe. Recommend having a qualified plumber replace this pipe with standard plumbing components (smooth wall pipe) to prevent clogged drains.

Interior rooms

38  - Stains and elevated levels of moisture were found in one or more ceiling areas. The stain(s) appear to be due to roof leaks. A qualified contractor should evaluate and repair as necessary.

- 39**    - Stains and elevated levels of moisture were found in one or more ceiling areas. The stain(s) appear to be due to plumbing leaks. A qualified contractor should evaluate and repair as necessary.
- 40**  - One or more doors will not latch when closed. Repairs should be made as necessary, and by a qualified contractor if necessary. For example, aligning strike plates with latch bolts and/or replacing locksets.
- 41**  - The weatherstrip around one or more exterior entry doors is missing and/or deteriorated. Weatherstrip should be installed where missing and/or replaced where deteriorated, and by a qualified contractor if necessary.