



Commission for Architectural Review

Application for Certificate of Appropriateness

900 E. Broad Street, Room 510
Richmond, VA 23219 | (804)-646-7550
www.rva.gov/planning-development-review/commission-architectural-review



Property (location of work)

Address: 529 Mosby Street
Union Hill
Historic District: _____

Applicant Information ☐ Billing Contact

Name: Will Gillette / Mark Baker
Email: markbaker@bakerdevelopmentresources.com
Phone: 804-874-6275
Company: Baker Development Resources
530 East Main St, Suite 730
Mailing Address: _____
Richmond, AV 23219

Applicant Type: ☐ Owner ☒ Agent ☐ Lessee
☐ Architect ☐ Contractor ☐ Other (specify): _____

Owner Information ☐ Billing Contact

☐ Same as Applicant
Name: _____
Email: _____
Phone: _____
Company: Canvas Development Llc
Mailing Address: PO Box 7075
Richmond, VA 23221

****Owner must sign at the bottom of this page****

Project Information

Project Type: ☐ Alteration ☒ Demolition ☐ New Construction (Conceptual Review Required)

Description (attach additional sheets if needed):

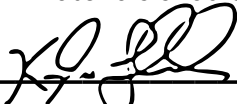
Conceptual review to determine the status of the existing dwelling at 529 Mosby Street.

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner  Date 4/8/22

Certificate of Appropriateness

Application Instructions

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review

Staff Contact: (804)-646-7550 | Emily.Routman@richmondgov.com

Submission Instructions

Certain exterior work can be administratively approved by Staff. Please contact staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist (PDF)
- Application fee, if required, will be invoiced via the City's Online Permit Portal. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.
- A complete application includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

Meeting Schedule and Application Due Dates

- The CAR meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00pm via Microsoft Teams. The owner and/or applicant is encouraged to attend the meeting.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Exception: Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.

Fees

- Full Demolition: **\$1,500**
- New construction/addition to a building other than for a single- or two-family dwelling or accessory building, including multi-family or mixed-use developments: **\$500**
- New construction/addition to a single- or two-family dwelling, or accessory building: **\$250**
- Amendments to previous certificates of appropriateness (COAs) concerning non-structural alterations, changes to signage, and changes to plans: **\$150**
- Extension of a certificate of appropriateness (COA): **\$25**



April 26th, 2022

City of Richmond Department of Planning and Development Review
Commission of Architectural Review
City Hall, 900 East Broad Street
Richmond, VA 23219

RE: Commission of Architectural Review: 529 Mosby Street (E000-0252/045)

Members of the Commission,

This memorandum shall serve as the applicant's statement for an application for conceptual review by the Commission of Architectural Review (the "CAR") for the proposed demolition of an existing single-family detached dwelling on the property known as 529 Mosby Street (the "Property").

The Property is located on the west side of Mosby Street between Princess Anne Avenue and Cedar Street and lies in Richmond's Union Hill City Old and Historic District. While dwellings in the Union Hill Old and Historic District offer a variety of examples of 19th and early 20th century architecture, many properties in the immediate vicinity are developed with relatively recent construction or are currently vacant.

After meeting with CAR Staff, the Property owner has submitted an application for conceptual review of the demolition of the existing dwelling on the Property. While the ultimate goal of the applicant would be the replacement of the dwelling with new housing, compatible with the goals of the Richmond 300 Master Plan; the applicant, at the request of CAR Staff, has submitted the demolition application for review in order to facilitate a discussion with the Commission regarding the removal of the dwelling.

Existing Dwelling:

The existing dwelling at 529 Mosby Street is described by the City of Richmond Assessor's Card as being a two-story, framed dwelling with a rear addition. The dwelling contains two bedrooms and one bathroom in 1,261 square feet of floor area. The 2002 National Register of Historical Places (the "NRHP") application for the Union Hill district describes the dwelling as a Greek Revival dwelling, constructed in 1850. The 2002 NRHP report notes "[t]he windows have been replaced, as has the original portico." Additionally, it appears that construction occurred on the front yard retaining wall sometime between 2009 and 2011 which does not appear to have been reviewed by the CAR. The rear of the dwelling has been modified several times since the original construction. The first available Sanborn Map, from 1905, shows several additions to the rear of the dwelling. The 1925 Sanborn shows additional changes to the rear of the dwelling.

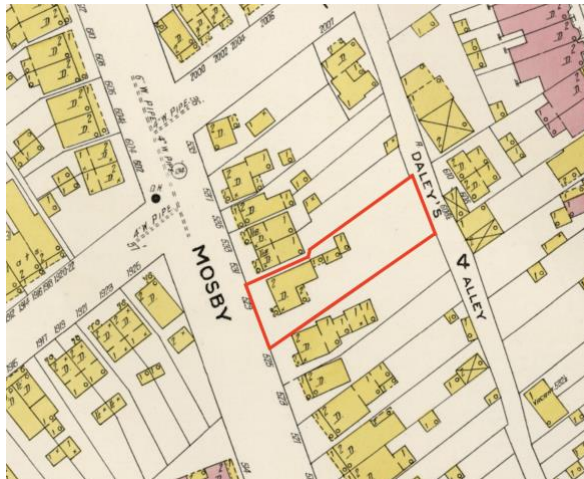


Figure 1: 529 Mosby - 1905 Sanborn Map

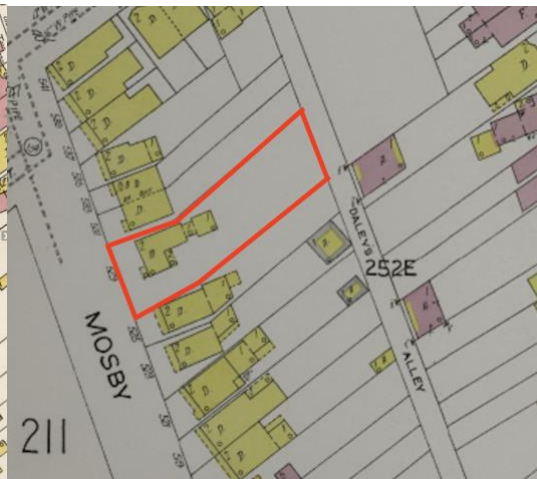


Figure 2: 529 Mosby - 1925 Sanborn Map

Existing Conditions:

In order to evaluate the conditions of the dwelling, applicant initially requested a structural inspection. This inspection noted several concerns with the structural stability of the dwelling, the slant of the floors, and settling of the foundations. The conclusion of the report noted that due to the "severity of the settling and inconsistencies of construction within the floor framing and walls" that the structure could not be salvaged.

Following the initial inspection of the dwelling, a meeting with CAR Staff was arranged to discuss the potential replacement of the dwelling due to the extensive deterioration. Following this meeting, at the request of Staff, the applicant commissioned a full house inspection to establish the existing conditions more thoroughly within the home. While the full inspection has been attached with this application for review by Commissioners and Staff, some items to note within the inspection include:

- Page 12 – “significant siding damage or deterioration” and “an area at the back of the home that appears that the walls have settled and are deteriorated.”
- Page 17 – the standing seam roof is “at the end of its useful life. There is splitting, rust and edges that are lifting.”
- Page 24 – “pressure bulge in wall indicates excessive forces are being applied to the exterior side.”
- Pages 28, 41, and 42 – Note exposed plumbing lines, improper plumbing connections, and supply lines located on the floor.
- Page 29 and 30 – “Improper cutting/notching of floor joist” and “evidence of wood destroying insects.”
- Page 32 – significant electrical issues including improper installation of wires and exposed wire ends.

Also, worth noting throughout the report is the general quality of materials and fittings including plastic/laminate countertops, vinyl windows, narrow staircases, and possible asbestos tiles.

Demolition Request:

The Old & Historic Districts of Richmond, Virginia Handbook and Design Review Guidelines specifically discusses the standards for demolition of an existing dwelling within an Old and Historic District in Chapter 3 (page 82). Whether due to age or poor installation, the modifications made to the dwelling by previous owners added modern conveniences but have left the dwelling not only in poor condition but a safety hazard as it currently stands. Bringing the existing dwelling up to modern building code standards would require major electrical,

structural, and plumbing upgrades. The time and cost of this work itself would be cost prohibitive, however, the Property owner would then need to upgrade the fixtures and fittings of the dwelling as well in order to create a dwelling which contains features and is of sufficient quality to be sold on the current market.

Along with the deterioration of the building, it should be noted that the dwelling, though listed in the NRHP application as a contributing structure, at the time of the application its contribution to the district was not significant enough to be noted within the section describing houses built during the period or within the section specific to Greek Revival dwelling. Furthermore, as noted in the NRHP report and visible through the pictures and inspections, the features of historical significance relating to the dwelling have largely been removed or replaced with substandard materials. Finally, it is important to emphasize that while at a future time the Commission may see fit to permit the removal of the dwelling and the subsequent redevelopment of the Property, this does not set a precedent for demolitions within the Union Hill or other City Old and Historic Districts as each demolition is considered by Staff and the Commission for its specific merits.

We thank you for the care and assistance in reviewing our application for conceptual review. Should you have any questions after reviewing this request, please feel free to contact me at markbaker@bakerdevelopmentresources.com or (804)874-6275.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', written in a cursive style.

Mark R. Baker

Baker Development Resources, LLC

C. E. Duncan & Associates, Inc.
2609 Rocky Oak Road
Powhatan, Virginia 23139
(804) 598-8240

March 24, 2022

Kyle Johnston
529 Mosby Street
Richmond, VA. 23223

RE: Structural inspection

Dear Sir,

You asked our office to evaluate a structural concern at the above referenced location. The concern is with the structural stability of the house. The first and second floor of the house have a significant slant to the floors. The foundation appears to be settling. There are also newer additions constructed at the rear that are also settling. Due to the severity of the settling and inconsistencies of construction within the floor framing and walls, we recommend that the house be demolished. It is our opinion that the structure cannot be salvaged. It is beyond reasonable repair.

This evaluation is based upon a visual inspection of the area of concern only; no other area or feature of construction was observed or considered. A whole home inspection was not performed. There is no warranty, either implied or explicit, with this evaluation. In recognition of the relative risks and benefits to both you and my firm, the risks have been allocated such that you agree, to the fullest extent permitted by law, as a condition of any reliance by you on this report, to limit my and my firm's liability for any and all damages to the amount of my firm's fee.

Sincerely,



Carl B. Duncan, P.E., L.S.



HouseProbe Inspections LLC



529 Mosby Street , Richmond , VA 23223

Inspection prepared for:

Date of Inspection: 4/16/2022 Time: 1:00

Age of Home: 122 Size: 1261

Weather: Overcast

Inspector: Chris Di Rienzo

License #3380001285

11309 Courthouse Road, Dinwiddie, VA 23841

Phone: 804-731-9061

Email: HouseProbe@gmail.com

www.houseprobe.com

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Home Type

Home Type: *Single Family Home*

2. Occupancy

Occupancy: *Vacant • The utilities were off at the time of inspection. • This home is considered a "fixer upper." The home inspection is limited to what can be inspected with regard to floor and wall coverings and general cosmetics. You should be aware of obvious areas that need prep and paint, or replacement of coverings. These items represent the overall condition of the home. The inspection of the main components is the purpose of this inspection. Components such as structure, roof, plumbing, heating and electrical are main components. Utilities must be on for inspection of these areas.*

Grounds

1. Driveway and Walkway Condition

Materials: *Concrete sidewalk noted. • Gravel/dirt driveway and walks noted.*

Observations:

- Gravel driveways need ongoing maintenance. Repair as needed.
- **There is significant cracks and damage to the concrete walkway at the side of the home and some settling observed. Recommend repair by a licensed contractor.**



2. Grounds Electrical

Observations:

- Interior grade Romex should be replaced with exterior-rated Romex and enclosed in conduit.
- Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.





3. Exterior Faucet Condition

Observations:

- **The water is off to structure, all water areas not tested.**

4. Fence Condition

Materials: *Chain link*

Observations:

- **Appeared serviceable at time of inspection.**

5. Gate Condition

Materials: *Chain link*

Observations:

- **No defects**

6. Grading

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.



7. Main Gas Valve Condition

Materials: *Main gas shut off located at outside meter.*

Observations:

- The gas service is off to the structure. The inspector cannot inspect this system.



8. Plumbing

Observations:

- **Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect.**
- **Sewer line— Due to the fact that the home was not well maintained I do recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed.**

9. Retaining Wall

Observations:

- **One or more retaining walls higher than 3 feet exists on this property and no guardrail is installed above. This is a safety hazard. Recommend having a qualified contractor install adequate guardrails above retaining walls higher than 3 feet where necessary and as per standard building practices (gaps no wider than 4", min. 36" high, vertical balusters so rail can't be used as a ladder, etc.)**
- **The retaining wall is leaning and there are large cracks noted. This is a potential safety hazard. Recommend repair by a licensed contractor.**





10. Shed

Observations:

- The shed is in serviceable condition. There is moisture intrusion noted. Makeshift electrical and evidence of wood destroying insects. Sheds are typically sold as is.





11. Trip Hazard

Observations:

- There are plumbing pipes and/or tree stumps that are potential trip hazards noted.

12. Vegetation Observations

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Trim trees that are in contact or proximity to home. Branches can abrade roofing or siding. Recommend trimming tree limbs back to 10" away from the roof.



Exterior Areas

1. Deck

Observations:

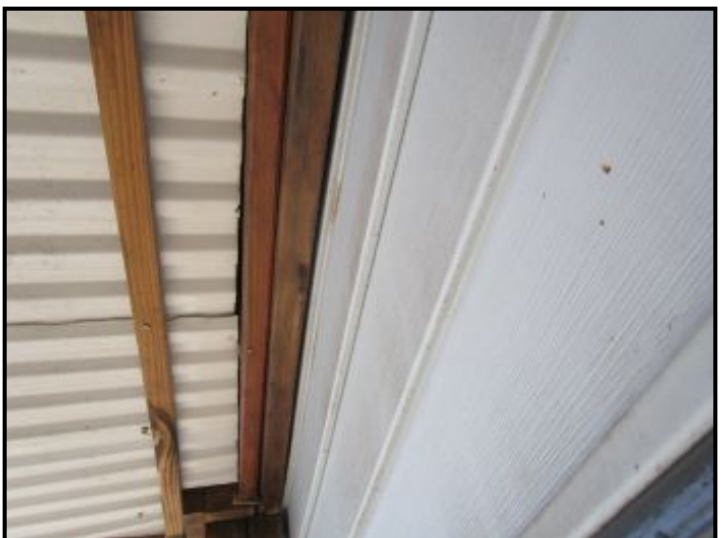
• Recommend cleaning deck and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mildew. [u]Consumer Reports[/u] recommends these products:

- [*]Cabot Decking Stain and PTW Stain
- [*]Olympic Water Repellent Deck Stain
- [*]Thompson's House and Deck Stain
- [*]Wolman PTW Deck Stain
- [*]Akzo Sikkens Cetol DEK
- [*]Benjamin Moore Moorwood Clear Wood Finish
- [*]DAP Woodlife Premium
- [*]Olympic Natural Look Protector Plus

• Decks higher than 6 feet above grade that do not have diagonal decking should have diagonal bracing across the bottoms of the joists to keep the decking square. A deck that is not held square could permit the outer posts to lean to the right or left and parallel to the ledger board, and thus twist the ledger away from the home. Recommend repair by a licensed contractor.

• One or more deck ledger boards are nailed to the structure rather than being attached by adequate fasteners. This poses a significant safety hazard since the ledger board(s) may separate from the structure, causing the deck(s) to collapse. Recommend having a qualified contractor install lag screws or bolts as per standard building practices to securely attach the ledger board(s) to the structure. For more information on installing deck ledger boards visit:
http://www.hometime.com/Howto/projects/decks/deck_4.htm

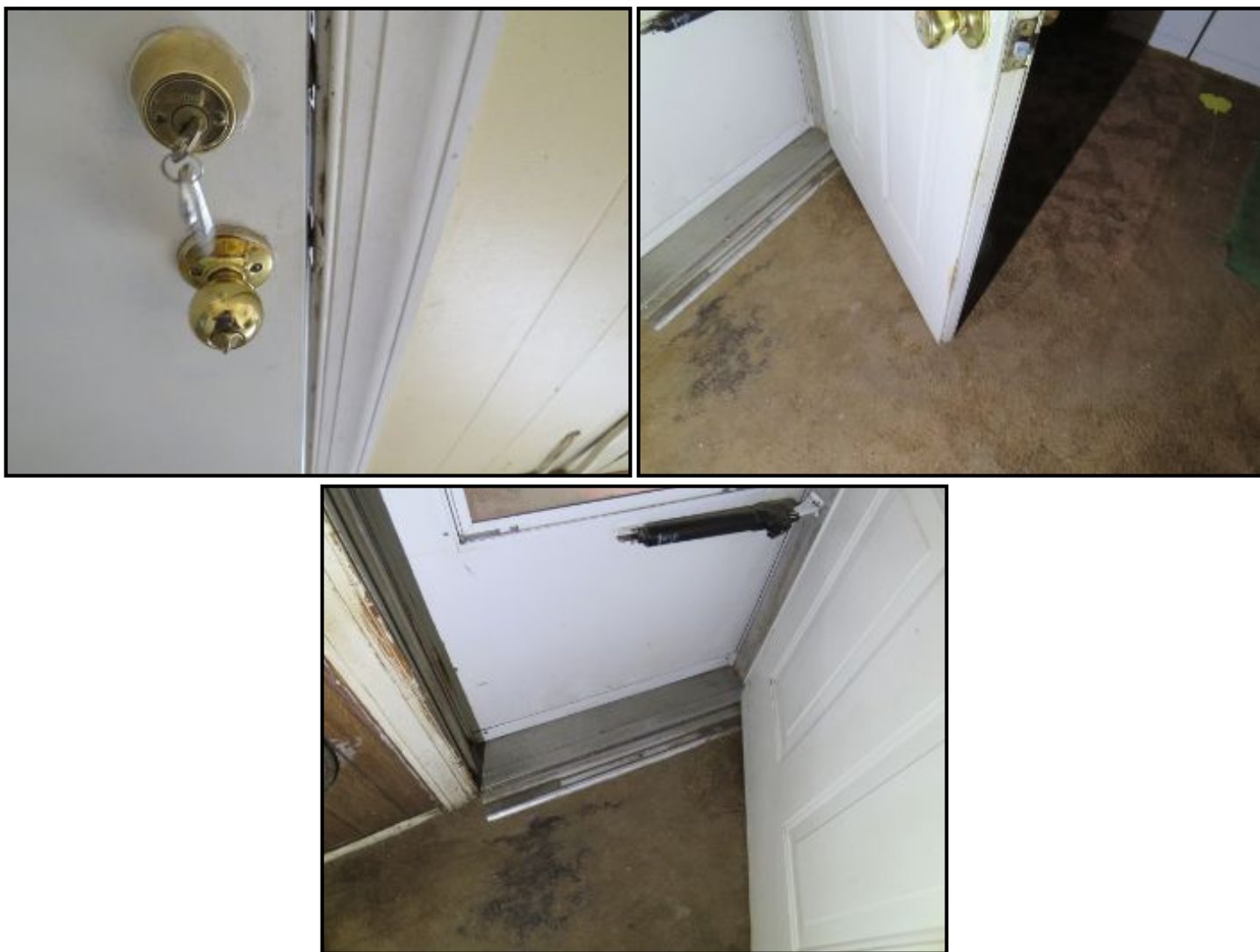
And for more information on building safe decks in general, visit:
<http://www.thisoldhouse.com/toh/knowhow/exteriors/article/0,16417,212625,00.html>



2. Doors

Observations:

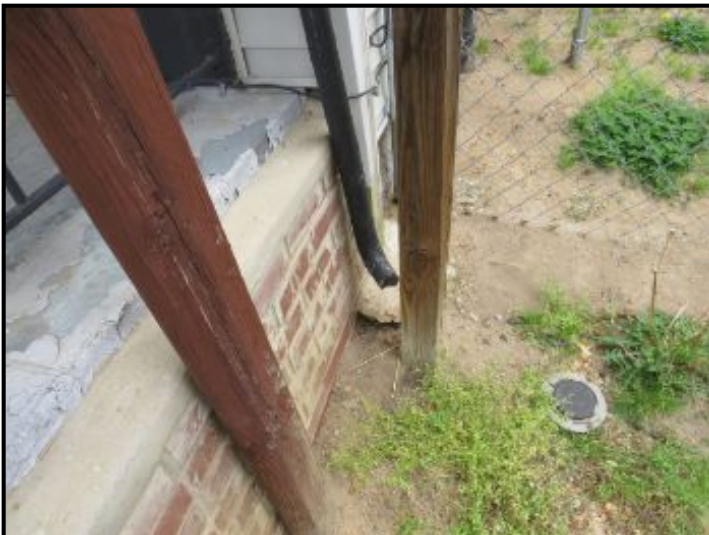
- **Emergency Egress Concern.** Exterior door(s) have a double-sided keyed dead bolt lock set. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone trying to evacuate the home in the event of a fire.
- **The exterior doors thresholds are damaged/deteriorated. Recommend repair by a licensed contractor.**
- **The rear door knob does not latch easily.**



3. Down Spouts

Observations:

- One or more downspouts have no extensions, or have extensions that are ineffective. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Recommend making repairs as necessary such as repairing or installing splash blocks or tie-ins to underground drain lines so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.
- One or more downspouts are loose or detached. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Recommend making repairs as necessary so downspouts are securely anchored and functional.
- There are damaged down spouts noted. Recommend repair by a licensed contractor.



4. Dryer Vent

Observations:

- The clothes dryer exhaust duct vent cap has significant amounts of lint and/or debris build up. This is a safety hazard due to the risk of fire. Recommend cleaning exhaust duct and cap now and annually, or more often if needed, in the future. Some chimney sweeps or heating and cooling duct cleaners perform this service. For more information, visit <http://chimneykeepers.com/dryerclean.html>



5. Exterior Paint

Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent deterioration.
- Approximately 3/4 of the homes built before 1978 (about 64 million homes) contain some lead-based paint. For more information, refer to the following EPA Fact Sheet:
<http://www.hud.gov/offices/lead/library/enforcement/fs-discl.pdf>
- There is paint/caulking deterioration at the window trim. Recommend repair by licensed painting contractor.
- There is paint deterioration at the soffit and eaves trim. Recommend repair by a licensed painting contractor.





6. Siding Condition

Materials: *Vinyl siding, wood frame construction, concrete / block foundation*

Observations:

- Caulk and seal all gaps, cracks and openings.
- Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.
- **Significant siding damage or deterioration noted. Recommend repair by a licensed contractor.**
- **There is an area at the back of the home that appears that the walls have settled and are deteriorated. Recommend repair by a licensed contractor.**







7. Window Condition

Observations:

- **Some window screens are missing.**
- **Questionable Egress from apparent bars over windows. Check building and fire codes.**



8. Wood Trim

Observations:

- There is wood trim deterioration at the windows. Recommend repair by a licensed contractor.
- There is wood trim deterioration at the soffit, eaves and trim. Recommend repair by a licensed contractor.





Roof

1. Chimney

Observations:

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



2. Roof Condition

Materials: Metal standing seam roofing noted.

Observations:

- Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.
- **The roof is at the end of its useful life. There is splitting, rust and edges that are lifting. There is deteriorated paint and sealants. Recommend replacement/repair by a licensed roofing contractor.**







3. Flashing

Observations:

- They are damaged and deteriorated flashing is noted at the roof section. There is exposed and deteriorated roof sheathing seen at the sides. Recommend repair by a licensed roofing contractor.



4. Vent Caps

Observations:

- The vent cap is rusted. recommend repairing/painting the vent cap.



Attic

1. Access

Observations:

- Pull Down Ladder located in: bedroom.
- Pull-down stairs are installed for the attic access. No insulation is installed above the stairs and no weatherstripping is installed around the hatch perimeter. To reduce air leakage, recommend installing weatherstripping and an insulated hatch cover. An example of one can be seen at <http://www.batticdoor.com/>

Interior air leaking into the attic results in heating and cooling losses, increased energy costs, and a possible increase in moisture levels in the attic due condensation forming on the underside of the roof sheathing during cold weather.

- The Attic pull down stairs are damaged or the hinges are bent/broken. recommend repair/replace by a licensed contractor.



2. Attic Plumbing

Observations:

- Galvanized or cast iron plumbing vents

3. Insulation Condition

Materials: *Blown in fiberglass insulation noted.*

Observations:

- The ceiling insulation's R rating significantly less than what's recommended for this area. Recommend having a qualified contractor install additional insulation as per standard building practices for better energy efficiency.



4. Moisture Intrusion

Observations:

- There is evidence of past moisture intrusion in the attic. The areas were dry at the time of the inspection.



5. Structure

Observations:

- **Framing is poorly braced. Recommend adding collar ties.**



6. Ventilation

Observations:

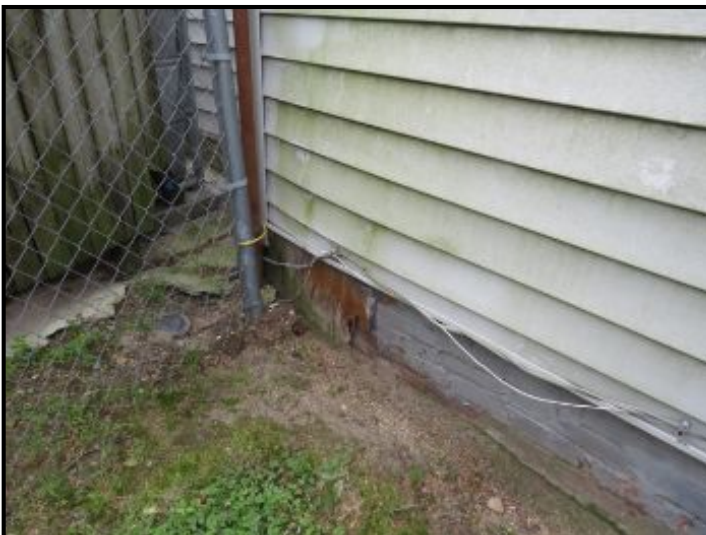
- Fixed, roof-field exhaust vent noted.

Foundation

1. Foundation Walls

Observations:

- There are holes in the foundation large enough for rodent intrusion. Recommend filling or closing any holes with mortar or grout.
- Pressure bulge in wall indicates excessive forces are being applied to the exterior side. It also appears that the front exterior downspout is dumping water into the foundation and there is washout at the front corner piers. Recommend repair by a licensed structural contractor.





2. Post and Girders

Observations:

- Brick piers
- Beam Material: Wood

3. Slab Foundation

Observations:

- Concrete slab not visible due to floor coverings.

Basement/Crawlspace

1. Access

Materials: *Exterior hatch noted.*

Observations:

- **The crawlspace door is in poor condition and there is limited access to some areas. Recommend repair or replace by a licensed contractor.**



2. Piers

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

3. Insulation

Observations:

- No insulation under floor in crawl space. Recommend installing R19 or better (6" thick fiberglass batt) insulation below floor for energy efficiency.



4. Moisture Barrier

Observations:

- Moisture barrier missing. Recommend installing 6 mil plastic moisture barrier.



5. Moisture Intrusion

Observations:

- There is evidence of moisture intrusion through the crawlspace walls. Re-grading at the exterior to turn water away from the home may help this issue. If moisture continues to come through the foundation walls, recommend evaluation and repair by a licensed moisture control specialist.

6. Mold Like Substance

Observations:

- There is a mold like substance found on the structural members in the crawlspace. This is a common condition as moist air enters the cooler crawlspace, moisture will condense on the crawlspace surfaces. Mold is a known allergen.



7. Plumbing Materials

Materials: ****WASTE**** • *Appears Functional.* • ****SUPPLY**** • *Appears Functional*
Observations:

- **ABS**
- Cast Iron
- Copper
- **PVC**
- Cast iron and galvanized drain lines have a life expectancy of 50 to 70 years. Recommend budgeting for replacement in the future.
- Most of the plumbing lines expose on the exterior of the home for the drain system. The water was off to the structure and could not be tested. There does not appear to be proper support at these drain lines and some areas need additional insulation to protect them. Recommend repair by a licensed plumbing contractor.



8. Framing

Observations:

- **Improper cutting/or notching of floor joist noted. Recommend review and repair by a qualified contractor to provide proper support to load bearing floor system.**



9. Walls

Materials: *Crawlspace noted.*

10. Wood scraps

Observations:

- **Cellulose-based debris such as wood scraps, form wood, cardboard and/or paper were found in crawl space. Recommend removing all cellulose-based debris to avoid attracting wood destroying insects.**
- **Wood scraps noted in the crawl space. This can draw wood destroying insects. Recommend removing any wood scraps or cellulose based materials.**



11. Wood destroying Insects

Observations:

- **Evidence of wood destroying insects. Recommend evaluation, treatment and repair by a licensed pest control contractor.**



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Gas Valves

Observations:

- There is no drip leg noted at the gas supply line. Current standards recommend drip legs to be installed in a manner that meets or exceeds fuel piping requirements for appliances and devices. The drip leg requirements are the same for both natural gas and propane. A drip leg can be installed anywhere at the low point in the piping system, if there is moisture in the gas this will allow for the removal of the condensation.



2. Heater Condition

Materials: Natural/LP gas furnace

Observations:

- Because of the age and/or condition of this furnace, recommend that a qualified heating and cooling technician inspect the heat exchanger and perform a Carbon Monoxide test when it's serviced.
Replace if needed



3. Venting

Observations:

- ****VENTING MATERIALS****
- **Masonry chimney noted.**

Electrical

1. Electrical Panel

Location: *Main Location: hall*

Observations:

- **One or more screws are missing from the main service panel cover. Recommend replacing missing screws.**

Because live wiring may exist behind the holes with the missing screws, recommend that a qualified, licensed electrician replace these screws, or that care be taken to ensure that the new screws don't come in contact with wiring inside the panel when they're installed.

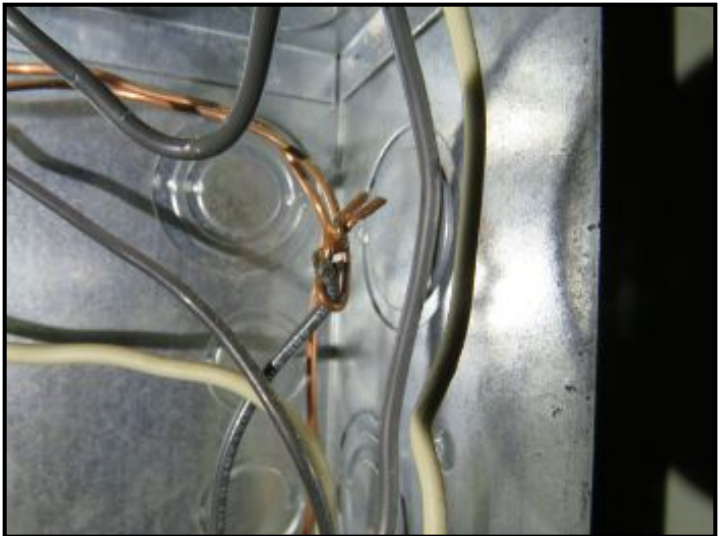
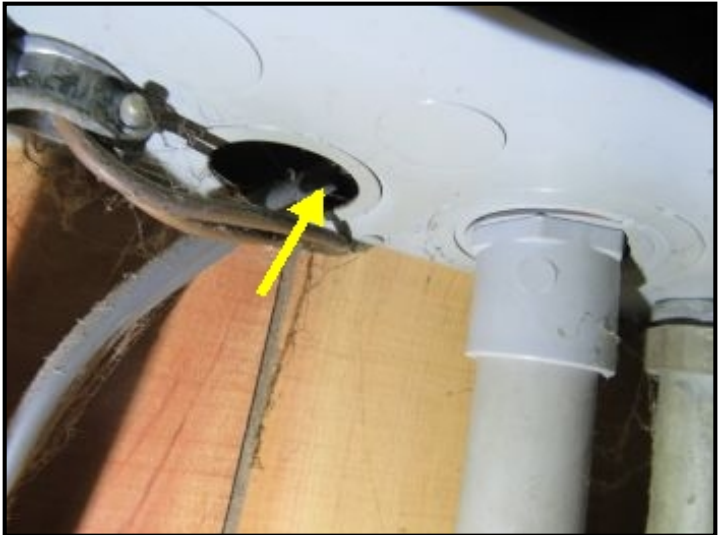
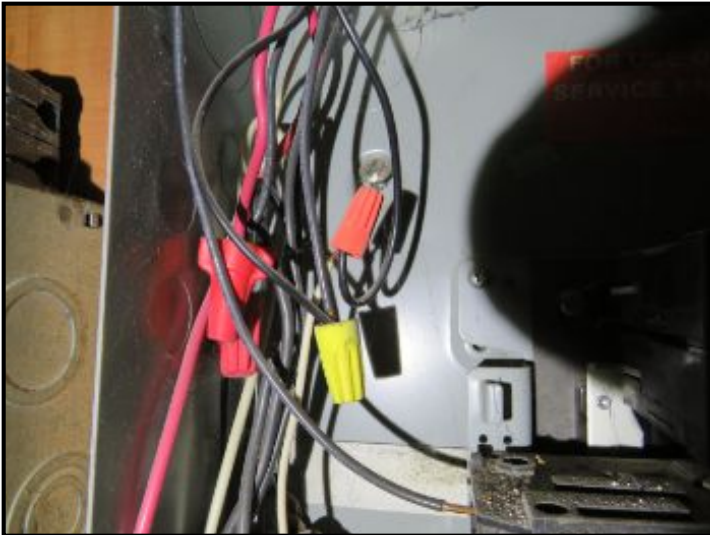
- **There is a sub panel in the shed. The ground wires and neutral wires are connected to the same buss bar. Grounds and neutrals should be separated in sub panels. Recommend repair by a licensed electrical contractor.**

- **Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.**

- **Exposed wire ends in panel box. Have evaluated by a licensed electrician.**

- **There are some questionable splices inside the electrical panel. It appears that the main 100 amp wire is split for two separate boxes. Recommend evaluation by a licensed electrician.**







2. Breakers

Materials: *Copper non-metallic sheathed cable noted.*

Observations:

- All of the circuit breakers appeared serviceable.

3. Cable Feeds

Observations:

- There is an overhead service drop noted.

4. Main Amp Breaker

Observations:

- 30 amp
- 100 amp

5. Main Ground

Observations:

- No defects found.

Water Heater

1. Base

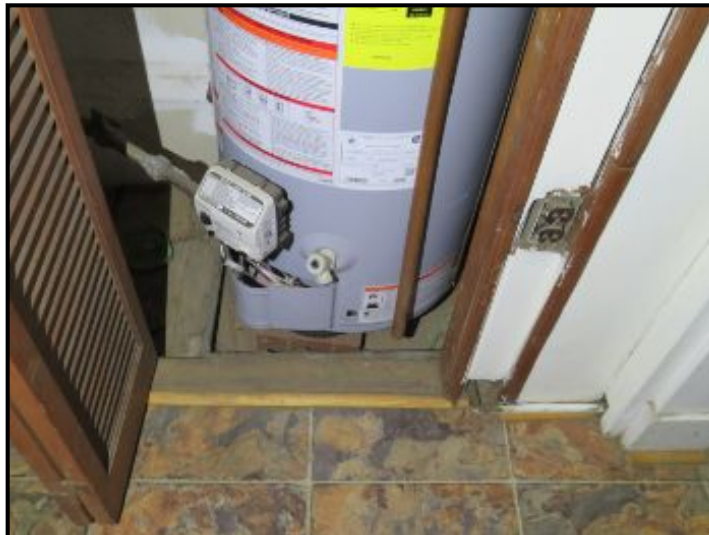
Observations:

- The water heater base is functional.

2. Catch Pan

Observations:

- Recommend installing a catch pan under the water heater.



3. Combustion

Observations:

- The combustion chamber appears to in functional condition.

4. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the hall closet.

Observations:

- The home is equipped with a gas water heater that could not be operated at the time of the inspection.



5. Heater Enclosure

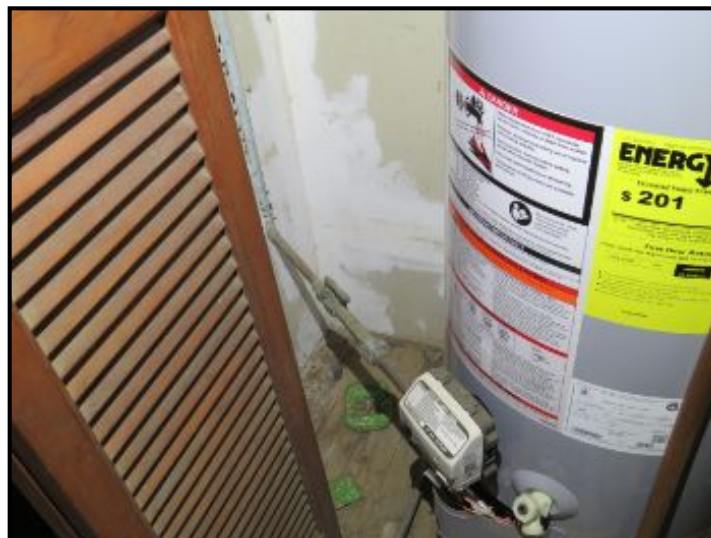
Observations:

- The water heater enclosure is functional.

6. Gas Valve

Observations:

- There is no drip leg noted at the gas supply line. Current standards recommend drip legs to be installed in a manner that meets or exceeds fuel piping requirements for appliances and devices. The drip leg requirements are the same for both natural gas and propane. A drip leg can be installed anywhere at the low point in the piping system, if there is moisture in the gas this will allow for the removal of the condensation.



7. Overflow Condition

Materials: Copper

Observations:

- Appears to be in satisfactory condition -- no concerns.

8. Plumbing

Materials: Copper**Observations:**

- No deficiencies observed at the visible portions of the supply piping.

9. TPRV

Observations:

- Appears to be in satisfactory condition -- no concerns.

10. Venting

Observations:

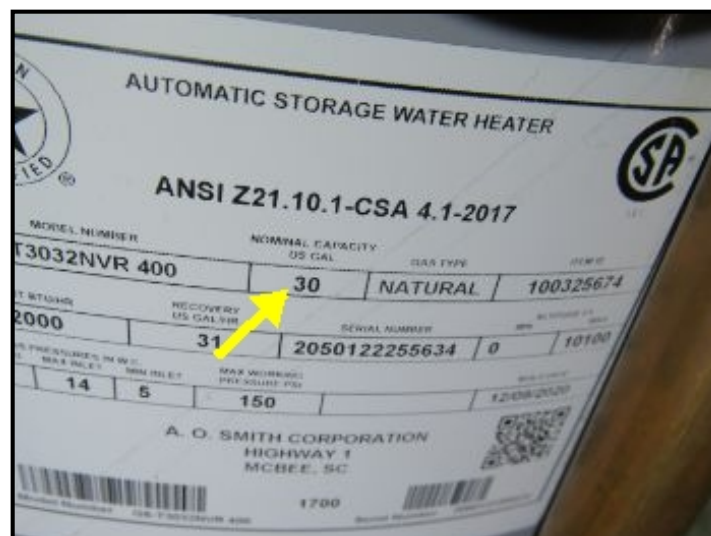
- Minimum water heater single-wall vent pipe clearance from combustible material is 6".



11. Number Of Gallons

Observations:

- 30 gallons



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Ceiling Condition

Materials: *There are drywall ceilings noted. • The ceilings are clad in a laminate material. • The ceilings are clad in tile squares.*

2. Closets

Observations:

- **The closets are in serviceable condition.**

3. Floor Condition

Flooring Types: *Carpet is noted.*

4. Smoke Detectors

Observations:

- **An insufficient number of smoke detectors are installed. Recommend installing additional smoke detectors as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information on smoke detectors visit <http://www.cpsc.gov/cpscpub/pubs/5077.html>**

5. Wall Condition

Materials: *Drywall walls noted. • Plaster walls noted.*

6. Window Condition

Materials: *Vinyl framed double hung window noted.*

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Exhaust Fan

Observations:

- **No bath fan noted at the bathrooms. Current standards require a bath fan installed. Recommend repair by a licensed electrical contractor.**

2. Cabinets

Observations:

- **Appeared functional and in satisfactory condition, at time of inspection.**

3. Ceiling Condition

Materials: *There are drywall ceilings noted. • The ceilings are clad in a laminate material. • The ceilings are clad in tile squares.*

4. Counters

Observations:

- Solid Surface tops noted.
- Granite tops noted.
- **The counter tops appear to be loose on the cabinet. We recommend having a qualified contractor re-fasten them.**



5. Floor Condition

Materials: *Ceramic tile is noted. • Sheet vinyl flooring is noted.*

Observations:

- Common cracks noted.
- Some of the floors in this building are a vintage 9" x 9" size; be advised that these tiles may be the type that had an adhesive containing asbestos. Asbestos is a health risk when it is made friable - in other words, when its fibres and dust can be breathed in by the lungs. To be safe, please refrain from removal and damaging these tiles until it is certain they are not asbestos containing material.



6. Plumbing

Observations:

• **Improper "S" trap noted.** This trap configuration may cause the trap to siphon dry, allowing sewer gas and odor to enter the dwelling. This situation may be rectified by the installation of an anti siphon device (cheater vent). Suggest repair by a qualified professional. In the alternative, run a little bit of water into the sink to reseal the trap if odor is detected.



7. Showers

Observations:

- Unable to test, water was off at the time of service.

8. Shower Walls

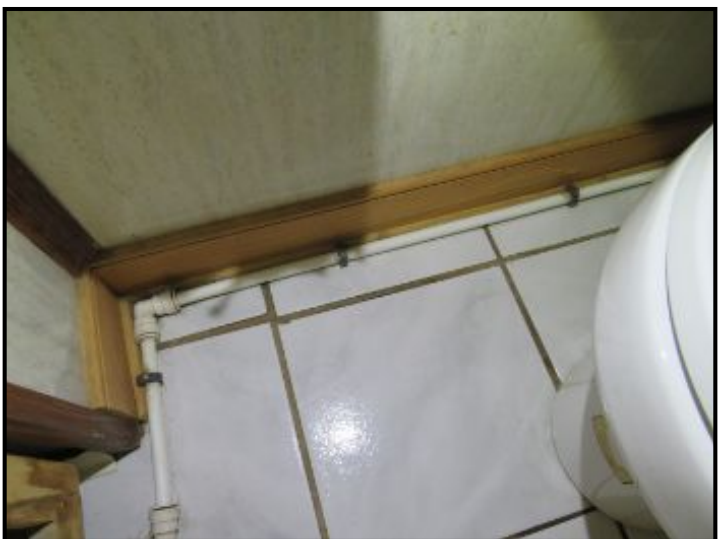
Observations:

- ****MATERIALS****
- Plastic tub/shower surround noted.

9. Sinks

Observations:

- Note that without water the sink(s) and dishwasher could not be evaluated.
- **The sink stopper linkage is damaged or disconnected and does not function properly. Recommend repair by a licensed plumbing contractor.**
- **There is PVC supply lines laying on the floor in the bathroom area. Recommend repair by a licensed plumbing contractor.**





10. Toilets

Observations:

- The toilet is loose at the floor. Recommend repair by a licensed plumbing contractor.
- The floor is sunk down at the back of the toilet. Recommend repair by a licensed contractor.



11. Bath Tubs

Observations:

- There is a chip in the bath tub finish noted.



12. Window Condition

Materials: *Vinyl framed double hung window noted.*

Observations:

- **The window in the shower at the bathroom is not tempered glass. This window is accessible from the bathroom tub. This is a safety issue. Recommend repair/replace by a licensed contractor.**



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Condition

Materials: *Drywall ceilings noted.* • *The ceilings are clad in a laminate material.*
• *The ceilings are clad in tile squares.*

2. Closets

Observations:

• **There is missing drywall or plaster noted in the hall closets. Recommend repair by a licensed contractor.**



3. Cosmetic

Observations:

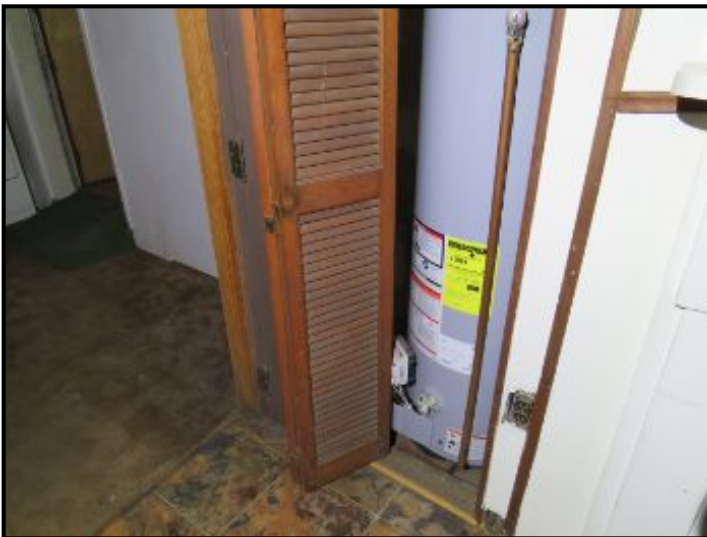
• **There are cosmetic drywall/plaster cracks and imperfections noted.**



4. Doors

Observations:

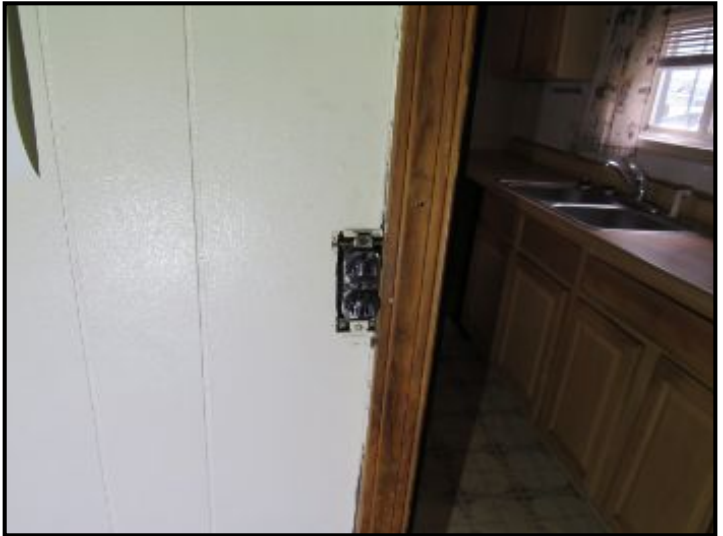
- Some doors do not latch properly or stick in the frame when closed. Recommend repair by a licensed contractor. 200.00 - 300.00
- Some doors drag the floor when opening. Recommend repair by a licensed contractor.
- Some bi-fold doors are out of the track. Recommend repair by a licensed contractor.
- Bedroom door is missing doorknob & hardware.



5. Electrical

Observations:

- **Cover plate(s) are missing from one or more electric receptacle boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard and poses a risk of both fire and shock. Recommend installing cover plates over receptacle boxes where missing.**
- **Electrical connections made out side of a covered junction box. This is a safety fire hazard. Recommend repair by a licensed Electrical contractor.**



6. Floor Condition

Observations:

- Some stained or faded carpets noted.
- The hardwood flooring is scuffed and stained in some areas..
- Walking on some sections of the floor results in squeaking or creaking noises. This is usually the result of substandard construction practices where the subfloor decking isn't adequately fastened (insufficient glue) to the framing below. In most cases, this is an annoyance only rather than a structural problem. Various solutions such as [[url="http://www.oberry-enterprises.com"](http://www.oberry-enterprises.com)]Squeeeeeek No More and Counter Snap fasteners[/url] exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on there being finished hardwood floors, carpeting over the subfloor, and/or clear access to the underside of the subfloor. Recommend having a qualified contractor evaluate and repair as necessary.
- Some of the floors in this building are a vintage 9" x 9" size; be advised that these tiles may be the type that had an adhesive containing asbestos. Asbestos is a health risk when it is made friable - in other words, when its fibres and dust can be breathed in by the lungs. To be safe, please refrain from removal and damaging these tiles until it is certain they are not asbestos containing material.





7. Interior Paint

Observations:

- **Approximately 3/4 of the homes built before 1978 (about 64 million homes) contain some lead-based paint. For more information, refer to the following EPA Fact Sheet:**
<http://www.hud.gov/offices/lead/library/enforcement/fs-discl.pdf>

8. Moisture Intrusion

Observations:

- **There is evidence of moisture in the second floor wall at the back of the home. Recommend evaluation for repair by a licensed contractor.**



9. Rodents

Observations:

- Evidence of "light to moderate" rodent infestation was found in one or more areas. The Center for Disease Control (CDC) defines this as less than 20 feces per square foot. Rodent infestation may be a safety hazard due to the risk of contracting

[url="http://www.cdc.gov/ncidod/diseases/hanta/hps/noframes/FAQ.htm"]Hantavirus Pulmonary Syndrome (HPS)[/url]. HPS is a rare (only 20-50 cases per year in the United states) but deadly (40% mortality rate) disease transmitted by infected rodents through urine, droppings, or saliva. Humans can contract the disease when they breathe in aerosolized virus. For example, from sweeping up rodent droppings.

Recommend following guidelines in the CDC's

[url="http://www.cdc.gov/ncidod/diseases/hanta/hps_stc/stc_spot.htm"]Clean Up, Trap Up, Seal Up[/url] article for eradicating rodents, cleaning up their waste and nesting materials, and preventing future infestations. While Hanta virus is believed to survive less than one week in droppings and urine, specific precautions should be taken during clean up. The clients may wish to consult with a qualified, licensed pest control operator for eliminating the infestation. A qualified licensed abatement contractor or industrial hygienist could be contacted for clean up. If the infestation was minimal, clean up of rodent waste and nesting materials in non-living spaces (crawl spaces and attics) may not be necessary, or may be performed for aesthetic reasons only (odor and appearance).

10. Smoke Detectors

Observations:

- "Smoke alarms appear to be old. Smoke alarms have a limited life expectancy. Check units for expiration or manufacture date and replace any unit that is expired or is 10 or more years past its manufacture date. Old detectors are not activated / tested because they are not reliable and should be replaced."

Replacing old smoke alarms and batteries (like air filters) is a homeowner maintenance activity.

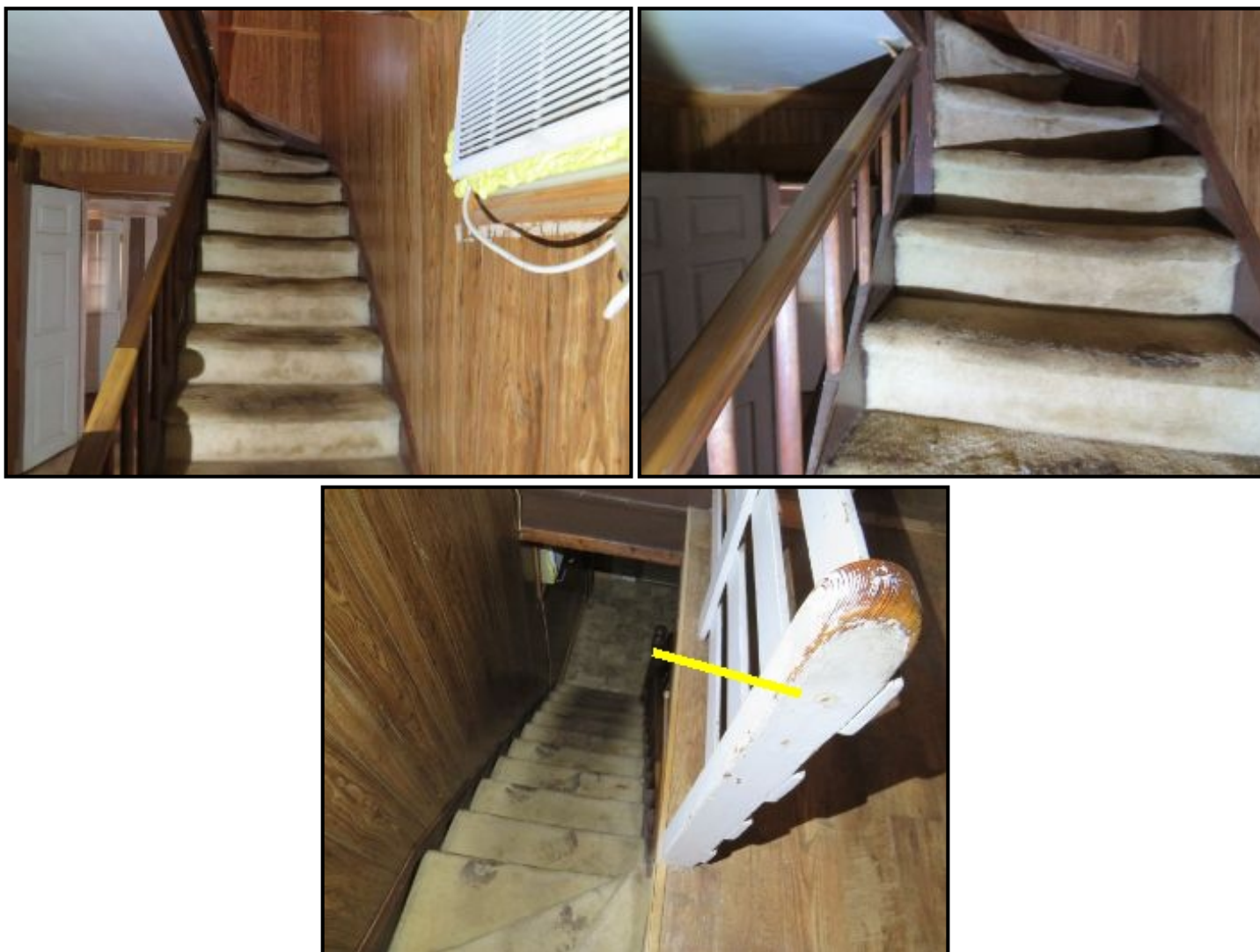
- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

- **No smoke detectors are visible. Recommend installing smoke detectors as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information on smoke detectors visit <http://www.cpsc.gov/cpscpub/pubs/5077.html>**

11. Stairs & Handrail

Observations:

- The stair wells in the home can be considered narrow by current standards
- Hand rails are missing at the interior stairs. This is a safety hazard. Recommend repair by a licensed contractor.
- Lighting is NOT INSTALLED.



12. Wall Condition

Materials: *Drywall walls noted. • Plaster walls noted. • Walls are clad in paneling.*

Observations:

• This home was built before 1978, when laws were enacted in the US preventing the use of lead paint in residential structures. Lead paint may be present, and is a known safety hazard, especially to children but also to adults. It may cause brain damage and retarded mental and physical development, among other things. The paint found in and around this structure appeared to be intact and most likely encapsulated by more recent layers of paint that's not lead-based. However, recommend following precautions as described in the following links to Consumer Products Safety Commission website articles regarding possible lead paint.

[url="<http://www.cpsc.gov/CPSCPUB/PUBS/5054.html>"]What You Should Know About Lead Based Paint in Your Home: Safety Alert - CPSC Document #5054[/url]

[url="<http://www.cpsc.gov/CPSCPUB/PUBS/5055.html>"]CPSC Warns About Hazards of "Do It Yourself" Removal of Lead Based Paint: Safety Alert - CPSC Document #5055[/url]



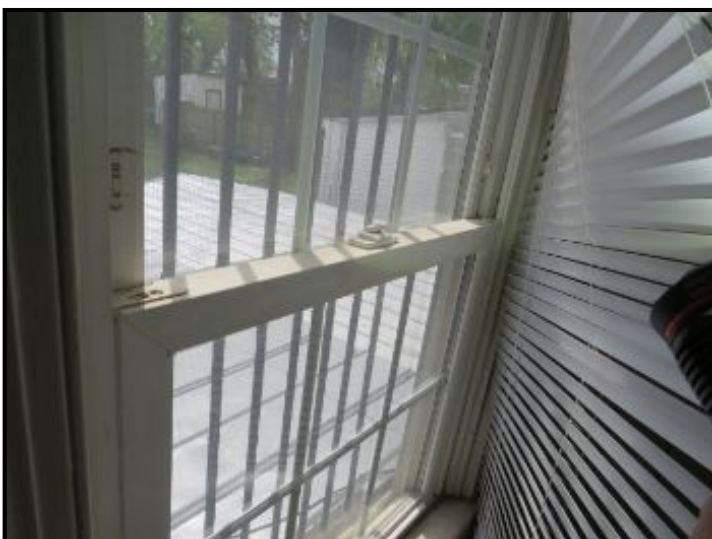
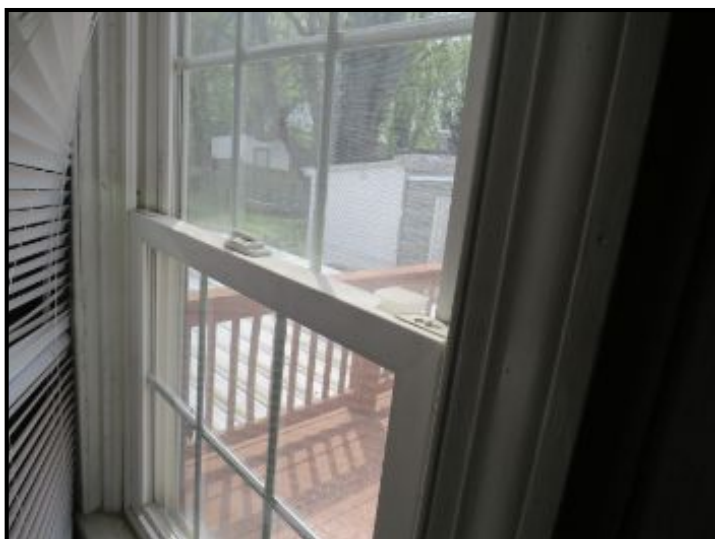


13. Window Condition

Materials: *Vinyl framed double hung window noted.*

Observations:

- **One or more windows did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.**



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

- **Appeared functional at time of inspection.**

2. Ceiling Condition

Materials: *There are drywall ceilings noted.*

3. Cook top condition

Observations:

- Gas cook top noted.
- Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

4. Counters

Observations:

- Plastic laminate tops noted.



5. Dishwasher

Observations:

- Dishwasher was not tested at time of inspection due to no power or water

6. Floor Condition

Materials: *Sheet vinyl flooring is noted.*

Observations:

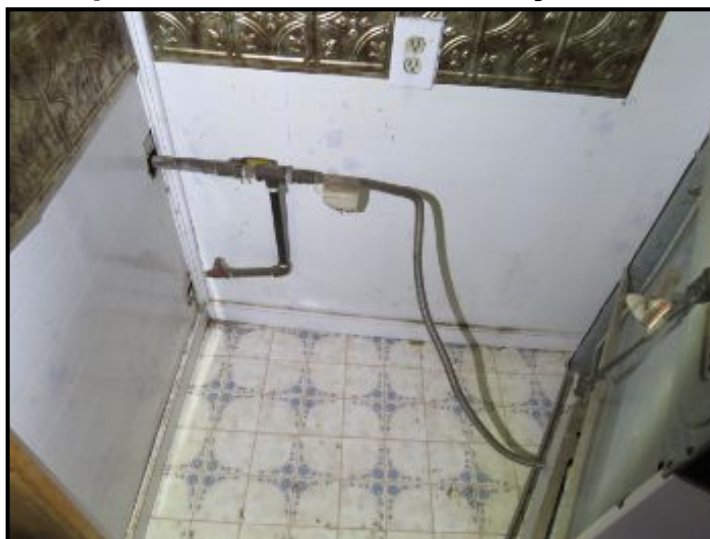
- Cosmetic kitchen floor damaged noted.



7. Oven & Range

Observations:

- **Oven: gas burners**
- **Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.**



8. Plumbing

Observations:

- **Flex drain observed, these are subject to frequent clogging.**



9. Sinks

Observations:

- **The sink could not be tested. The water is not turned on at the meter.**



10. Vent Condition

Materials: *Recirculating*

11. Wall Condition

Materials: *Drywall walls noted.*

12. Window Condition

Materials: *Vinyl framed double hung window noted.*

Laundry

1. Appliances



2. Catch Pan

Observations:

- **Recommend installing a catch pan under the washing machine.**

3. Ceiling Condition

Materials: *There are drywall ceilings noted.*

4. GFCI

Observations:

- **GFCI** protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

5. Exhaust Fan

Observations:

- **None present.**

6. Floor Condition

Materials: *Carpet is noted.*

7. Wall Condition

Materials: *Walls are clad in paneling.*

8. Window Condition

Materials: *Vinyl framed double hung window noted.*

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 1 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> • There is significant cracks and damage to the concrete walkway at the side of the home and some settling observed. Recommend repair by a licensed contractor.
Page 2 Item: 2	Grounds Electrical	<ul style="list-style-type: none"> • Interior grade Romex should be replaced with exterior-rated Romex and enclosed in conduit. • Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.
Page 4 Item: 6	Grading	<ul style="list-style-type: none"> • There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.
Page 5 Item: 8	Plumbing	<ul style="list-style-type: none"> • Sewer line— Due to the fact that the home was not well maintained I do recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed.
Page 5 Item: 9	Retaining Wall	<ul style="list-style-type: none"> • One or more retaining walls higher than 3 feet exists on this property and no guardrail is installed above. This is a safety hazard. Recommend having a qualified contractor install adequate guardrails above retaining walls higher than 3 feet where necessary and as per standard building practices (gaps no wider than 4", min. 36" high, vertical balusters so rail can't be used as a ladder, etc.) • The retaining wall is leaning and there are large cracks noted. This is a potential safety hazard. Recommend repair by a licensed contractor.
Exterior Areas		
Page 8 Item: 1	Deck	<ul style="list-style-type: none"> • Decks higher than 6 feet above grade that do

		<p>not have diagonal decking should have diagonal bracing across the bottoms of the joists to keep the decking square. A deck that is not held square could permit the outer posts to lean to the right or left and parallel to the ledger board, and thus twist the ledger away from the home. Recommend repair by a licensed contractor.</p> <p>• One or more deck ledger boards are nailed to the structure rather than being attached by adequate fasteners. This poses a significant safety hazard since the ledger board(s) may separate from the structure, causing the deck(s) to collapse. Recommend having a qualified contractor install lag screws or bolts as per standard building practices to securely attach the ledger board(s) to the structure. For more information on installing deck ledger boards visit: http://www.hometime.com/Howto/projects/decks/deck_4.htm</p> <p>And for more information on building safe decks in general, visit: http://www.thisoldhouse.com/toh/knowhow/exterior/article/0,16417,212625,00.html</p>
Page 9 Item: 2	Doors	<p>• The exterior doors thresholds are damaged/deteriorated. Recommend repair by a licensed contractor.</p> <p>• The rear door knob does not latch easily.</p>
Page 10 Item: 3	Down Spouts	<p>• One or more downspouts are loose or detached. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Recommend making repairs as necessary so downspouts are securely anchored and functional.</p> <p>• There are damaged down spouts noted. Recommend repair by a licensed contractor.</p>
Page 10 Item: 4	Dryer Vent	<p>• The clothes dryer exhaust duct vent cap has significant amounts of lint and/or debris build up. This is a safety hazard due to the risk of fire. Recommend cleaning exhaust duct and cap now</p>

		and annually, or more often if needed, in the future. Some chimney sweeps or heating and cooling duct cleaners perform this service. For more information, visit http://chimneykeepers.com/dryerclean.html
Page 11 Item: 5	Exterior Paint	<ul style="list-style-type: none"> • There is paint/caulking deterioration at the window trim. Recommend repair by licensed painting contractor. • There is paint deterioration at the soffit and eaves trim. Recommend repair by a licensed painting contractor.
Page 12 Item: 6	Siding Condition	<ul style="list-style-type: none"> • Significant siding damage or deterioration noted. Recommend repair by a licensed contractor. • There is an area at the back of the home that appears that the walls have settled and are deteriorated. Recommend repair by a licensed contractor.
Page 15 Item: 8	Wood Trim	<ul style="list-style-type: none"> • There is wood trim deterioration at the windows. Recommend repair by a licensed contractor. • There is wood trim deterioration at the soffit, eaves and trim. Recommend repair by a licensed contractor.
Roof		
Page 16 Item: 1	Chimney	• The masonry chimney's mortar is deteriorated and should be repaired to prevent further, significant deterioration. Recommend having a qualified chimney service contractor or mason evaluate chimney and repair as necessary. This will likely require repointing the mortar.
Page 17 Item: 2	Roof Condition	• The roof is at the end of its useful life. There is splitting, rust and edges that are lifting. There is deteriorated paint and sealants. Recommend replacement/repair by a licensed roofing contractor.
Page 20 Item: 3	Flashing	• They are damaged and deteriorated flashing is noted at the roof section. There is exposed and deteriorated roof sheathing seen at the sides. Recommend repair by a licensed roofing contractor.
Page 20 Item: 4	Vent Caps	• The vent cap is rusted. recommend repairing/painting the vent cap.
Attic		
Page 21 Item: 1		

	Access	• The Attic pull down stairs are damaged or the hinges and bent/broken. recommend repair/replace by a licensed contractor.
Page 23 Item: 5	Structure	• Framing is poorly braced. Recommend adding collar ties.
Foundation		
Page 24 Item: 1	Foundation Walls	• Pressure bulge in wall indicates excessive forces are being applied to the exterior side. It also appears that the front exterior downspout is dumping water into the foundation and there is washout at the front corner piers. Recommend repair by a licensed structural contractor.
Basement/Crawlspace		
Page 25 Item: 1	Access	• The crawlspace door is in poor condition and there is limited access to some areas. Recommend repair or replace by a licensed contractor.
Page 26 Item: 3	Insulation	• No insulation under floor in crawl space. Recommend installing R19 or better (6" thick fiberglass batt) insulation below floor for energy efficiency.
Page 26 Item: 4	Moisture Barrier	• Moisture barrier missing. Recommend installing 6 mil plastic moisture barrier.
Page 27 Item: 7	Plumbing Materials	• Most of the plumbing lines expose on the exterior of the home for the drain system. The water was off to the structure and could not be tested. There does not appear to be proper support at these drain lines and some areas need additional insulation to protect them. Recommend repair by a licensed plumbing contractor.
Page 29 Item: 8	Framing	• Improper cutting/or notching of floor joist noted. Recommend review and repair by a qualified contractor to provide proper support to load bearing floor system.
Page 30 Item: 11	Wood destroying Insects	• Evidence of wood destroying insects. Recommend evaluation, treatment and repair by a licensed pest control contractor.
Heat/AC		
Page 31 Item: 1	Gas Valves	• There is no drip leg noted at the gas supply line. Current standards recommend drip legs to be installed in a manner that meets or exceeds fuel piping requirements for appliances and devices. The drip leg requirements are the same for both natural gas and propane. A drip leg can be installed anywhere at the low point in the piping

		system, if there is moisture in the gas this will allow for the removal of the condensation.
Page 31 Item: 2	Heater Condition	<ul style="list-style-type: none"> • Because of the age and/or condition of this furnace, recommend that a qualified heating and cooling technician inspect the heat exchanger and perform a Carbon Monoxide test when it's serviced. <p>Replace if needed</p>
Electrical		
Page 32 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • There is a sub panel in the shed. The ground wires and neutral wires are connected to the same buss bar. Grounds and neutrals should be separated in sub panels. Recommend repair by a licensed electrical contractor. • Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard. • Exposed wire ends in panel box. Have evaluated by a licensed electrician. • There are some questionable splices inside the electrical panel. It appears that the main 100 amp wire is split for two separate boxes. Recommend evaluation by a licensed electrician.
Water Heater		
Page 36 Item: 6	Gas Valve	<ul style="list-style-type: none"> • There is no drip leg noted at the gas supply line. Current standards recommend drip legs to be installed in a manner that meets or exceeds fuel piping requirements for appliances and devices. The drip leg requirements are the same for both natural gas and propane. A drip leg can be installed anywhere at the low point in the piping system, if there is moisture in the gas this will allow for the removal of the condensation.
Bathroom		
Page 38 Item: 1	Exhaust Fan	<ul style="list-style-type: none"> • No bath fan noted at the bathrooms. Current standards require a bath fan installed. Recommend repair by a licensed electrical contractor.
Page 39 Item: 4	Counters	<ul style="list-style-type: none"> • The counter tops appear to be loose on the cabinet. We recommend having a qualified contractor re-fasten them.
Page 40 Item: 6	Plumbing	<ul style="list-style-type: none"> • Improper "S" trap noted. This trap configuration may cause the trap to siphon dry, allowing sewer gas and odor to enter the

		dwelling. This situation may be rectified by the installation of an anti siphon device (cheater vent). Suggest repair by a qualified professional. In the alternative, run a little bit of water into the sink to reseal the trap if odor is detected.
Page 41 Item: 9	Sinks	<ul style="list-style-type: none"> • The sink stopper linkage is damaged or disconnected and does not function properly. Recommend repair by a licensed plumbing contractor. • There is PVC supply lines laying on the floor in the bathroom area. Recommend repair by a licensed plumbing contractor.
Page 42 Item: 10	Toilets	<ul style="list-style-type: none"> • The toilet is loose at the floor. Recommend repair by a licensed plumbing contractor. • The floor is sunk down at the back of the toilet. Recommend repair by a licensed contractor.
Page 43 Item: 12	Window Condition	<ul style="list-style-type: none"> • The window in the shower at the bathroom is not tempered glass. This window is accessible from the bathroom tub. This is a safety issue. Recommend repair/replace by a licensed contractor.
Interior Areas		
Page 44 Item: 2	Closets	<ul style="list-style-type: none"> • There is missing drywall or plaster noted in the hall closets. Recommend repair by a licensed contractor.
Page 45 Item: 4	Doors	<ul style="list-style-type: none"> • Some doors do not latch properly or stick in the frame when closed. Recommend repair by a licensed contractor. 200.00 - 300.00 • Some doors drag the floor when opening. Recommend repair by a licensed contractor. • Some bi-fold doors are out of the track. Recommend repair by a licensed contractor. • Bedroom door is missing doorknob & hardware.
Page 46 Item: 5	Electrical	<ul style="list-style-type: none"> • Cover plate(s) are missing from one or more electric receptacle boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard and poses a risk of both fire and shock. Recommend installing cover plates over receptacle boxes where missing. • Electrical connections made out side of a

		covered junction box. This is a safety fire hazard. Recommend repair by a licensed Electrical contractor.
Page 48 Item: 8	Moisture Intrusion	• There is evidence of moisture in the second floor wall at the back of the home. Recommend evaluation for repair by a licensed contractor.
Page 49 Item: 10	Smoke Detectors	• No smoke detectors are visible. Recommend installing smoke detectors as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information on smoke detectors visit http://www.cpsc.gov/cpscpub/pubs/5077.html
Page 50 Item: 11	Stairs & Handrail	• Hand rails are missing at the interior stairs. This is a safety hazard. Recommend repair by a licensed contractor. • Lighting is NOT INSTALLED.
Page 52 Item: 13	Window Condition	• One or more windows did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.





















