

Printed Wednesday, September 28, 2022

Inspected By:
Peter Newman

Referral Information
None

Client Information: Record Number 3719

Sample, S
Sample
Sample, SC

Inspected 9/20/22 1:30 PM

FRONT VIEW

PHOTO



Inspection Summary

A CLOSER LOOK INSPECTIONS, LLC

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Record 3719 - Sample, S Sample, Sample, SC

Major Defect

CRAWL SPACE

CRAWL SPACE

Middle girder beams (under the living room; settlement issues noted at flooring in this room) compression noted on top of piers. Girders are bowed/warped (possibly cracked) on top of these piers. Right side mid several bricks missing @ piers. Right side mid cracked more joists noted. Sister joists, additional supports needed. Cubicle Brown dry rot noted at mid crawl from elevated moisture coming off ductwork. Several areas of repairs have been completed under kitchen and areas.

Cut joist under the bath, suggest additional supports. Right side under kitchen additional supports of been added. 6 x 6 pressure-treated piers. Suggest replacing with possibly concrete piers and supports at some point

Some mortar is thin/ missing @ brick piers; suggest adding as needed.

Moisture stains under baths, kitchens (some repairs made under kitchen). Mildew, elevated moisture levels fungi, potential mold under mid flooring system (cannot determine unless tested on flooring system throughout). Suggest spraying with fungi/ Bora Clean. Often Termite companies will off this service.

Suggest sealing crawlspace vents to keep rodents out of crawl. Debris in crawl should be removed.

See CL100 remarks. Recommend a licensed contractor evaluate these areas, the entire crawlspace & make repairs as needed prior to closing.



Major Defect



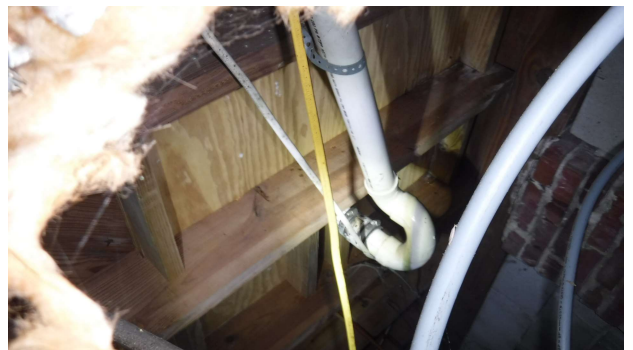
Major Defect

Crawl Space Type

More crawlspace discrepancies / pictures as follows.



Major Defect



Safety Concern

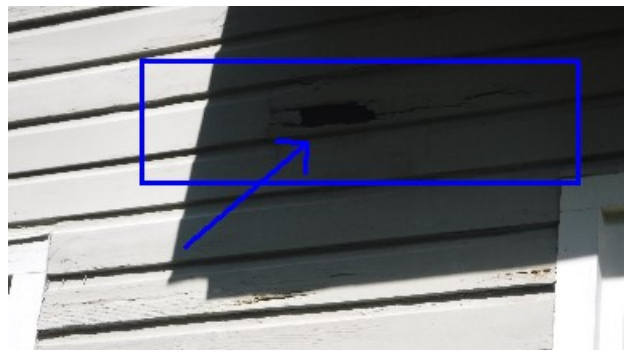
None noted

Service/Repair

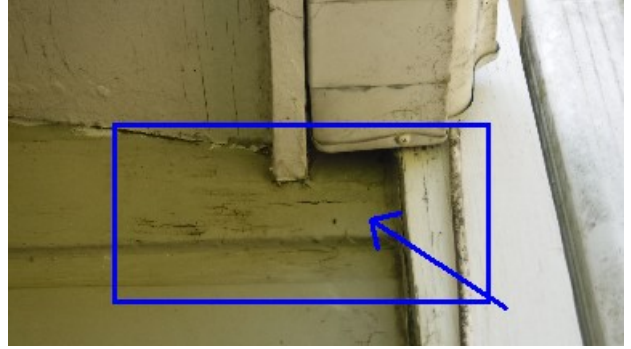
EXTERIOR

EXTERIOR

Exteriors have been painted making wood damages more difficult to spot. See CL 100 remarks. Suggest all exteriors wood trim "windows, soffit's/ fascia" be evaluated/ repairs made as needed by qualified contractors. Wood damages appear to be normal age-related type conditions. Exterior wood will require ongoing maintenance. For the age of this house very normal conditions. Wood damages to include, but not limited too: right side rear soffit corner, rear right upper where roof ties in to siding, upper right toward Gable where siding meets roof, right side front porch corner outer under gutter, left side mid "front behind bush", left side rear above window & areas. Paint is chipped/ peeling at few areas. Most likely/ good chance paint is lead based paint. Should not be ingested by children or pets. Trees & shrubs should be cut away from the home as needed. Should be roughly 8"-12" between siding & home.



Service/Repair



Soffit\Fascia

Some loose paint and wood rot noted. Suggest soffit vents suggested every 10' & @ corners. Only issue with this home is if vents were added the air flow generally would not get into the attic. Believe these soffit are covered over by attic flooring which would obstruct air flow into attic's. Additional vents would be some help in our professional opinion. More air flow going into this ventilation system the less chances of rot, damages.



Siding

Several areas of wood siding damages noted. Suggest evaluation/ repairs made as needed at all exterior siding/ trim by a licensed professional prior to closing.

Trim Work

Some loose paint and were noted. Some loose, peeling and flaking paint was noted and should be repaired. Exterior/ interior paint is most likely lead based paint that has been painted over with with latex. Generally lead based paint becomes an issue if ingested/ inhaled and or becomes air borne. Should not be ingested by children or animals. Recommend having tested if concerned.

Window Character Material

Windows have been painted shut throughout. 1 window per room should be operable for fire egress.

Service/Repair

GUTTERS

GUTTER SYSTEM

Gutters should be cleaned full of leaves/ debris.



Service/Repair

ROOF

ROOF

Roof is roughly 20 yrs old with a 25-30 year architectural shingle. Several rear outer lower perimeter lower shingles are chipped, mildew/moss growing on them.

Pine straw and leaf foliage should be removed from shingles as needed. Foliage will prematurely damage/ age shingles "chemical compound".

Several moisture stains noted in attics (rear left, rear right, right mid and areas). Appears to be slight leaks. Difficult to be certain exactly where leaks are coming from.

Suggest adding step/counter flashing where siding meets the roof. Some areas of rear flashing suggest renailling tarring and sealing as needed.

Several exposed nail heads/ nails worked their way loose @ areas of flashings. Suggest renailling/ tarring & sealing as needed.

Suggest evaluation/ repairs as needed at the roofing entire roofing system by a licensed professional prior to closing.



Service/Repair



Service/Repair

How Inspected

Binoculars
Drone



Service/Repair



Service/Repair

COOLING

COOLING SYSTEM

Temperature differentials are low on the AC cooling. Recommend service, evaluation & freon charge prior to closing. Recommend evaluation/ repairs as needed by a licensed HVAC professional prior to closing.



Differential Temp 1

Return temp = 80 Supply temp = 73-75 Differential Temp = 7-5

Temperature are low on AC cooling. Suggest evaluation, service & freon charge prior to closing.



Service/Repair

ELECTRIC

ELECTRICAL SYSTEM

200 amp panel box

Several electrical defects noted. Suggest the entire electrical system be evaluated by a qualified contractor and repairs made as needed. Defects include but are not limited too: 2 wires incoming into service main panel box. Additional wire added needs to be on its own dedicated breaker. As is could be a potential shock, fire hazard. Repairs needed.

Knob and tube wiring noted in home at areas throughout. Some appears to be still working in combination with other added wires. Will need to be further evaluated by an electrical contractor and repairs made as needed.

Neutral & ground wires directly on same screws on bus bar (normal building practice when home was built). Not recommended by today's standards. A number of ungrounded 3 prong receptacles throughout; should be grounded.

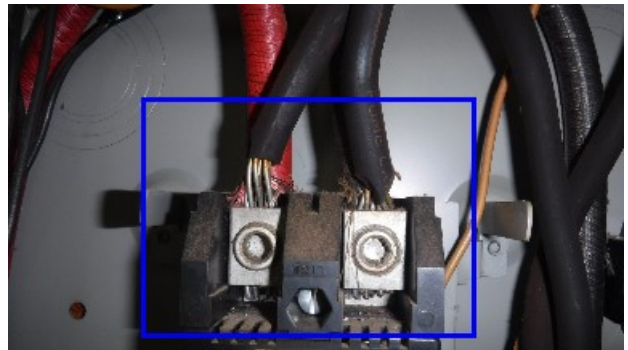
Service main water slightly close to ground. Will need to be conscious of this large say dump trucks are coming into yard. Upper bath receptacle is not working.

Suggest placing all exterior, kitchen, bath & all wet location receptacles on GFCI's (FYI- since no GFCI's in home generally home owner is not obligated to upgrade to GFCI's, yet we still strongly suggest adding). Several light fixtures not working. Three way light switches are not working at living room, stairwell. Should be a light upon entering each room to include staircases.

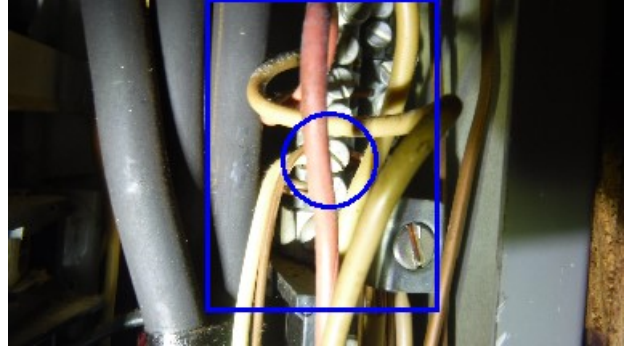
Several wire splices in crawlspace mid, rear should be placed in junction boxes. Some wires in attic "frayed/ worn coverings @ joists; no visible exposed live wires noted, fairly common in a home of this age".

Screws at panel box need to be replaced with flat/ non pointed screws.

Picture of panel box with cover removed.



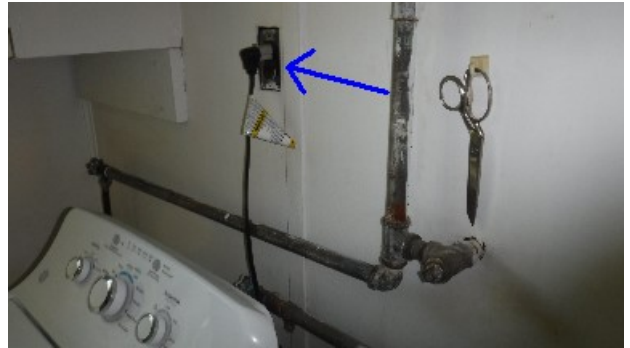
Service/Repair



Service/Repair

Main Electrical Service

More pictures of electrical defects continued.



Service/Repair

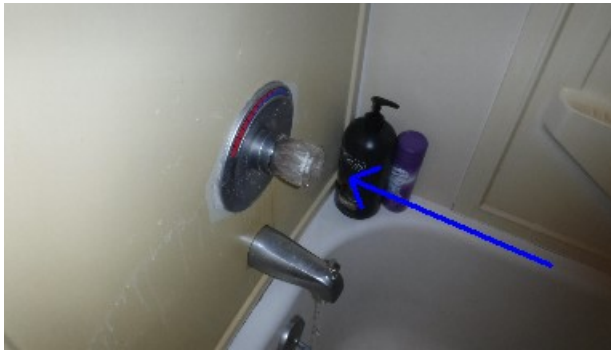


Service/Repair

PLUMBING

PLUMBING

Suggest running washing machine waterlines behind walls. Suggest raising plumbing off ground in crawlspace. Master bedroom toilet runs. Suggest replacing flapper hardware. Upper hall bath toilet is loose at ground. Suggest replacing wax seals. Gas water heater is not properly vented. Vent flues in close proximity to windows. Suggest properly venting gas water heater appliance. Shower faucet control is stripped. Upper bathtub rust/corrosion noted. Suggest properly caulking, sealing shower and tub surrounds. We recommend a licensed professional evaluate "ALL" plumbing & make repairs as needed.



Service/Repair

FURNACE

Distribution System Material

Sections of ductwork are poorly sealed, torn ductwork & should be resealed as needed in the crawlspace & attic's (right side attic mid ductwork mashed down). Several sections of ductwork may need to be replaced crawlspace due to rust and corrosion. Torn ductwork in the crawlspace has caused/ put a good amount of moisture into the flooring system.
Suggest evaluation at "ALL" ductwork & repairs made as needed prior to closing.



Service/Repair

BATHROOM

BATHROOM

See plumbing section on bath repairs.
Damaged flooring, elevated moisture levels under hall bath toilet.
Same bathroom window has been taped, towel added at lower sill.
Suggest making certain window properly sealed.
Slight chips noted at Hall bath tub. Suggest epoxy seal as needed.
Some cracked tiles, mortar thin @ areas of baths.



INTERIOR

Smoke Detectors

Smoke detectors should be added at hallways, bedrooms & the kitchen.

Service/Repair

INTERIOR ROOMS

Flooring significantly dips/ settlement at living room, dining area. Appears to be from issues in crawlspace. Once these issues in crawl are addressed should take care of settlement.
Lead based paint more than likely at areas of trim throughout. Chips should not be ingested by children/pets. Suggest further evaluation, removal if concerned.
Carpets are stained at several areas throughout.



Monitor/Maintain

EXTERIOR

Exposed Foundation

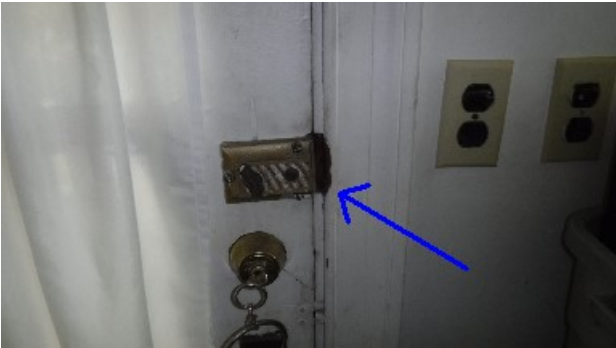
Home appears to be balloon/ spot pier framing (possibly no footers in place at added lower block crawlspace enclosure). This was the norm & an acceptable building practice when this home was built.
Lower left side foundation blocks not levels slightly pushed out. Will need to monitor this and make repairs if conditions worsen.



Monitor/Maintain

Entry Doors

Backdoor upper lock is missing hardware.



Monitor/Maintain

GROUNDS

GROUNDS

Front/screened porch current builder suggest handrails/guard rails at porches over 30 inches off ground (no rails noted). Several screens torn at porch. Normal age-related type conditions. Back porch ceramic tiles can become very slippery when wet. If concerned suggest adding some nonslip adhesive as needed. Front porch brick steps mortar thin at areas. Suggest re pointing at some point. Wheelchair ramp at right side Areas of dry rot noted. Could pressure wash/ stain @ some point. Rear shed not accessible has been locked. Rear right building several areas of siding damages noted. Number of areas of detached building will need repairs. Several shed roof shingles are cracked/missing. Gas tank at right side of house. Suggest making certain tank converts with home.



Hand Rail

Handrails are required for safety if there are more than three steps. (four risers) @ steps. Insurance company may require adding handrails at steps. Suggest adding @ back steps to avoid potential injury.

Monitor/Maintain

ROOF

Roof Ventilation System

Minimal passive ventilation/ air flow noted due to Barn/ mansard roof configuration.

Gable end louvers noted. When inspecting attics noticed several power vent fans not in use.

Second floor will become increasingly warmer than first. If and when roof replaced suggest an additional box vents and/or power roof fans for better ventilation into the attic.



PLUMBING

Interior Visible Water Pipes

Polybutylene piping systems are no longer installed due to leakage problems occurring at connections made with plastic fittings; these are copper fittings (copper fittings acceptable/ plastic are not) . Plumbing should be raised off crawlspace floor at several areas throughout crawlspace.



Waste System

No way to determine the last time the septic system was serviced (suggest service every 3-5 yrs; depending on use). We recommend evaluation/ service as needed by a licensed septic company prior to closing.

Number of Outside Spigots

Several spigots loose at wall.

LAUNDRY

LAUNDRY

Suggest properly fastening laundry cabinets to walls. Added supports noted. Washer and dryer connected making lines not visible.

Monitor/Maintain

ATTIC

ATTIC

See roofing section on attic repairs suggested.
Insulation place backwards at right side attic. Should be paper side towards living space. This this way a long time. Several pipes at right side can be trip hazard.
Upper main attic is not accessible. On a mansard type roof generally would not have much space between the ceiling and roof.
This type of roof gives a good bit more headroom space.

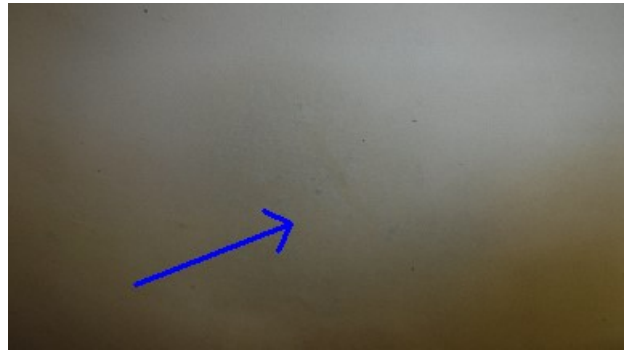


Monitor/Maintain

INTERIOR

Interior Ceilings

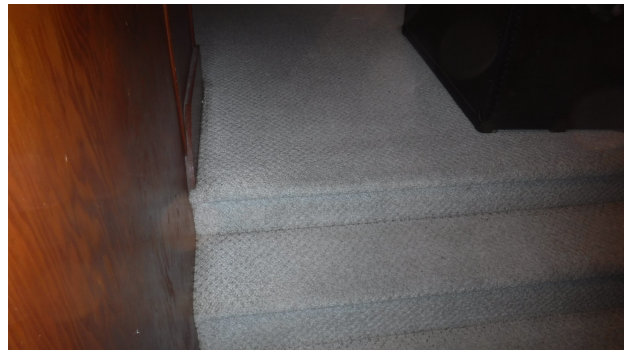
Ceilings appear to be asbestos material. Generally if asbestos is air born is when it becomes an issue. Would need to have tested be 100% certain this is asbestos. Moisture stains noted at left side rear mid ceiling (areas patched), upper left bedroom.



Monitor/Maintain

Stairways

Less than 6' 8" of headroom clearance at the lower stairwell ceiling & upper rear hall (no handrails @ upper hall steps). Headroom clearance does not meet current builder specifications. Normal age related conditions. If concerned suggest further evaluations, repairs as needed.



Inspection Definition/Limitation

W. HEATER

WATER HEATER

Water heater is working properly at this time. Suggest properly venting.



KITCHEN

Surface Cooktop

Inspection Report Details

Record 3719 - Sample, S Sample, Sample, SC

EXTERIOR

Service/Repair EXTERIOR - General Comment

Exteriors have been painted making wood damages more difficult to spot. See CL 100 remarks. Suggest all exteriors wood trim "windows, soffit's/ fascia" be evaluated/ repairs made as needed by qualified contractors. Wood damages appear to be normal age-related type conditions. Exterior wood will require ongoing maintenance. For the age of this house very normal conditions.

Wood damages to include, but not limited too: right side rear soffit corner, rear right upper where roof ties in to siding, upper right toward Gable where siding meets roof, right side front porch corner outer under gutter, left side mid "front behind bush", left side rear above window & areas.

Paint is chipped/ peeling at few areas. Most likely/ good chance paint is lead based paint. Should not be ingested by children or pets.

Trees & shrubs should be cut away from the home as needed. Should be roughly 8"-12" between siding & home.

Satisfactory Outside Outlets - Sample Number Tested

Satisfactory Type of Home - Frame, Brick Veneer, 1 Story

2 bedroom, 1 bath with 1 car garage & front porch

Monitor/Maintain Exposed Foundation - Cement Block, Brick

Home appears to be balloon/ spot pier framing (possibly no footers in place at added lower block crawlspace enclosure).

This was the norm & an acceptable building practice when this home was built.

Lower left side foundation blocks not levels slightly pushed out. Will need to monitor this and make repairs if conditions worsen.

Service/Repair Soffit\Fascia - Wood, Loose paint and some wood rot noted.

Some loose paint and wood rot noted.

Suggest soffit vents suggested every 10' & @ corners. Only issue with this home is if vents were added the air flow generally would not get into the attic. Believe these soffit are covered over by attic flooring which would obstruct air flow into attic's. Additional vents would be some help in our professional opinion. More air flow going into this ventilation system the less chances of rot, damages.

Satisfactory Grading - Adequate

Service/Repair Siding - Wood

Several areas of wood siding damages noted.

Suggest evaluation/ repairs made as needed at all exterior siding/ trim by a licensed professional prior to closing.

Service/Repair Trim Work - Wood

Some loose paint and were noted. Some loose, peeling and flaking paint was noted and should be repaired.

Exterior/ interior paint is most likely lead based paint that has been painted over with with latex. Generally lead based paint becomes an issue if ingested/ inhaled and or becomes air borne. Should not be ingested by children or animals.

Recommend having tested if concerned.

Monitor/Maintain Entry Doors - Wood Solid Core, Wood Hollow Core

Backdoor upper lock is missing hardware.

Service/Repair Window Character Material - Wood

Windows have been painted shut throughout. 1 window per room should be operable for fire egress.

Satisfactory Window Character Type - Double Hung, Fixed, Other

Satisfactory Glass - Single Pane

EXTERIOR

Satisfactory Windows Storm\Screen - MFG Screens

Satisfactory Weather Stripping - Rubber\Vinyl

Satisfactory Caulking - Penetrations

Suggest caulking/ sealing "gaps" at window openings as needed.

GROUNDS

Monitor/Maintain GROUND - General Comment

Front/screened porch current builder suggest handrails/guard rails at porches over 30 inches off ground (no rails noted). Several screens torn at porch. Normal age-related type conditions. Back porch ceramic tiles can become very slippery when wet. If concerned suggest adding some nonslip adhesive as needed.

Front porch brick steps mortar thin at areas. Suggest re pointing at some point.

Wheelchair ramp at right side Areas of dry rot noted. Could pressure wash/ stain @ some point.

Rear shed not accessible has been locked. Rear right building several areas of siding damages noted. Number of areas of detached building will need repairs. Several shed roof shingles are cracked/missing.

Gas tank at right side of house. Suggest making certain tank converts with home.

Satisfactory Walks - Dirt

Satisfactory Steps - Concrete, Brick

Cracks and some settlement noted.

Satisfactory Porches - Wood, Concrete

Satisfactory Driveway - Dirt

Monitor/Maintain Hand Rail - Wood

Handrails are required for safety if there are more than three steps. (four risers) @ steps.

Insurance company may require adding handrails at steps. Suggest adding @ back steps to avoid potential injury.

GUTTERS

Service/Repair GUTTER SYSTEM - General Comment

Gutters should be cleaned full of leaves/ debris.

Satisfactory Gutter Type - Aluminum

Gutters should be cleaned regularly to prevent rot and roof damage.

ROOF

Service/Repair **ROOF - General Comment**

Roof is roughly 20 yrs old with a 25-30 year architectural shingle. Several rear outer lower perimeter lower shingles are chipped, mildew/moss growing on them.
Pine straw and leaf foliage should be removed from shingles as needed. Foliage will prematurely damage/ age shingles "chemical compound".
Several moisture stains noted in attics (rear left, rear right, right mid and areas). Appears to be slight leaks. Difficult to be certain exactly where leaks are coming from.
Suggest adding step/counter flashing where siding meets the roof. Some areas of rear flashing suggest renailling tarring and sealing as needed.
Several exposed nail heads/ nails worked their way loose @ areas of flashings. Suggest renailling/ tarring & sealing as needed.
Suggest evaluation/ repairs as needed at the roofing entire roofing system by a licensed professional prior to closing.

Service/Repair **How Inspected - From Ground, Ladder, Other**

Binoculars
Drone

Satisfactory **Roof Style - Mansard**

Satisfactory **Roof Covering - Fiberglass**

Satisfactory **Approx. Age - 20 plus**

Satisfactory **Number of Layers - 1**

Monitor/Maintain **Roof Ventilation System - Gable Vents**

Minimal passive ventilation/ air flow noted due to Barn/ mansard roof configuration.
Gable end louvers noted. When inspecting attics noticed several power vent fans not in use.
Second floor will become increasingly warmer than first. If and when roof replaced suggest an additional box vents and/or power roof fans for better ventilation into the attic.

Satisfactory **Flashing - Aluminum**

Satisfactory **Plumbing Vents - PVC, Cast Iron, Copper**

Satisfactory **Valleys - Asphalt**

COOLING

Service/Repair **COOLING SYSTEM - General Comment**

Temperature differentials are low on the AC cooling. Recommend service, evaluation & freon charge prior to closing.
Recommend evaluation/ repairs as needed by a licensed HVAC professional prior to closing.

Satisfactory **Cooling System 1 Brand - Trane, Payne**

Satisfactory **Cooling System 1 Tonnage - 5 Ton**

Satisfactory **Cooling System 1 Approx. Age - 8**

COOLING

Satisfactory Cooling System Coils and Fins - Clean

Satisfactory Cooling System Electrical - Ext. Disconnect

Satisfactory Condensate Drain - Plastic

Service/Repair Differential Temp 1 - Details

Return temp = 80 Supply temp = 73-75 Differential Temp = 7-5
 Temperature are low on AC cooling. Suggest evaluation, service & freon charge prior to closing.

ELECTRIC

Service/Repair ELECTRICAL SYSTEM - General Comment

200 amp panel box
 Several electrical defects noted. Suggest the entire electrical system be evaluated by a qualified contractor and repairs made as needed. Defects include but are not limited too: 2 wires incoming into service main panel box. Additional wire added needs to be on its own dedicated breaker. As is could be a potential shock, fire hazard. Repairs needed.
 Knob and tube wiring noted in home at areas throughout. Some appears to be still working in combination with other added wires. Will need to be further evaluated by an electrical contractor and repairs made as needed.
 Neutral & ground wires directly on same screws on bus bar (normal building practice when home was built). Not recommended by today's standards. A number of ungrounded 3 prong receptacles throughout; should be grounded.
 Service main water slightly close to ground. Will need to be conscious of this large say dump trucks are coming into yard. Upper bath receptacle is not working.
 Suggest placing all exterior, kitchen, bath & all wet location receptacles on GFCI's (FYI- since no GFCI's in home generally home owner is not obligated to upgrade to GFCI's, yet we still strongly suggest adding). Several light fixtures not working. Three way light switches are not working at living room, stairwell. Should be a light upon entering each room to include staircases.
 Several wire splices in crawlspace mid, rear should be placed in junction boxes. Some wires in attic "frayed/ worn coverings @ joists; no visible exposed live wires noted, fairly common in a home of this age".
 Screws at panel box need to be replaced with flat/ non pointed screws.
 Picture of panel box with cover removed.

Service/Repair Main Electrical Service - Attached To House, Attached to Ext. Mast

More pictures of electrical defects continued.

Satisfactory Main Electrical Service Wire - Copper

Satisfactory Overhead Clearance - Est. Feet
 10 feet

Satisfactory Voltage Available - 110 / 220

Satisfactory Main Electrical Distribution Panel Accessibility - Restricted

Satisfactory Main Electrical Distribution Panel Location - Other
 Other = hallway

Satisfactory Main Electrical Disconnect - Breaker

ELECTRIC

- Satisfactory **Main Panel - 200**

- Satisfactory **Interior Wiring - Copper**

- Satisfactory **Type of Wire - Romex, BX Cable**

- Satisfactory **Grounding - Driven Rod**

- Satisfactory **Breakers in Use - 100 percent**

PLUMBING

Service/Repair **PLUMBING - General Comment**

Suggest running washing machine waterlines behind walls. Suggest raising plumbing off ground in crawlspace. Master bedroom toilet runs. Suggest replacing flapper hardware. Upper hall bath toilet is loose at ground. Suggest replacing wax seals. Gas water heater is not properly vented. Vent flues in close proximity to windows. Suggest properly venting gas water heater appliance.
 Shower faucet control is stripped. Upper bathtub rust/corrosion noted.
 Suggest properly caulking, sealing shower and tub surrounds.
 We recommend a licensed professional evaluate "ALL" plumbing & make repairs as needed.

- Satisfactory **Water Source - Municipal**

- Satisfactory **Municipal Main Supply Size - 3/4**

- Satisfactory **Municipal Main Supply Type - Copper**

- Satisfactory **Main Water Shut Off - Meter Pit, Other**
 Other =crawl

- Satisfactory **Main Gas Valve - Outside**

Monitor/Maintain **Interior Visible Water Pipes - Copper, Polybutylene, Other**

Polybutylene piping systems are no longer installed due to leakage problems occurring at connections made with plastic fittings; these are copper fittings (copper fittings acceptable/ plastic are not) .
 Plumbing should be raised off crawlspace floor at several areas throughout crawlspace.

Monitor/Maintain **Waste System - Private Septic**

No way to determine the last time the septic system was serviced (suggest service every 3-5 yrs; depending on use).
 We recommend evaluation/ service as needed by a licensed septic company prior to closing.

Satisfactory **Interior Waste/Vent Pipes - Cast Iron, Galvanized, Copper, Other**

Galvanized pipe is old & extended life should not be expected.

Monitor/Maintain **Number of Outside Spigots - 2**

Several spigots loose at wall.

PLUMBING

Satisfactory Type of Outside Spigots - Frost Free

Satisfactory Pump Location - Well Casing

W. HEATER

Inspection Definition/Limitation WATER HEATER - General Comment

Water heater is working properly at this time.
Suggest properly venting.

Satisfactory Water Heater Off - Water Off

Satisfactory Water Heater 1 Mfg. - State

Satisfactory Water Heater 1 Approx. Age - 5, 10

Satisfactory Water Heater 1 Size - 50

Satisfactory Water Heater Fuel - Gas

Satisfactory Water Heater Cold Water Valve - Present

Satisfactory Temp. Pressure Relief Valve and Pipe - Present

LAUNDRY

Monitor/Maintain LAUNDRY - General Comment

Suggest properly fastening laundry cabinets to walls. Added supports noted.
Washer and dryer connected making lines not visible.

Satisfactory Dryer Vented - Floor

We recommend having the dryer vent cleaned "every 2-3 yrs" to help dissipate heat & make the dryer run more efficiently.

Satisfactory Laundry Energy Source - 220 Electric

FURNACE

Satisfactory FURNACE - General Comment

Heat not tested; exterior temperatures are too warm & could damage the unit.

Satisfactory Forced Air System 1 Mfg. - Trane

FURNACE

Satisfactory Forced Air System 1 BTU Per Hour - 100,000 +

Satisfactory Forced Air System 1 Approx. Age - 8

Satisfactory Forced Air System Energy Source - Gas

Satisfactory Distribution System Type - Up Flow

Service/Repair Distribution System Material - Metal Duct, Insul. Flex Duct

Sections of ductwork are poorly sealed, torn ductwork & should be resealed as needed in the crawlspace & attic's (right side attic mid ductwork mashed down). Several sections of ductwork may need to be replaced crawlspace due to rust and corrosion. Torn ductwork in the crawlspace has caused/ put a good amount of moisture into the flooring system. Suggest evaluation at "ALL" ductwork & repairs made as needed prior to closing.

Satisfactory Thermostat - Single and Multi

Satisfactory Flue Piping - Single Walled

CRAWL SPACE

Major Defect CRAWL SPACE - General Comment

Middle girder beams (under the living room; settlement issues noted at flooring in this room) compression noted on top of piers. Girders are bowed/warped (possibly cracked) on top of these piers. Right side mid several bricks missing @ piers. Right side mid cracked more joists noted. Sister joists, additional supports needed. Cubicle Brown dry rot noted at mid crawl from elevated moisture coming off ductwork. Several areas of repairs have been completed under kitchen and areas.

Cut joist under the bath, suggest additional supports. Right side under kitchen additional supports of been added. 6 x 6 pressure-treated piers. Suggest replacing with possibly concrete piers and supports at some point. Some mortar is thin/ missing @ brick piers; suggest adding as needed.

Moisture stains under baths, kitchens (some repairs made under kitchen). Mildew, elevated moisture levels fungi, potential mold under mid flooring system (cannot determine unless tested on flooring system throughout). Suggest spraying with fungi/ Bora Clean. Often Termite companies will off this service.

Suggest sealing crawlspace vents to keep rodents out of crawl. Debris in crawl should be removed.

See CL100 remarks. Recommend a licensed contractor evaluate these areas, the entire crawlspace & make repairs as needed prior to closing.

Major Defect Crawl Space Type - Full

More crawlspace discrepancies / pictures as follows.

Satisfactory Crawl Space Access - Exterior

Satisfactory Crawl Space Foundation Walls - Brick, Cement Block

Satisfactory Crawl Space Bridging - Wood

Satisfactory Crawl Space Structural Columns - Wood

CRAWL SPACE

- Satisfactory** Crawl Space Structural Beams - Wood
- Satisfactory** Crawl Space Ceiling Sub Floor - Sheathing BD, Plywood
- Satisfactory** Crawl Space Ceiling Joist - 2X8X16 O.C., 2X10X16 O.C.
- Satisfactory** Crawl Space Ventilation - Wall Vents
- Satisfactory** Crawl Space Floor Vapor Barrier - Not Present
- Satisfactory** Crawl Space Floor Type - Dirt

KITCHEN

- Satisfactory** **KITCHEN - General Comment**
Appliances operational.
Areas of torn flooring noted in kitchen.
- Satisfactory** Kitchen Walls - Drywall
- Satisfactory** Kitchen Ceiling - Drywall
- Satisfactory** Kitchen Floors - Vinyl
- Satisfactory** Kitchen Heating Source - Central
- Satisfactory** Kitchen Cooling Source - Central
- Satisfactory** Kitchen Cabinets - Custom Wood
- Satisfactory** Kitchen Sink - Stainless
- Satisfactory** Kitchen Sink Faucet - Single Lever
- Satisfactory** Kitchen Drain and Trap - PVC
- Satisfactory** Range Oven - None

KITCHEN

**Inspection
Definition/Limitati
on**

Surface Cooktop - Gas

Satisfactory

Kitchen Wall Receptacles - Grounded

Recommend adding GFCI outlets in areas near water.

Satisfactory

Kitchen Switches Fixtures - Fixed

BATHROOM

Service/Repair

BATHROOM - General Comment

See plumbing section on bath repairs.

Damaged flooring, elevated moisture levels under hall bath toilet. Same bathroom window has been taped, towel added at lower sill. Suggest making certain window properly sealed.

Slight chips noted at Hall bath tub. Suggest epoxy seal as needed.

Some cracked tiles, mortar thin @ areas of baths.

Satisfactory

Bathroom Doors, Windows - Door Lock

Satisfactory

Bathroom Electric Switches and Fixtures - Wall

Satisfactory

Bathroom Receptacles - Grounded

Satisfactory

Bathroom Walls and Ceilings - Drywall

Satisfactory

Bathroom Sink Faucets - Individual

Satisfactory

Bathroom Sink Basin - Porcelain, Cast Marble

Satisfactory

Bathroom Sink Drain and Trap - PVC

Satisfactory

Toilet Bowl and Tank - 2 Piece, 1 Piece, Anchored

Satisfactory

Toilet Operation - Other

Not working

Satisfactory

Bathtub Faucets - Single Lever

Satisfactory

Bathtub Stopper - Concealed

Satisfactory

Bath Showerhead - Standard

BATHROOM

Satisfactory Tub Wall Encl. - Fiberglass, Ceramic, Plastic

FYI- Hall tub slightly lower than flooring. Can be tricky entering/ exiting tub. Be careful if concerned, using allot ad non slip adhesive.

Satisfactory Bathroom Ventilation - Window, Fan

Satisfactory Bathroom Floor - Ceramic

Satisfactory Shower Stall Walls - Ceramic Tile, Metal

Satisfactory Shower Drain - Floor Drain Stall

Satisfactory Shower Faucets - Single Lever

Satisfactory Number of Full Baths - 3

ATTIC

Monitor/Maintain ATTIC - General Comment

See roofing section on attic repairs suggested.
Insulation place backwards at right side attic. Should be paper side towards living space. This this way a long time.
Several pipes at right side can be trip hazard.
Upper main attic is not accessible. On a mansard type roof generally would not have much space between the ceiling and roof.
This type of roof gives a good bit more headroom space.

Satisfactory Attic Entry Access - Pull Down Steps

Satisfactory Attic Access Location - Garage

Satisfactory Attic Structural Framing Type - Rafter Size

Satisfactory Attic Structural Framing Spacing - 16 inches on Center

Satisfactory Attic Sheathing - Plywood

Satisfactory Attic Insulation Thickness - 3 inches, 6 inches

Satisfactory Attic Insulation Approx. R. Value - 11, 19

Satisfactory Attic Ventilation - Gable End

ATTIC

Satisfactory Attic Vent Pipes - Vented Outside

Satisfactory Attic Exhaust - Vents Outside, Terminates in Attic

INTERIOR

Satisfactory Interior Switches - Sample Number Test

Satisfactory Interior Floors - Vinyl, Wood, Carpet, Tile

Satisfactory Interior Walls - Dry Wall

Satisfactory Ceiling Fan - Sample Number Tests

Service/Repair Smoke Detectors - Too Few

Smoke detectors should be added at hallways, bedrooms & the kitchen.

Satisfactory Closets - Doors in Place, Doors Missing

Satisfactory Interior Cooling Source - Tested

Monitor/Maintain Stairways - With Hand Railings

Less than 6' 8" of headroom clearance at the lower stairwell ceiling & upper rear hall (no handrails @ upper hall steps). Headroom clearance does not meet current builder specifications. Normal age related conditions. If concerned suggest further evaluations, repairs as needed.

Satisfactory Number of Bedrooms - 5

Monitor/Maintain Interior Ceilings - Dry Wall

Ceilings appear to be asbestos material. Generally if asbestos is air born is when it becomes an issue. Would need to have tested be 100% certain this is asbestos. Moisture stains noted at left side rear mid ceiling (areas patched), upper left bedroom.

Satisfactory Interior Rooms - Living Room, Family Room, Hallway Entry

Service/Repair INTERIOR ROOMS - General Comment

Flooring significantly dips/ settlement at living room, dining area. Appears to be from issues in crawlspace. Once these issues in crawl are addressed should take care of settlement. Lead based paint more than likely at areas of trim throughout. Chips should not be ingested by children/pets. Suggest further evaluation, removal if concerned. Carpets are stained at several areas throughout.

Satisfactory Interior Outlets - Three Prong Ungrounded, Three Prong Grounded

Three prong ungrounded outlets noted and should be repaired.

INTERIOR

Satisfactory Interior Heat Source - Not Tested

Satisfactory Windows - Sample Number Operated

Satisfactory GFCI Rest - Reset

