



**THE INSPECTOR GENERAL**  
Greenville-Spartanburg-Anderson SC  
1-800-626-2888  
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## **Confidential Inspection Report**

**21 Pleasant Avenue  
Greenville, SC 29607**



**Prepared for:  
Mr. and Mrs. Home Buyer**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**



Report: 21 Pleasant Avenue Address:

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## GENERAL INFORMATION

### Client & Site Information:

**Inspection Date:**

November 30, 2011 10:00 AM.

**Inspection Time:**

10:00 AM.

**Client:**

Mr. and Mrs. Home Buyer

**Inspection Site:**

21 Pleasant Avenue  
Greenville, SC 29601

### People Present:

Selling agent let in and to return later and lockup.

### Building Characteristics:

**Main Entry Faces:**

South.

**Estimated Age:**

60 plus. Realizing the age of this property, and that older building experience wear and aging, consideration should be made regarding this condition and the possibility of concealed damage and/or failing and aging systems and components. Even the most comprehensive inspection cannot be expected to reveal every condition or defect you may consider significant to your ownership of this property.

**Building Style & Type:**

1 family.

**Stories:**

1

**Space Below Grade:**

Basement, Crawl space.

**Water Source:**

Public.

**Sewage Disposal:**

Public.

**Utilities Status:**

Water off at time of inspection, Gas service off at time of inspection.

### Climatic Conditions:

**Weather:**

Clear. Last rain the day prior to inspection.

**Soil Conditions:**

Damp.

**Outside Temperature (f):**

50-60.

### About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**OK = "Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.



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REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Occupancy

Client & Site Information:

The property was vacant at time of inspection with no furniture and no personal items. Due to non-use of plumbing and other major systems for a period of time, it is important that these systems be reviewed with utilities on, during your final walk-through prior to closing and closely monitored after occupancy for evidence of leaks and other problems. Inspector:

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, or mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Paving Conditions:

- |                                 | OK                       | MM                                  | RR                       |  |
|---------------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <i>Driveway:</i>                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Concrete, <b>Observations-</b> Surface raised/settled, <b>Recommendations-</b> Repair is needed by a qualified workman.  |
| <i>Walks:</i>                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>Sidewalk type-</b> Concrete, <b>Sidewalk Observations-</b> Cracks noted are typical.  |
| <i>Exterior Steps / Stoops:</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Steps are constructed primarily of brick. <b>Observations-</b> settlement seen, Damage is present. Handrail is missing/removed at side entry, non existent or missing. This is a safety hazard that needs immediate consideration. |



### Patio / Porch:

- |                      |                          |                                     |                                     |  |
|----------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| <i>Slab:</i>         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Observations-</b> Surface raised/settled, Cracks noted - typical, Sealant recommended.                                      |
| <i>Structure:</i>    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Type: Open design, with screens. Screens and screen door is damaged.   |
| <i>Cover / Roof:</i> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Same as main roof. See Roofing page. Porch roof shows prior leakage and the wood tongue and groove is damaged with large hole. |

### Fences & Gates:

- |                   |                          |                          |                                     |                         |
|-------------------|--------------------------|--------------------------|-------------------------------------|-------------------------|
| <i>Condition:</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Beyond scope of report. |
|-------------------|--------------------------|--------------------------|-------------------------------------|-------------------------|

### Grading:

- |              |                          |                                     |                          |  |
|--------------|--------------------------|-------------------------------------|--------------------------|--|
| <i>Site:</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The building site is sloping gently. Evidence of poor drainage is noted. Grade at foundation is negative in some areas and needs correction. <b>Recommendations-</b> Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. |
|--------------|--------------------------|-------------------------------------|--------------------------|--|

**Landscaping:**

- Condition: OK MM RR
- Foliage is overgrown and needs significant trimming. Trim plants away from structure, Trees planted close to structure. Removal may be needed, Trees/foliage touching the walls or overhanging the roof. Damage is possible.

**EXTERIOR - FOUNDATION**

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

**Exterior Walls:**

- Materials & Condition: OK MM RR
- Minor settlement cracks are noted at the rear where opening for former garage door altered. A hole in the brick was observed at the left side exposed the wood frame needs repair to prevent water intrusion.



- Flashing & Trim:    Wood materials. Severe damage noted, Moisture damage noted under eaves from roof and gutter leakage, Paint/finish is needed, Loose or deteriorated material is noted at the perimeter of the building.



Utility Connections: Exterior Oil Piping-Tank has been removed in basement area. Be alert to possible spilled containments.

**Exterior Doors:**

- Main Entry Door:    Wood, Damage viewed. **Observations-** The door skin is punctured or broken. It is no longer performing as intended. Weather-stripping is only fair and needs renewal. Gaps are noted. A screen door is present,



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Side Entry Door:

- Wood, panel type door, with glass. Damage viewed will peeling and possible lead base paint. **Observations-** Significant rot is noted at the lower portion of the doorframe. A qualified trim carpenter should be called to make further evaluation and repairs as needed.



**Exterior Windows:**

Predominant Type:

Wood Double Hung, Single Glazing.

Overall Condition:

Major areas of peeling paint and possible lead base paint are seen. Windows need scraping and repainting to retard ongoing deterioration from the elements. Cracked window panes noted at many locations. Some screens are missing or damaged. Windows need major repair or most likely complete replacement.



Type And Condition Of Sills:

Wood. Wood sills have some rot due to water penetration.

**Chimney:**

Please Note:

There are a wide variety of chimneys and interrelated components. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

OK MM RR

Chimney Exterior:

- Chimney is constructed of brick materials. Chimney needs repair of the following deficiencies: Patch cracks in chimney cap, Recommend repair and further inspection prior to use.



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Flue:

- The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited due to material stuffed in the smoke shelf below the flue. Further investigation is recommended, by a qualified professional chimney sweep prior to purchase of home. The fireplace flue was not checked from the top side. The inspector did not climb on to the roof or could not get to the chimney top. The chimney does not appear to have an interior flue liner which is a safety concern; investigate further.



Flashing:

- Attention Needed** - The flashing as installed does not appear to be adequate. Repair or replacement is needed to prevent water entry into the attic or living area.

Chimney Cap:

- There is no chimney cap installed. Installation of a chimney cap is highly recommended to prevent water from entering the masonry stack or entering the wood chase causing deterioration.

OK MM RR  
Height & Clearance:

- The chimney installation appears to meet height requirements.

**Foundation:**

Materials & Condition:

- Brick - Masonry walls. Typical cracks are noted.



## BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

**Basement:**

*Access:*

Basement is unfinished. There is either no handrail installed, or it needs repair or replacement. Where stairs have no handrail, a danger of falling and resulting injury exists. The basement joins and connects directly to crawl space areas. The stairs show decay at the bottom of the stringers.

OK MM RR

*Walls:*

Shrinkage cracking was noted on at least one wall. Shrinkage cracking is the result of moisture in the concrete walls evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow, then further attention and evaluation would be recommended.

*Foundation Bolts:*

No - This inspection was unable to locate foundation bolts or brackets installed as typical with this age home.

*Moisture:*

Yes - Higher than normal moisture levels were noted on the exposed areas of the interior basement walls, and attention is needed to determine the cause and best cure. Mold or fungi evidence was also observed on the under floor framing and components. We recommend that a certified environmental technician conduct surface and air quality testing for fungi in the basement, interior and attic areas for any repair or remediation related to this observation or conditions. . Remediation procedures of any mold discovered or present should be made by a qualified environmental hygienist or specialist prior to closing property. Water staining was observed on the walls. Efflorescence seen on walls indicates the presence of periodic moisture. Water seepage may recur in the future. The best defense against water seepage is good drainage of soils near the foundation wall.





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Beams/Underfloor:

- 
- 
- Under floor support beams are wood of 2x10 full dimension. The main beam is made of layered dimensional lumber sandwiched together creating a built-up beam and ledger strips to hold the joists in place. Some joist bearing is on nails only without ledgers which can cause settlement or movement; corrections recommended. The main beam is in a condition that warrants replacement or repair. Moisture damage noted at the front sill under the dining room. Active wood insects possibly due shelter tunnels observed. Infestation damaged wood and moisture damaged wood observed. Please refer to a licensed termite and moisture professional for further review and treatment as needed. This type of service or evaluation is beyond the scope of this report. Refer to licensed framing contractor for review and repair of the basement/crawl space framing. Some of the framing is concealed by plastic ceiling material,



OK MM RR



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- Floor:*    Soil, Concrete, Remove wood debris and trash from the area, Symptoms of prior water entry exist.
- Posts/Piers & Columns:*    Support posts are brick and wood.
- Windows:*    The windows are cracked or damaged. Some of the foundation vents are damaged.
- Other Observations:* Expansive soils are present in this area. Movement of the house structure may be expected during excessively wet or dry periods of weather.

**Insulation & Vapor Retarders:**

OK MM RR

- In Unfinished Areas:*    The floor is covered with an approved vapor/moisture retardant material, but has been disturbed or has gaps that need to be corrected.

**Walkout Basement:**

- Outside Entry Doors:*    The outside entry door/frame to the walkout section of the basement is loose and not secured to the wall and needs repair.



## ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Roof:

*Style:* Gable, Hip.

*Roof Access:* Viewed from ground with binoculars, Unable to fully access due to height/steep pitch type roof.

OK MM RR

*Roof Covering:*

Composition shingles, Standard 3-tab design.

*Roof Covering Condition:*

Roof covering may be approaching the end of its normal life expectancy. This roof is the point in its life where leakage can be expected to occur over the next few years. Evidence of past and current leakage observed. Cracking of shingles and loss of granular surface are the result of long term weathering and an advanced shingle age. Felts are showing through, The roof has been patched at some areas. A licensed roofing contractor should be called in to make further evaluation and to repair or replace as needed.



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**Flashings:**

Metal. Rubber, The potential for water entry is present due to worn or missing flashing components. Recommend maintenance as needed.



**Valleys:**

OK MM RR

- The valley(s) shows wear.

**Eaves - Soffits - Fascias:**

*Type & Condition:*

- Soffits and overhang materials are wood. Deterioration at overhangs noted. Major repairs are needed to prevent ongoing deterioration.



**Gutters & Downspouts:**

*Type & Condition:*

Gutters and downspout materials are galvanized steel. Building is partially guttered, Damage/Defects, Leakage and Rusting viewed, Missing downspouts noted.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

**Attic & Insulation:**

*Access:*

Attic is full size. Viewing was limited due to eave clearance and insulation coverage. Attic is partially floored. Guard rails and hail rails are recommended at the attic access area.



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**Structure:**

- RAFTERS-** 2 x 6 The rafter spacing is 24 inch on center. The rafters bear and join onto single top wall plates that are offset. This would not be allowed in modern construction and may cause shift or settlement. The collar ties and wind braces overall appear satisfactory.
- SHEATHING-** The decking is made of butted tongue and groove 1x nominal boards. *Possible mold deposits were observed on some rafters. See basement comments regarding mold. Holes or gaps were observed at the eave areas due to water damage. There are some conditions and defects that warrant further evaluation and repair by a licensed qualified contractor.*



OK MM RR

Rafters bear improperly off center of a single top wall plate that would be doubled in modern construction. This is causing the wall support at the top to sag.



Open holes and decay observed at the eave areas.



Rafter decay from roof leakage observed near the front porch.



**Insulation:**

- Mineral wool. Be alert to the possibility of Vermiculite which is a possible health hazard. Some insulation is installed unevenly. Recommend additional insulation in the attic area to meet modern R -30 requirements.

**Depth & R-factor:**

2-4 inches, R factor not determined.

**Ventilation Provisions:**

- Windows only. Recommend screening for proper venting. Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. Recommend addition vents be added to the attic space.

## ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

**Service:**

OK MM RR

Type & Condition:

- Overhead, 110/220 Volt, Circuit breakers, Damage/Defects noted: Overhead conductors are not secured to home correctly. Exposed SE observed without conduit.

Grounding Equipment:

- Grounding provided formerly by the plumbing and rod in the ground. Vandals have cut the ground wire and removed for scrap metal. A licensed electrician should be called to re-establish all proper grounding to the house.

**Electrical Distribution Panels:**

Main Panel Location:

Exterior of house.

Main Circuit Rating:

150 amps, EQUIPMENT BRAND, General Electric.

Entrance Cable Size:

3/0 Aluminum, No Anti-oxidant paste has been applied.

Service Disconnect Switch:

Located at the exterior of building.

Main Panel Observations:

Anti oxidant recommended on aluminum 220 volt connections. Damage/defects noted where ground wires are improperly connected and white hot wires are twisted onto ground wires. Knock-out covers are missing at panel cover. Romex jacketed wires are improperly over-bundled into conduit pipe. Open ended unconnected circuit wires observed. Corrosion observed at panel housing. Panels are without the benefit of complete labeling. Have a licensed electrician make further evaluation and corrections as needed.



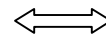


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OK MM RR  
Sub panels:

- There was once a fused sub panel at the laundry that has been removed.



**Conductors:**  
Entrance Cables:  
Branch Wiring:

- Aluminum- OK.
- Copper, Damaged/Frayed//Defects noted at interior wiring. "Asbestos" rag type Romex and metal insulated BX wiring should be replaced or updated with modern wiring. Exposed wiring at the exterior should be encased in flex conduit. Have a licensed electrician make further evaluation and corrections as needed. Some abandoned or disconnected wiring is found



**Switches & Fixtures:**  
General:

Switch are worn, some inoperable with some covers missing, needs replacement, Ceiling fans inoperative or marginal. Have a licensed electrician make further evaluation and corrections as needed.

Basement:

Exposed splices are noted, Junction box cover(s) are missing, Improper wiring is noted. Refer to licensed electrician for review and repair as needed.



Kitchen Interior:

The ceiling light installed in this room did not function using the wall switch. I did not determine if the switch is bad or if the light bulb is bad.

Living Room:

A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

Dining Room:

Switch cover is missing, needs replacement, Junction box cover(s) are missing.



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**Master Bedroom:**

A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition. Improper wiring is noted, Recommend exposed wiring be properly protected. Light fixture missing in closet.



**Laundry:**

The light installed in this room did not function using the wall switch. I did not determine if the switch is bad or if the light bulb is bad.

**Electrical Outlets:**

**General:**

Reverse polarity noted and some outlets did not function. 3-prong and 2 prong ungrounded receptacles detected. Some grounded type 3 prong outlets did not appear to be grounded. Have a licensed electrician make further evaluation and corrections as needed.

**Exterior Walls:**

Not Present.

**Basement:**

Some 3 prong type outlets did not appear to be properly grounded. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, basement and crawl space locations.

**Kitchen Interior:**

Some grounded type outlets did not appear to be properly grounded. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

**Master Bath And Hall Bath**

Some outlets did not function, Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

**Interior Rooms:**

Some grounded type outlets did not appear to be properly grounded.

**Attic Wiring:**

OK MM RR

**Attic:**

- 
- 
- Damage/Defects noted, Electrical wiring junctions not contained within covered electrical junction boxes are a FIRE HAZARD.: Where electrical wires join each other in areas other than within a closed electrical junction box, a fire hazard exists. Overheating at any exposed wiring junctions could cause a fire which would spread quickly throughout the house. The door bell transformer should be mounted on a non combustible junction box for safety. A licensed electrician should be called out to repair the attic wiring as needed.



**Ceiling Fans:**

**Living Room:**

Ceiling fans inoperative or marginal.

## HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

**Heating Equipment:**

*Type & Location:* Forced Air. Location - Basement, Gas supply system was off at the time of inspection and some gas piping and line sets were cut and vandalized. . No testing could be performed.

*Brand:* Armstrong.

*Fuel Source:* Natural Gas, Fuel supply pipe is uncapped, Oil tank removed. Make inquiry with the seller.

*Capacity / Approx. Age:* Furnace is low efficiency 120,000 BTU input. Unit is over 25 years old.

OK MM RR

*General Operation & Cabinet:*             Unit did not respond to controls or pilot was not lit. Unable to inspect/No utilities, Furnace is an older unit that has a very limited service life. Corrosion is noted. Contact a licensed heating contractor for further evaluation and repairs as needed.



*Burners / Heat Exchangers:*             Indications of burner and/or ignition problems noted due to heat exchanger corrosion. Contact a licensed heating contractor for further evaluation and repairs as needed.



*Pump / Blower Fan:*             System lacks cleaning. Fan compartment is dirty. Investigate further.



**Report:** 21 Pleasant Avenue **Address:**

*Flues, Vents, Plenum:*

- The flue pipe is metal and enters a masonry flue. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls. There is a Furnace installed without the appropriate steel liner installed to accommodate the cooler exhaust gas temperature. Failure to install the correct steel liner can cause damage to the masonry stack the furnace feeds into. The furnace/boiler flue as installed needs immediate action. An unsafe condition exists, and it is a possible health hazard. Inadequate clearance from the ductwork also observed, which is a fire safety concern.



OK MM RR

*Air Filters:*

- Missing/Damaged.

*Normal Controls:*

- Thermostat is located in the Hallway; Thermostat is loose on wall and was not energized.

**Fireplaces / Solid Fuel Heating:**

*Living Room:*

- Masonry, Chimney is an unlined type, Wood - The fireplace is designed to burn wood. Observations- Damper is not installed. The flue damper needs adjustment or repair. Services of a professional chimney sweep or mason may be needed. Recommend further evaluation and/or cleaning before use due to flue is blocked limiting inspection.

**Air Conditioning:**

*Primary Type:*

Central, Split System-

*Brand:*

General Electric brand.

*Fuel Source:*

220 Volt, Electrical disconnect present.

**Capacity / Approx. Age:**

2.5 Tons, RLA 13.4. 30 years or older.

**Return Air Temp:**

Not Tested. While "asbestos" detection and other environmental, or chemical testing is beyond the scope of this inspection, the inspector's experience leads him to suspect that this home and ductwork may contain asbestos. If client has any concerns regarding this possibility, an asbestos testing lab should be consulted for evaluation prior to closing property. Any home built prior to 1978 may contain asbestos.

**Supply Air Temp:**

Not Tested. Insulated.

**Air Temp Drop:**

Not Tested.



Report: 21 Pleasant Avenue Address:

System Condition:

- Unit is older and has a limited life remaining. **Observations- Refrigerant suction lines have been cut and removed by vandals. System is in need of major repairs or replacement.**



OK MM RR

Condensate Line:

- Not Tested. System not operable due vandals.

Normal Controls:

- Not Tested.

**Ductwork / Distribution:**

Ducts / Air Supply:

- Insulated sheet metal.

Air Intake/Filters:

Filter is in poor condition as Excessive buildup of dirt in the return duct behind the filter suggests cleaning of the evaporator coils may be in order. This is routine maintenance.

Kitchen Interior:

There is a heat source to this room. **There is no comment as to the amount of air or temperature coming from the supply vent due to the system was inoperable.**

Living Room:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Dining Room:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Master Bedroom:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

## PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 PSI. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply and waste lines can be obstructed and be partially functional during an inspection, but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

**Main Line:**

*Shut Off:*

Main shutoff valve is located meter. Main Shutoff Valve was not tested due to evidence of leakage and cut pipes in the basement. Secondary valve located at front of the crawl space area.

*Material:*

Galvanized. Excessive corrosion is found at some sections, Repairs will be needed. Galvanized water lines rust from the inside out and become restricted over time. If low water flow is detected when the water is turned on, some restriction may have occurred. We recommend further review for possible repairs or replacement by a licensed plumber prior to closing property.



*Pressure:*

Water utility off; unable to determine condition.

**Supply Lines:**

*Material:*

Supply lines are galvanized and cooper.

OK MM RR

*Condition:*

- Major corrosion is noted, Water supply piping appears to be nearing/at end of its useful life Some of the lines are cut open.

Report: 21 Pleasant Avenue Address:

### Waste Lines:

Material & Condition:

Cast Iron and Lead. Plastic. Damage/Defects were noted in the form of rust & corrosion. Drum type traps observed. These type traps are no longer used due to serviceability problems, including the ability to snake or clean out. Drums traps to be updated and replaced. Water off; not tested. The sewer drain cleanout cap at the front yard is missing. A few updates observed. The main drain from the house appears to be updated.



### Hose Bibs / Hookups:

OK MM RR

General:    Water off; not tested.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow -off can cause scalding. Improper installations should be corrected.

### Water Heater:

**Power Source:**

Gas, Water utility is Off and gas piping cut and removed - Could not fully inspect or operate the water heater.

**Capacity:**

50 Gallons.



Report: 21 Pleasant Avenue Address:

Condition:

- 
- 
- Unit is located in the basement, Damage/Defects noted, Leakage has occurred, There is evidence of dried water on the side of the tank and below. This generally indicates the tank may be starting to leak. This condition will not get any better. A replacement water heater will be needed soon. Pressure relief valve copper pipe and gas pipe supply have been cut and removed.



Piping

Galvanized. Excessive corrosion is found at some sections, Repairs will be needed. Galvanized water lines rust from the inside out and become restricted over time. If low water flow is detected when the water is turned on, some restriction may have occurred. We recommend further review for possible repairs or replacement by a licensed plumber prior to closing property.



**Sump Pump:**

Basement:

- 
- 
- None installed. One should be considered for installation due to the amount of moisture noted in the crawlspace or evidence of prior moisture condition.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

**Wet Bar:**

Living Room:

- 
- 
- Not present.

Dining Room:

- 
- 
- Not present.

**Hose Bibs / Hookups/Sink Faucets:**

Laundry:

- 
- 
- Not tested. Handle missing.

## KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

**Kitchen Sink:**

OK MM RR

Sink:    Stainless Steel.

Sink Fixture:    Not Tested; water off.

Sink Drain:    Not Tested; water off.

**Range/ Cooktop / Oven:**

Type & Condition:    Not Present.

**Ventilation:**

Type & Condition:    Not Present.

**Refrigerator:**

Type & Condition:    Not Present.

**Dishwasher:**

Condition:    Not Present.

**Garbage Disposal:**

Condition:    Not Present.

**Trash Compactor:**

Condition:    Not Present.

**Other Built-ins:**

Microwave:    Not Present.

**Kitchen Interior:**

Counters & Cabinets:    Shelf under sink has water damage.





## BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which are beyond the scope of our visual inspection, and could damage the property. However, because of the possibility of water damage, most termite inspectors will not leak -test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

**Sink & Cabinetry:**

OK MM RR

Master Bath And Hall Bath               Some repairs will be needed.

**Toilet:**

Master Bath And Hall Bath               No tested; water off.

Hall Bath:               No tested; water off.

**Tub/Shower Fixtures:**

Master Bath And Hall Bath               No tested; water off.

Hall Bath:               No tested; water off.

**Tub/Shower And Walls:**

Master Bath And Hall Bath               **Observations-**   Damage   and  
Deterioration is noted at tiled  
shower walls.



**Bath Ventilation:**

Master Bath And Hall Bath               Window, Window is not operational.

## INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, or comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

**Doors:**

OK MM RR

Overall Interior Door Condition:       Doorframes are not square. Some binding is noted.

Kitchen Interior:                                Removed.

Master Bath And Hall Bath                    Doorframes are not square. Some binding is noted.

Living Room:                                        General condition appears serviceable.

Dining Room:                                        Not present.

Master Bedroom:                                    Removed.

Laundry:    Damage viewed.

**Windows:**

General Type & Condition:       Windows are older and in poor condition, or inoperable, have several broken panes throughout the home and need major repair or replacement. Security bars are on some windows. This may impede emergency escape. Recommend adding quick release feature. Damaged and missing screens observed.



*Kitchen Interior:*                                At least one window or associated hardware in this room needs repair. There is at least one broken window pane. One of the counterbalance ropes is broken or missing. This condition could allow the window to slam closed causing glass breakage or injury to unsuspecting individuals. There is damage to the window sill.

*Master Bath And Hall Bath*                    At least one window or associated hardware in this room needs repair. Some portion of the glazing needs repair or replacement.

*Living Room:*                                    At least one window or associated hardware in this room needs repair. Some portion of the glazing needs repair or replacement. There is at least one broken window pane. One of the counterbalance ropes is broken or missing. This condition could allow the window to slam closed causing glass breakage or injury to unsuspecting individuals.

*Dining Room:*                                    At least one window or associated hardware in this room needs repair. Some portion of the glazing needs repair or replacement. There is damage to the window sill. There is at least one broken window pane.

*Master Bedroom:*                                At least one window or associated hardware in this room needs repair. Some portion of the glazing needs repair or replacement. There is at least one broken window pane.



Report: 21 Pleasant Avenue Address:

Both of the counterbalance ropes on the noted windows are missing. For safety reasons, these should be replaced immediately.

Laundry:

Not present.

**Walls:**

OK MM RR

General Material & Condition:

Typical cracks noted, Major cracks noted, Repairs are needed.

Kitchen Interior:

There is minor cracking in the plaster walls. None appears to be the result of a current moisture leakage.

Master Bath And Hall Bath

Hidden Damage - The cracks in the walls may be an indication of hidden structural problems. Further investigation as to the cause is needed. Hole also noted.



Living Room:

There is evidence of stains and on the wall caused by a prior moisture leak. Movement cracks were noted. Determination of the cause and repairs are needed.

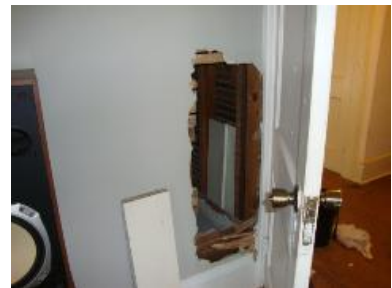
Dining Room:

There is evidence of a stain or repair on the wall caused by a prior moisture leak. Hidden Damage - The cracks in the walls may be an indication of hidden structural problems. Further investigation as to the cause is needed.



Master Bedroom:

Movement cracks were noted. Determination of the cause and repairs are needed.



Laundry:

There is minor cracking in the plaster walls. None appears to be the result of a current moisture leakage.



Report: 21 Pleasant Avenue Address:

**Ceilings:**

OK MM RR

General Type & Condition:

Plaster, Stains noted, Typical cracks noted.

Kitchen Interior:

There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.

Master Bath And Hall Bath

There is deterioration in the ceiling that needs repair.

Living Room:

There is some cracking noted. Be sure to take note of any future movement. Most cracking is due to settlement of the construction materials.



Dining Room:

There is deterioration in the ceiling that needs repair. Previous Leak - There are signs (stains or repair) of a previous water leak in the ceiling in this room.

Master Bedroom:

Previous Leak - There are signs (stains or repair) of a previous water leak in the ceiling in this room.

Laundry:

There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.

**Floors:**

General:

The floor covering material is primarily hardwood. Uneven areas noted.

Kitchen Interior:

The floor covering material is Vinyl sheet goods. The floor in this room is in need of some attention or repair.

Master Bath And Hall Bath

The floor covering material is tile.

Living Room:

The floor covering material is hardwood. There is some sagging in the floor that would be considered typical, does not appear to be of structural significance.

Dining Room:

The floor in this room is in need of some attention or repair. Water damage. The floor covering material is hardwood.

Master Bedroom:

The floor covering material is hardwood. Under repair at rear bedroom.

Laundry:

The floor covering material is Vinyl sheet goods. The floor in this room is in need of some attention or repair. The floor between the laundry and kitchen is uneven; caution to tripping.

**Closets:**

Kitchen Interior:

The closet has exposed bulb that can overheat.

**Smoke / Fire Detector:**

General:

We suggest additional smoke detectors be installed in appropriate locations.

Living Room:

Not present.

## LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

### Laundry:

*Location:*

Laundry is located at the rear enclosed porch.

OK MM RR

*Fuel System:*

*Clothes Washer:*

Not present.

*Clothes Dryer:*

Not present.

*Dryer Vent:*

The clothes dryer is not connected to the vent system. This allows excessive moisture to vent into the house. This moisture level can cause undesirable conditions in wall cavities and wall surfaces. Connecting to a through-the-wall vent is recommended.

## GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

**Type:**

Not Present.