



# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

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### *HOME INSPECTION REPORT*



**Home. Safe. Home.**



**HomeTeam<sup>®</sup>**  
INSPECTION SERVICE



CONVENIENT | EFFICIENT &  
BOOKINGS | INSPECTIONS  
**FAST REPORTS**

## WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

## WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

## OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

## WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

## WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

**Thank you for allowing us the opportunity to serve you.**



FAST



TRUSTED



ACCURATE

PLEASE READ THIS ENTIRE REPORT, FROM BEGINNING TO END, BEFORE THE PROPERTY INSPECTION CONTINGENCY PERIOD IN YOUR CONTRACT WITH THE PROPERTY OWNER EXPIRES. ONCE THE PROPERTY INSPECTION CONTINGENCY PERIOD EXPIRES, YOU MAY NOT BE ABLE TO CANCEL YOUR PURCHASE CONTRACT BASED UPON THE RESULTS OF THIS OR ANY OTHER INSPECTION.

**DO NOT RELY UPON THIS SUMMARY** OF THE INSPECTION REPORT. THE SUMMARY IS NOT INTENDED TO BE COMPREHENSIVE.

**YOU MUST READ THE ENTIRE INSPECTION REPORT WHICH CONTAINS MORE DETAILED DESCRIPTIONS OF THE SUMMARY NOTES** AND THE PROPERTY AND ITS SYSTEMS AND COMPONENTS. SECTION HEADINGS IN THE REPORT ARE FOR REFERENCE PURPOSES ONLY AND DO NOT AFFECT THE MEANING OR INTERPRETATION OF THE REPORT. THE ORDER IN WHICH THE SYSTEMS AND COMPONENTS OF THE PROPERTY ARE PRESENTED IS NOT INTENDED TO REFLECT THE RELATIVE IMPORTANCE OF ANY SYSTEM OR COMPONENT OF THE PROPERTY. YOU MUST DETERMINE THE IMPORTANCE OF EACH SYSTEM AND COMPONENT OF THE PROPERTY FOR YOURSELF.

### **Minor Defects**

- Some cracking of the asphalt driveway material was observed. We recommend sealing this driveway with the appropriate material as part of a continuous maintenance program.
- Some cracking and heaving of the garage floor was observed. We recommend that all cracks be sealed and monitored for future movement and to prevent further deterioration.
- ***NOTE: Water staining on the wooden roof structure at the chimneys was observed in the attic. These stains were not damp to the touch at the time of inspection. They are an indication of past moisture intrusion. Without inspecting this area during a prolonged period of rain we cannot determine if the leaking is still active or not. If we also noted any issues at the exterior re; caulking, roof shingles, flashing, spalling, chimney, etc then we recommend that you seek further evaluation by a roofing contractor.***
- Water stains were observed at ceilings and/or walls. We recommend that you ask the seller for information on age and source of stain(s).

### **Safety Concerns**

- One GFCI receptacle was not fully functional. Typically, this means that either the "test" and "re-set" buttons were not working OR that the outlet still had electrical power even after it was tripped. We recommend replacement with a new GFCI receptacle.
- Active knob & tube wiring was observed. Many properties built prior to 1940 still have some active knob & tube wiring. Due to its advanced age, further evaluation of it by an electrical contractor is recommended.

### **Recommend further evaluation**

- There was much cracking at the block wall(s) of the garage. We recommend further evaluation by a masonry contractor to determine what type of repair, if any, is necessary to ensure future structural integrity of the wall(s).
- Some asbestos-like material was observed on the supply piping of the boiler system.



## **GENERAL DESCRIPTION**

Throughout this report, the terms "right" and "left" are used to describe the property as viewed from the street.

The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute material defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

The inspected property consisted of a two story structure with brick siding that was occupied at the time of the inspection. There were no material visual defects on the visible portions of the siding. The age of the property, as reported by the Erie County website was said to be 90 - 100 years old. The approximate temperature at the start time of the inspection was 70 - 80 degrees Fahrenheit, and the weather was overcast with some rain. The utilities were on at the time of the inspection. The seller was present during the inspection.



## **Topography**

The property was situated on a mostly level lot. The general grade around the property appeared to be adequate to direct rain water away from the foundation at none of the sides.

## **Walkway(s)**

There was an asphalt walkway leading to a stone stoop at the front of the property. Trip hazards were not visibly present at the walkway(s).

NOTE: If trip hazards were present, we recommend repair to prevent possible future injury. There were no material defects observed in the walkway or the stoop.

## **Driveway**

There was an asphalt driveway at the front of the property which led to the detached garage. The driveway did not visibly slope toward the property and/or garage (if present). There were no material defects observed in the driveway. We recommend that you keep any existing cracks sealed to prevent deterioration and/or settling of the driveway in the future.

NOTE: If the driveway does visibly slope toward the property or garage, we recommend that you monitor for water intrusion into the property or garage during heavy rain and add exterior drainage if needed.

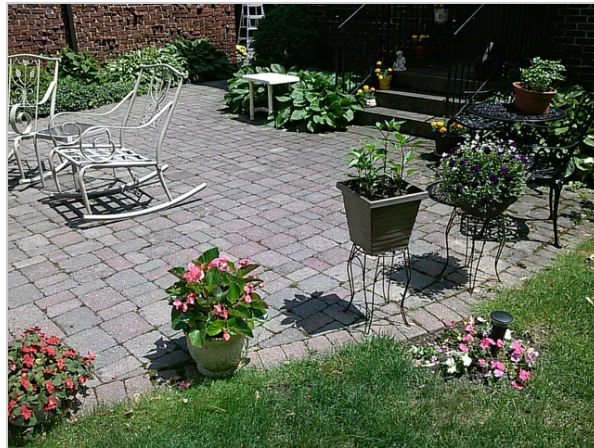
***NOTE: Some cracking of the asphalt driveway material was observed. This is not uncommon with older asphalt. The driveway was serviceable at this time. We recommend sealing this driveway with the appropriate material as part of a continuous maintenance program.***

***NOTE: A drain was present at the driveway, but appeared to be clogged. We recommend removal of debris so the drain can function.***



## **Patio**

There was a patio of cement pavers located at the property. There were no material defects observed at the patio. We recommend that you keep any existing cracks sealed to prevent deterioration.



## **Gas Service**

The public gas meter was/were located in the basement. Gas lines when present at a property are not tested for leaks or electrical bonding. Such testing is beyond the visual scope of inspection. A licensed plumbing contractor could perform these inspections for you.

***NOTE: A 1 1/2" metal pipe, used for heating oil, was capped off and visible at the front exterior ground level.***



***NOTE: Two fuel oil tanks were present in the basement. The fuel oil tanks were not connected to the current heating system for the property. Evidence of significant corrosion / rusting on the tank was not visible. Evidence of past or active leaking from the tank was not visible. The amount of heating oil in the tank is unknown. If this fuel oil tank is NOT in use then you should explore options for removal of it.***



## **Electric Service**

The underground electric service wire entered the property at the exterior siding. The electric meter(s) was/were located on the exterior wall. The electric meter(s) was securely attached to the property.

***NOTE: Active knob & tube wiring was observed at the attic, basement and crawl space. Due to its advanced age, wear and tear - alterations- mechanical damage - damaged insulation, etc etc are likely. For these reasons it is considered a potential safety issue. It is recommended to have any active knob & tube wiring further evaluated by an electrical contractor. Knob-and-tube wiring was common in wiring systems installed before 1940. The insulation is often dry and brittle, and chips easily. Exposed areas should be insulated/repaired by a licensed electrician, and any modifications to the wiring must be made by a licensed electrician. Knob & tube wiring was designed as an "open-air" system, not to be covered with attic insulation. In addition, the outlet receptacles of a knob-and-tube-wired system are not grounded.***



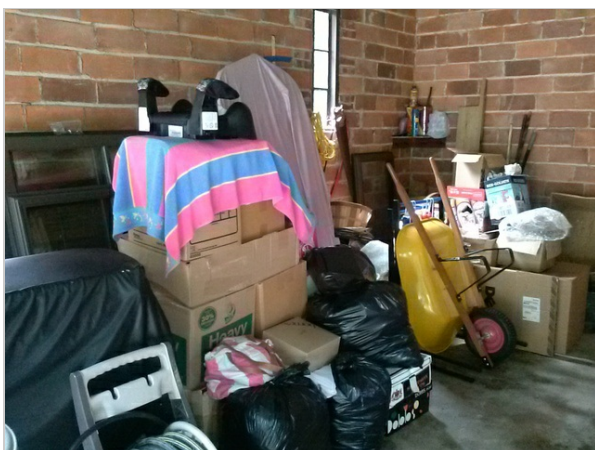


## Garage

The detached garage was designed for one car with access provided by one electric overhead door. The concrete garage floor was in a condition typical for the age of this property. There were no material defects observed at the garage.



***NOTE: The presence of many stored items and/or a cluttered condition in the garage attic area and parking area blocked much of the visual inspection, mostly at floor and along the walls.***



***NOTE: Some minor cracking garage floor was observed. This is not uncommon with older concrete. The garage floor was serviceable at this time.***

***NOTE: There were some missing blocks at the right side block wall(s) of the garage. Moisture intrusion was present at the garage floor by this area. We recommend further evaluation by a masonry contractor to***



***determine what type of repair, if any, is necessary to ensure future structural integrity of the wall(s).***



### **Garage Opener(s)**

The Craftsman brand electric garage door openers were tested and found to be functional. The automatic safety reverse on the garage door(s) was tested and found to be functional.

### **Detached Garage Roof**

The roof of the detached garage was a gable design covered with slate shingles. Observation of the roof surfaces and flashing was performed from a ladder. The age of the roof covering was same as the roof of the home years. There appeared to be one layer on the roof at the time of the inspection. There were no material defects observed on the exterior of the detached garage roof.

### **Roof**

The roof of the property was a hip and dormer design covered with slate shingles. Observation of the roof surfaces, flashing and penetrations through the roof was performed with binoculars. The age of the roof covering was 90 - 100 years. There appeared to be one layer of roof covering on the roof at the time of the inspection. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. The life expectancy of a roof is greatly affected by weather conditions, ventilation and maintenance. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were no material defects observed on the exterior of the roof.

NOTE: The absence of visible of visual indications of water penetration in an attic, roof, or basement at the time of inspection is NOT conclusive evidence that the attic, roof, and other areas of the property are free from leaks or other water penetration. Often an inspector can observe leaks only if the inspection is conducted during a prolonged period of heavy rainfall. The occurrence of occasional or intermittent leaks or seepage during extreme weather conditions (ex; high winds) is common.

NOTE: Sometimes our opinion of a roof may differ from that of the insurance provider/adjuster. Some insurance providers/adjusters are more particular than others. We are there to state the overall condition of the roof and the roof is not considered to be defective unless there are visible leaks and/or major damage or wear that indicates failure is imminent. **If we note any moderate to serious curling, serious surface wear, or lifting edges then we recommend that you get approval from your insurance provider regarding the roof(s).**

## **Roof Drainage**

The roof drainage system consisted primarily of copper gutters and down spouts which appeared to be functional at the time of the inspection. Gutters and down spouts should receive routine maintenance to prevent premature failure. Roof gutters with poor slope or sagging were not observed at the property. The down spouts went into stand-pipes at the ground. There were no material defects observed on the visible portions of the gutters or down spouts.

NOTE: If the down spouts terminate into stand pipes at ground level, it is beyond the scope of this visual inspection to determine the condition of any underground piping. Only if the inspection takes place during a prolonged rain is it possible to determine if any clogging may be present at these underground pipes.

## **Chimney(s)**

There were two masonry chimney(s) used to vent the boiler, water heater and fireplaces. Observation of the chimney(s) exterior was made with binoculars.

NOTE: Masonry chimneys (especially those 36" width or more) below the roof ridge and without saddle flashing are more prone to moisture intrusion. There were no material defects observed on the chimney(s) exterior. As with all elements of the property inspection, the fireplace inspection is not technically exhaustive. The inspection provides a general condition report only. The inspection does not include the interior of flues or chimneys, draft characteristics, chimney or firebox integrity or the adequacy of draft, airflow or makeup air. Consult with a qualified, reputable chimney and fireplace professional for a complete evaluation of any fireplace and chimney.

## **Attic / Crawl / Roof Structure**

The unfinished attic space was accessed through a ceiling scuttle in the 2nd floor. The attic space floor was insulated with cellulose loose-fill insulation, approximately 6-inches in depth. The amount of insulation present was not close to or up to today's standards. If it was not, see "NOTE" at end of this section.

Ventilation throughout the attic was provided by a combination of various vents. The unfinished attic space(s) did appear to be adequately vented. The visible roof structure consisted of two-inch by six-inch rafters spaced 16 inches on center and wood planks sheathing. It was possible to inspect all areas of the unfinished attic. There was no moisture visible in the attic space. Water staining was visible on the roof structure at attic ( The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks ). There were no material defects observed in the attic or roof structure. Mold/mildew -like substances were not observed in the attic. If mold/mildew -like substances were observed, buyers and sellers are recommended to obtain further information from the following sources: [www.epa.gov/iaq](http://www.epa.gov/iaq) [www.epa.gov/mold/index.html](http://www.epa.gov/mold/index.html) [www.iaqa.com](http://www.iaqa.com)

NOTE: As with all aspects of the property inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence of or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc. The inspection does not offer or imply an opinion or warranty as to the past, present or future possibility of roof, skylight, flashing or vent leaks.

NOTE: Energy deficiencies are beyond the scope of this inspection. Although the amount of insulation present may have been up to standards when the house was built, it is not up to today's standards and adding insulation could be beneficial. We recommend that you consult qualified contractors specializing in energy efficiency to find out if additional insulation would be a wise investment.

NOTE: A properly vented attic will prolong the life of the roof, reduce leakage caused by ice damming, reduce energy bills, and reduce moisture build-up in the attic.

***NOTE: One or more bathroom exhaust fans empty the air into the attic / crawl space. This is commonly found in homes, especially older ones, and was a standard building practice in the past. Newer homes vent the air to the outside. There were no visible issues present as a result of this condition.***

***NOTE: Water staining on the wooden roof structure at the chimneys was observed in the attic. These stains were not damp to the touch at the time of inspection. They are an indication of past moisture intrusion. Without inspecting this area during a prolonged period of rain we cannot determine if the leaking is still active or not. If we also noted any issues at the exterior re; caulking, roof shingles, flashing, spalling, chimney, etc then we recommend that you seek further evaluation by a roofing contractor.***



## **Windows and Doors**

A representative number of accessible windows and doors were operated. For windows to be functional, they must open, stay in the open position, close, and lock properly. For exterior doors to be functional, they must open, close, and lock properly. Possible problem areas may not be identified if the windows or doors have been recently painted.

The primary windows were constructed of steel, casement style, with single pane and storm window glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or re-keyed upon occupancy. There were no material defects observed in the windows or doors.

**NOTE:** Periodic caulk maintenance is recommended around the exterior window and door frames to prevent water intrusion.



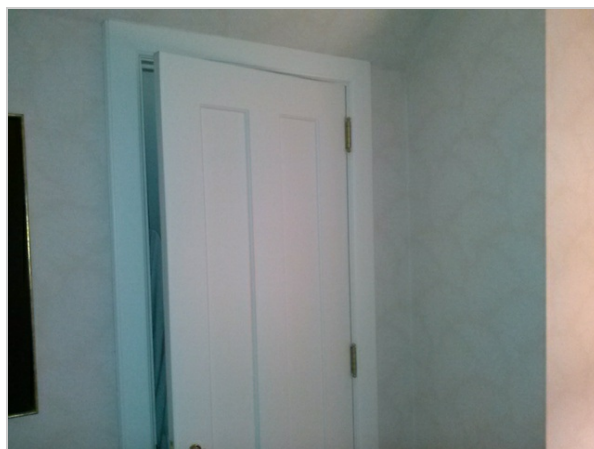
## Interior

The interior wall and ceiling surfaces were primarily finished with lath and plaster. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. Signs of previous moisture on walls or ceilings were slightly visible. There were no material defects observed in the interior walls or ceilings.

NOTE: Thermal effects, moisture and load are factors that commonly lead to signs of minor distress, such as light cracking, at interior walls. The structural wood members inside the walls may expand & contract at various times of the year.

NOTE: Some properties built or remodeled from 2001 to Present may have the type of drywall that contains high levels of hydrogen sulphide and ammonia (sometimes referred to as Chinese drywall because it was first thought to originate mostly from China). This product has been reported to cause health issues and corrosive damage to any metal in the property such as electrical wiring, plumbing, and HVAC units. To date, the presence of this type of drywall has mostly been in the southern U.S. The inspection for and identification of this type of material is NOT a part of the property inspection. For more information, please see; <http://www.doh.state.fl.us/Environment/community/indoor-air/drywall.html> and <http://www.cpsc.gov/info/drywall/>.

***NOTE: Water stains were observed at the 2nd floor closet ceiling(s). These stains were not damp to the touch at the time of inspection. Stains do indicate past moisture intrusion. It is unknown as to whether the moisture intrusion is still active or not. We recommend that you ask the seller for information on age and source of stain(s). If the stain is on a ceiling below a bathroom, we recommend that you seek further evaluation by a plumbing contractor.***



## **2nd Level**

The second level consisted of some bedrooms and bathrooms. There were no material defects observed.

NOTE: The following standards and information was obtained on-line at the website [www.stairways.org](http://www.stairways.org). You may call The Stairway Manufacturer's Association for more information toll free: 877-500-5759. Keep in mind that many properties will not conform to these standards due to factors including; when the property was built, local codes, etc. Porches, balconies, ramps or raised surfaces located more than 30-inches above the floor or grade below require guards and railings to be a minimum of 36-inches in height in a private home and 42-inches in height for a multi-unit. Open sides of stairs with a total rise of more than 30-inches above the floor or grade below shall have guards not less than 34-inches in height measured vertically from the nosing of the treads. Baluster or guard opening limitations must not allow passage of a sphere 4-inches or more in diameter.

## **1st Level**

The first living level consisted of the kitchen, living room, dining room, bathroom, family room. There were no material defects observed on the first level. HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. The interior stairways (if present) were inspected and there were no material defects or visual safety concerns observed with the steps, stairways or handrails.

NOTE: The following standards and information was obtained on-line at the website [www.stairways.org](http://www.stairways.org). You may call The Stairway Manufacturer's Association for more information toll free: 877-500-5759. Keep in mind that many properties will not conform to these standards due to factors including; when the property was built, local codes, etc. Porches, balconies, ramps or raised surfaces located more than 30-inches above the floor or grade below require guards and railings to be a minimum of 36-inches in height in a private home and 42-inches in height for a multi-unit. Open sides of stairs with a total rise of more than 30-inches above the floor or grade below shall have guards not less than 34-inches in height measured vertically from the nosing of the treads. Baluster or guard opening limitations must not allow passage of a sphere 4-inches or more in diameter.

## **Electric Switches and Receptacles**

A representative number of installed lighting fixtures, switches, and receptacles located throughout the property were inspected and were found to be functional. Only a few of the electrical receptacles (outlets) were grounded. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. There were non-grounded (open-ground) receptacles within six feet of plumbing fixtures at the 2nd floor bathroom ( see photo ) that were without GFCI protection. For safety, we recommend the addition of a GFCI receptacle or grounding the receptacle wherever this condition may exist. There were GFCI protected circuit(s) located at the kitchen, bath(s) and exterior. All GFCI receptacles and GFCI circuit breakers should be tested monthly.

NOTE: Most properties built since the mid 1960's have 3 prong outlets with grounded wiring. 3 prong outlets provide an electrical ground for your protection and the protection of your equipment, appliances, etc. Properties built prior to the 1960's often do not have 3 prong outlets or grounded wiring unless electrical updating has taken place.

NOTE: Each electrical outlet is designed to have the wiring connected in a specific manner. Improper connections (ex: reversed polarity) can create an unsafe condition. We test as many outlets as possible, but some may not be available for testing due to obstruction by furniture, bookcases, shelving, appliances, etc.



**NOTE:** Two prong receptacles were present throughout the property. At the time this property was constructed, two-prong receptacles were the standard construction. However, the two-pronged receptacles are not grounded (also called "open-ground"), and are not considered to meet the safety standards of modern wiring. They are more likely to be a shock hazard. The installation of GFCI receptacles in kitchens, baths, garages, basements, outdoor receptacles, and any other high-risk areas, will increase the overall safety of the electrical system. 2 prong outlets were present near water at the 2nd floor bathroom. If so, we recommend the installation of GFCI outlets where present. We also recommend upgrading to grounded circuits for any appliance that requires proper grounding, such as: refrigerators, ranges, air conditioning units.

**NOTE:** The GFCI receptacle at the detached garage was not fully functional. This is a safety concern. Typically, this means that either the "test" and "re-set" buttons were not working OR that the outlet still had electrical power even after it was tripped. In some cases a GFCI receptacle can be tripped, but cannot be re-set. All of these are common problems with older GFCI receptacles. We recommend replacement with a new one by an electrical contractor.



**NOTE:** Access to many of the electrical outlets was not possible due to obstruction by furnishings and/or many stored items.



## Fireplace

A gas fireplace with chimney was located in the living room. The damper did appear to be fully functional. A gas pilot was not present. The fireplace burner was lit and working during the inspection. As with all elements of the property inspection, the fireplace inspection is not technically exhaustive. There were no material defects in the visible portions of the fireplace during our inspection.

**The inspection provides a general condition report only. Our inspection of the fireplace and chimney is limited to the readily visible portions only. The fireplace inspection does not include the interior of flues or chimneys, draft characteristics, chimney or firebox integrity or the adequacy of draft, airflow or makeup air.** The inner reaches of a flue are inaccessible without special tools. Our distant view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity.

NOTE: The NFPA (National Fire Protection Association) recommends that a level II inspection of the fireplace be performed by a chimney specialist at every transfer of residential property. This will add to your inspection costs, however, it is the only way to be sure that the fireplace is in safe working order. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system.



## Fireplace

A wood burning fireplace with chimney was located in the basement. The damper did appear to be fully functional. There was no visual evidence of creosote buildup in the firebox. There were not any cracks and/or missing mortar observed in the firebox. This fireplace was not lit and working during the inspection. There were no material defects in the visible portions of the fireplace during our inspection.

**As with all elements of the property inspection, the fireplace inspection is not technically exhaustive. The inspection provides a general condition report only. Our inspection of the fireplace and chimney is limited to the readily visible portions only. The fireplace inspection does not include the interior of flues or chimneys, draft characteristics, chimney or firebox integrity or the adequacy of draft, airflow or makeup air.** The inner reaches of a flue are inaccessible without special tools. Our distant view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity.

NOTE: The NFPA (National Fire Protection Association) recommends that a level II inspection of the fireplace be performed by a chimney specialist at every transfer of residential property. This will add to your inspection costs, however, it is the only way to be sure that the fireplace is in safe working order. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. NOTE: The U.S. Consumer Product Safety Commission (CPSC) recommends that every property should have at least one carbon monoxide (CO) alarm. CO is an odorless, colorless gas produced by burning any fuel, such as gas, oil, wood, coal.



## Smoke Alarms

For safety reasons, the smoke alarms should be installed as needed and/or tested upon occupancy. If the property were to be constructed today, standards would require installation of detectors in each sleeping room and in the hallway accessing each sleeping area. Also, dwellings typically require a detector on each level including the basement. Future installation of additional detectors at any unprotected location is suggested for increased fire safety. The built-in test button when present only verifies proper battery and horn function, but does not test the smoke sensor. We suggest that the units be tested with real or simulated smoke at move-in and that fresh batteries be installed as required and tested monthly as recommended by the Consumer Product Safety Commission. Furthermore, if any smoke detector is more than 10 years old, we recommend replacing it with a new one. As an added protection, carbon monoxide detectors should be purchased and installed according to the manufacturer's recommendations.

## **Kitchen**

The visible portions of the cabinets and counter tops were in good condition. To be in good condition, the cabinets must be attached to the wall or floor and the counter tops must be securely attached to the cabinets. Built-in appliances that are staying with the property were turned on to check for basic operational function only. No temperature calibration or testing for an extended time is performed. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. There were no major defects observed at the kitchen. The kitchen contained the following appliances:

### **Oven / Range / Cooktop**

The Magic Chef and Kitchen Aide natural gas and electric built-in oven and cook top was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

### **Refrigerator**

The Amana refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The General Electric dishwasher was observed through a complete cycle ( short or normal ) and did appear to be fully functional.

### **Disposal**

The Kenmore disposal was inspected and did appear to be fully functional. The efficiency rating is not within the scope of the inspection.

## **Foundation**

The foundation was constructed of terra cotta block and brick. A single inspection cannot determine whether movement of a foundation has ceased. When the crack(s) appeared, how long it took for the crack(s) to develop, and how the crack(s) relate to other systems of the property are beyond the scope of the property inspection. Any exterior or interior cracks should be sealed/patched and monitored regularly for any changes. If changes are observed in the size, number, placement, or any leakage is observed, then the cracks should be examined by a masonry contractor or structural engineer.

NOTE: It is common for brick, concrete block & poured concrete walls to show some cracking due to age, curing, initial shrinkage, moisture shrinkage, normal thermal expansion and contraction of the soil, foundation settlement, or during back-filling. These are typically only signs of distress. Cracks normally become a concern when they begin to leak, either side of the crack moves in relation to the other side, or the wall itself or floor begins to tilt or bow.

There were no material defects observed on the visible portions of the foundation.

***NOTE: Due to the presence of finished walls, insulation panels, many stored items the foundation walls at the basement were only partly visible at the interior and the visual inspection was limited.***

## **Crawl Space**

The crawl space under the living room was accessible at the time of the inspection, and was dry. It was possible to inspect all areas of the crawl space. A crawl space should have a vapor barrier ( polyvinyl sheeting or concrete ) covering the surface and should be adequately vented at all times. The crawl space did not have a vapor barrier. The crawl space did appear to have adequate ventilation. Mold/mildew- like substances were not observed in the crawl space. There were no material defects observed in the visible portion of the crawl space.



## **Basement**

The partial basement was partially finished and contained the following mechanical systems: the boiler and water heater.

## **Basement Moisture**

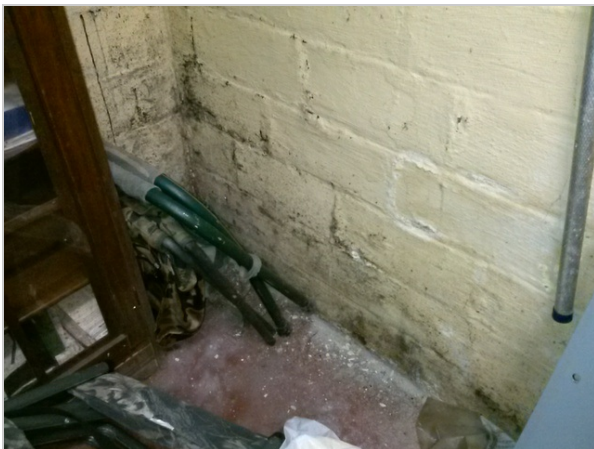
The basement was not completely dry at the time of the inspection. Some water stains were visible on the walls. Indications of present moisture were visible on the floor by the oil tanks, the water heater and water meter ( see photos ). Some cracking of the concrete floor with water staining at the cracks was not present. A musty odor was present. Efflorescence ( a crusty white-ish residue on masonry walls ) was not visible on the walls. No signs of past flooding were visible on the floor at this time. An inspection cannot be conclusive on Basement/foundation walls that have interior finishing (paint, sealant, paneling, drywall, etc). A waterproofing paint or sealant was not present on the foundation walls.

**It is not within the scope of this one-time property inspection to determine or predict the severity or frequency of past or future water intrusion into the basement. We recommend that you consult with a company specializing in water proofing of basements if you require a guarantee of a 100 percent dry basement.**

NOTE: Because the basement is typically below grade, there exists a vulnerability to moisture penetration after heavy rains or melting snow. Basement leakage is one of the most common problems found in properties. Most of the water problems in basements are a result of groundwater infiltration due to improper grading and neglected gutters and downspouts. It is important that all roof drainage and surface water is directed away from the foundation.

Masonry/concrete foundation materials are not waterproof, unless treated with waterproof materials. Interior wall, ceiling and floor finishing may hide serious leakage and mold. Dampness on basement walls is not always a sign of water intrusion. The dampness can be the result of the cool walls coming into contact with warm humid air. In many cases the humid air condenses on the wall and forms a layer of "sweat". It is important to assess whether moisture on the basement wall is the result of water intrusion or condensation. Condensation can usually be controlled by a dehumidifier. Signs of cracks in exterior parging of the foundation are generally surface cracks and do not penetrate through the foundation wall. However, exterior inspection alone is inconclusive and the interior foundation walls should be thoroughly inspected for cracks that extend from the outside.

There were no material defects observed in the basement. Mold-like substances were not observed in the basement. If mold-like substances were observed, buyers and sellers are recommended to obtain further information from the following sources: [www.epa.gov/iaq](http://www.epa.gov/iaq) [www.epa.gov/mold/index.html](http://www.epa.gov/mold/index.html) [www.iaqa.com](http://www.iaqa.com)





### **Floor Structure**

The visible floor structure consisted of a wood planking subfloor, supported by two -inch by ten -inch wood joists spaced sixteen inches on center. There was a 5x10 -inch steel center beam(s) and steel posts for load bearing support.

Mold/mildew-like substances were not present on the visible floor structure. Rotted wood was not present on the visible floor structure. Water staining was not present on the visible floor structure. There were no material defects observed at the visible portions of the floor structure.

### **Water Service**

The water meter was located in the basement. The main water shutoff valve for the property was located adjacent to the water service entry point in the basement.

### **Fixtures and Water Pressure**

All accessible plumbing fixtures were operated and inspected for visible leaks. Supply valves such as those on toilet supply line, laundry room hose bibs, faucet supply lines under sinks, dishwasher supply lines, and the main water shut-off are NOT tested. These valves have most likely not been used in some time and are very prone to leakage if turned off and on.

Water flow throughout the property was average for public water. Water pressure was able to be tested. If so, it was found to be 60 - 70 pounds per square inch. There were no material defects observed at the visible portions of the plumbing fixtures.

NOTE: We do not operate / check exterior bibs as they are prone to leaking, are infrequently used, are often missing handles and may be shut-off at the interior.

### **Supply Lines**

The visible water supply lines throughout the property were primarily copper and galvanized steel pipe. The water was supplied by a public water supply. There were no material defects observed at the visible portions of the plumbing supply system.

**NOTE: Any original galvanized steel supply piping, if present, is susceptible to failure. It is often as old as the property itself and therefore at or near the end of its useful life.**

## **Waste Lines**

NOTE: In many areas it is prohibited to discharge surface water, groundwater, storm water, sump water, or roof water into the public sanitary sewer system. Typically, only water from bathrooms, kitchen, laundry, and basement floor drains may enter the public sanitary sewer system.

NOTE: The condition of any piping that could not be observed ( underground services, inside slab foundation, behind walls, behind insulation, etc ) is not within the scope of the property inspection.

**NOTE: We recommend that you consider having the main sewer line "scoped" (by a plumber or other contractor specializing in this type of service) to ensure that the main sewer line, from property to city connect, is functioning properly as it is underground, not visible and is unable to be viewed at the time of inspection.** This is particularly advisable if the property has had a history of sewer backups or evidence of backups, if the property is older, or if large trees are present on the lot. To our knowledge, as of 2012, Wesleyville is the only community in Erie County that currently requires & conducts testing of the sewer lines when a realty transaction occurs. Millcreek Township Sewer & Water Authority is in the midst of a long term program of inspecting properties for groundwater infiltration into the sanitary sewer system, but the program is not involved directly with realty transactions. Millcreek Township Sewer & Water Authority will require the homeowner to make necessary corrections to their property if groundwater infiltration is detected. The City of Erie does NOT have a comparable program to Millcreek Townships.

The visible waste lines consisted primarily of cast iron and galvanized steel pipe. The functional drainage of the drain waste lines was adequate at the time of inspection. The property was connected to a public sewer system as reported by the MLS sheet. There were some signs of previous leaking and/or age related corrosion on some of the waste lines throughout the property. There were no material defects observed at the visible portions of the plumbing waste system.

## **Water Heater**

There was a 50 gal, natural gas water heater located in the basement. The water heater was manufactured by A.O. Smith. Information on the water heater indicated that it was manufactured 8 - 10 years ago. NOTE: Though some units may last upwards of 20 - 30 years, any water heater older than ten years should be considered to be nearing the end of its normal life expectancy and subject to failure at any time.

A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. The T & P valve should be tested annually by the homeowner, and inspected every 3 years by a plumbing contractor. An overflow leg was present on the water heater. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor.

There was an adequate venting system from the water heater to the exterior of the property. The water heater was functional. There were no material defects observed at the water heater.

## **Electric Panel**

The service entry wire entered a Square D service panel, located on the basement wall with a 200 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper. These branch circuits and the circuit breakers to which they were attached did appear to be appropriately matched. There was room inside the panel for an additional circuit(s) to be added later. The service panel was not full. The visible wiring consisted primarily of the knob and tube and romex type and appeared to be in fair to good condition.



The electrical service appeared to be in need of further evaluation by an electrical contractor for the knob and tube wiring. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no material defects observed in the electrical system. If any safety issues were present, we recommend that you seek further evaluation and/or repair estimates from an electrical contractor.

## **HVAC Inspection**

The heating systems were inspected by the home inspector. A gas or oil fired boiler is visually inspected and tested for operation only. A thorough inspection of a gas or oil fired boiler is not possible without removing the burners to gain complete access to the heat exchanger. Inspection of heating and cooling systems is mechanically limited since the units are not dismantled to examine interior components. Annual maintenance of the heating equipment - cleaning the burners, servicing the circulation pump, etc etc - is essential for safe and efficient performance, which will maximize the system's useful life. Before close of escrow, recommend obtaining from seller any documents concerning regular maintenance and service and/or a safety check by public utility, or a complete system evaluation by a qualified heating and cooling specialist, particularly if heating and cooling cannot be proven to have been inspected within the past twelve months. Utility company may provide a free safety check of all gas-using appliances.

The results of our visual and operational inspection of the heating system are described below. The property was heated by a Dunkirk natural gas steam boiler which is 15 years old. The unit was located at the basement of the property. It has an approximate net heating capacity of 225,000 BTUH. The heating system was found to be functional. There were no material defects observed at the HVAC system.

NOTE: The U.S. Consumer Product Safety Commission (CPSC) recommends that every property should have at least one carbon monoxide (CO) alarm. CO is an odorless, colorless gas produced by burning any fuel, such as gas, oil, wood, coal.

***NOTE: Some asbestos-like material was observed on the boiler piping in the crawl space and basement. The positive identification of this material is beyond the scope of the home inspection. If you are concerned about the possibility of having asbestos type materials present, you can have the material sampled and tested by a reputable environmental company. ASBESTOS PIPE - A common method of insulating pipes in many homes built in the early twentieth century involved the use of asbestos pipe insulation. Asbestos pipe insulation, also called "asbestos pipe wrap", is one of the more hazardous uses of asbestos because it is less stable than other forms of asbestos materials. Generally it is safe to assume that insulated pipes contain some sort of asbestos pipe insulation material. Asbestos pipe insulation is prone to deterioration and is considered a friable asbestos material. The particles released when asbestos pipe insulation deteriorates are a health hazard and should not be taken lightly.***



### **Radiators**

Supply radiators for the steam or forced hot water heating system were present at most of the rooms at the living levels of the property. They were operational at the time of inspection. If they were not all operational, we recommend contacting an HVAC contractor, specializing in hot water heating, for further evaluation. There were no material defects observed at the heating system.

### **Thermostat**

A thermostat for the heating system was present at the dining room wall of the property. It was manufactured by Honeywell and did appear to be functional. There will be normal temperature variations from room to room and level to level, most noticeable between levels.

### **WDI (pest) Inspection**

The wood destroying insect ( PEST ) inspection was performed by the home inspector (a state licensed WDI inspector). A copy of the report will be given to the buyer and buyer's agent after the time of inspection. Please refer to the report for pertinent information. Treatment by a licensed exterminator was not recommended at this time.