Home Inspection Report

123 Any Street
Somewhere, WI 544XX

Inspection Date:
At Clients Convenience

Prepared for:
Our Client
123 Any Street
Somewhere, USA XXXXX

Prepared by:

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Report Number:
2006

Inspector:
Registered and Certified

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Report Overview

The Dwelling in Perspective

The structure is an average built 70+ year old (approximate age) duplex. At some point in life of the dwelling, the status of the structure changed from a single-family residence to rental duplex apartments. As with all residential structures, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location; however, there are repairs that may be considered unusual in nature.* Please remember that there is no such thing as a perfect home, time and the elements will cause distress and deterioration, which needs to be addressed on a seasonal and annual timetable.
The dwelling is located in a residential area within the City of Merrill with close proximity to governmental offices, schools, medical services, and the shopping district.

Conventions Used in This Report

For your convenience, the following conventions have been used in this report.
Major Concern: a system or component that is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.
Safety Issue: denotes a condition that is unsafe and in need of prompt attention.
Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.
Improve: denotes improvements that are recommended but not required.
Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long-term improvements.

Other terms that will be commonly referred to as a representation of the condition of any structural or electro-mechanical systems are:
Damage: Used in reference to major irregularities and in particular to irregularities that has resulted from some overt action.
Deterioration: An inevitable or unavoidable function of time or the environment.
Distress: Refers to general class of miscellaneous and relatively minor irregularities from any cause.

For the purpose of this report, it is assumed that the house faces west.

Improvement Recommendation Highlights

The following is a synopsis of the potentially significant improvements ($1000.00 or greater) that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

The electrical system is need of further evaluation by, at a minimum, a Licensed Master Electrician. Due to limited space in the area of the main panel in basement (Picture 31), this Inspector deemed it unsafe to attempt removal of the dead front for further review. However, the sub-panel in the upstairs apartment was inspected completely; please refer to the Electrical System section of this report for further comments on the electrical system.

Report Overview

There is considerable damage to the rear entrance to the upstairs apartment (Pictures 28-30 and 60). The owner volunteered that one of the tenants slid into this area of the dwelling with a car. This area of the structure should be evaluated by a Structural Engineer to ensure the damage is limited to this area and has not caused repercussions on other areas of the structural system. It should be noted that the individual responsible for this damage to the structure is extremely fortunate in that when hitting the structure they also hit the gas meter for the upstairs dwelling. The owner assured me that the local gas utility had been on-site to review the meter; however, it is my recommendation that my client seek confirmation of this prior to purchasing the dwelling. It is the recommendation of this Inspector that some type of protection should be placed about these meters to prevent any future damage or distress.

The deck to the side of the dwelling is in an advance state of deterioration (Pictures 44 and 45). The wood utilized in the construction of this deck was non-treated. Given this fact, it is reasonable to assume this deck was built prior to Wisconsin adopting a residential building code (Uniform Dwelling Code) which mandates only treated lumber shall be used on all parts of an exterior deck or the deck was built without a permit. It is reasonable to assume the deck will need replacing in the short-term (3-7 years).

Upon inspection of the interior, this Inspector visually observed black mold (Strachybotrys chartarum) in the bathroom of the upstairs apartment (Pictures 5-7). This area should be further investigated by a Mold Remediation Specialist to determine if the mold is localized or originating from a covert source. "Black Mold" is the term commonly used to describe a slimy, greenish-black substance that can result in serious health risk. This infamous mold is also known as Strachybotrys chartarum and more often as Strachybotrys atra. It has been closely linked to the death of babies from respiratory bleeding, and as a contributing factor to illnesses such as asthma and bronchitis. According to the CDC (Center of Disease Control), this mold is responsible for over "100 cases of lung disorders". Virtually everyone has one type or another of mold somewhere in their home. Although not all types are toxic, it is sometimes difficult to distinguish types without lab testing. Thus, it is imperative to treat and remove all molds as if they are potentially harmful. Regardless of the type of mold found, a home-containing mold is essentially not a healthy home.

Ventilation is essential in any type of structure, without it moisture from various sources can accumulate and result in many detrimental situations. A residential structure should experience, at a minimum, a 50% air change inside the structure every hour. In many instances this can only be accomplished with proper ventilation. Ventilation should be installed in the bathrooms and above the cooking stoves in each apartment to ensure the moisture created from cooking and bathing is being ventilated to the exterior of the dwelling. As evidenced in Pictures 5-7, 33 and 34, moisture in the dwelling is beginning to cause areas of distress. However, it should be noted that the mold and distress in each of these areas may be the result of other covert factors, nevertheless installation of a ventilation system would extend the life expectancy of all the interior materials which make up the dwelling and make for a healthier environment for the tenants.

The Scope of the Inspection

All components designated for inspection in the Wisconsin Standards of Practice are inspected, except as may be noted in the “Limitation of Inspection” sections within this report. This is a visual inspection only. A representative sampling of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.
It is the goal of the inspection process to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Report Overview

Weather Conditions
The weather the day of the inspection was cold and dry. Temperature at the beginning of the inspection was approximately 29° F. The weather on the days leading up to the inspection was cold and dry with temperatures in the mid 20° to 30° range.

Structural Components

Description of Structural Components

Foundation: Stone/Concrete/Concrete Masonry Units
Post or Columns: Wood
Floor Structure: Wood Joist
Wall Structure: Wood Frame
Ceiling Structure: Wood Joist
Roof Structure: Wood Rafter System/Plywood/Oriented Strand Board

Structural Component Observations

The overall condition of the structure is reasonable for its age, location, and type of construction. The foundation walls have had a tremendous amount of mortar or concrete applied, along with paint which, for the most part, has hid any issues that may exist with the foundation walls.

Recommendations

Repair: There is considerable damage to the rear entrance to the upstairs apartment (Pictures 28-30 and 60). The owner volunteered that one of the tenants slid into this area of the dwelling with a car. This area of the structure should be evaluated by a Structural Engineer to ensure the damage is limited to this area and has not caused repercussions on other areas of the structural system. It should be noted that the individual responsible for this damage to the structure is extremely fortunate in that when hitting the structure they also hit the gas meter for the upstairs dwelling. The owner assured me that the local gas utility had been on-site to review the meter; however, it is my recommendation that my client seek confirmation of this prior to purchasing the dwelling. It is the recommendation of this Inspector that some type of protection should be placed about these meters to prevent any future damage or distress.

Monitor: The ceiling above the downstairs kitchen will need monitoring to determine if the distress to this area is structural or simply a matter of too much moisture in the dwelling.

Discretionary Improvements

The roof structure is a rafter system, a logical upgrade would be to install collar ties on every third rafter to ensure deflection in the roofing members is kept to a minimum.

Limitations of Structural Component Inspection

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

Structural components concealed behind finished surfaces could not be inspected.

Only a representative sampling of visible structural components were inspected.

Furniture and/or storage restricted access to some structural components.

Structural Components

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this home inspection.

Roofing System

Description of Roofing System

Roof Design: Cross Gable
Roof Covering: Asphalt Shingle
Flashings: Aluminum/Galvanized/Neoprene
Roof Penetrations: Cast Iron/Galvanized Steel
Chimneys: Brick
Skylights: N/A
Gutters and Downspouts: Aluminum
Method of Inspection: Binoculars

Roofing Observations

The asphalt shingle roof covering is in good condition. The typical lifespan of asphalt shingles is 17-22 years, providing the system experiences normal wear and tear. The owner informed this Inspector that the roof covering had been installed approximately four (4) years ago. The flashings about the roof penetrations and in other areas are in reasonable condition for their age. While inspecting the attic no visible signs of water intrusion was observed.
The brick chimney, which is the source of exhaust for the heating unit located in the basement, will need repairs made to the mortar. The bricks are in reasonable condition for their age, however the mortar is showing signs of deterioration and will need to be re-pointed to ensure the longevity of the chimney.
There is one eight (8) foot section of the gutter system remaining (Pictures 39 and 53). In this Inspectors opinion the only purpose this section of gutter could possibly serve is to prevent water from the roof falling directly on an individual as they enter or leave the deck in the front of the dwelling.

Recommendations

Repair: The mortar in the chimney is deteriorating and is in need of re-pointing (Picture 54). Time and the elements will cause further deterioration and will cause the chimney to become a major concern as opposed to a repair.

Repair: As evidenced in Picture 49 the vent for the upstairs furnace is in an advance state of deterioration. At a minimum this vent should be sanded, primed, and painted with an appropriate type of paint to ensure water cannot leak into the vent and cause further problems with the upstairs furnace.

Discretionary Improvements

It is a logical upgrade to install a gutter system about the roofing system. This would assist in relieving some of the hydrostatic pressure on the foundation walls of the dwelling and assist with eliminating water intrusion into the basement.

Limitations of Roofing Inspection

As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind factors, ice build-up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

The entire underside of the roof decking could not be inspected because of construction type.

Roofing System

Evidence of prior leakage may be disguised by interior finishes.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

Description of Exterior

Wall Cladding: Vinyl
Soffit and Fascia: Aluminum
Windows: Aluminum Clad
Doors: Steel/Wood
Driveways: Gravel
Walkways and Patios: Concrete
Porches, Decks, and Steps: Wood
Overhead Garage Door(s)**:** N/A
Lot Grading: Level to Negative
Retaining Walls: N/A

Exterior Observations

Upon inspection of the exterior of the dwelling the siding was found to be in reasonable condition for its age. The deck to the front of the dwelling is in good condition and has been installed with code compliant materials and in a code compliant manner. However, the deck to the side of the dwelling is in an advance state of deterioration (Pictures 44 and 45). This is mainly due to the lumber utilized in the construction of the deck was not treated and footings or sonotubes were not installed below the frost line to prevent frost heaving from taking its toll on the decks connection to the dwelling.
The doors and windows were operated and found to be in reasonable operating condition. The driveway is obviously in need of some attention especially in the winter months given the close proximity of the driveway to the dwelling. As evidenced in Pictures 28-30 and 60 there is a need for some type of system to be installed to protect the gas meters in the event the condition of the parking area is conducive to sliding. This Inspector strongly recommends that some guardrail or concrete post be installed to protect the meters from further damage.
Considering the lot grading is level to negative, which in combination with no roof drainage system, it is reasonable to assume that water draining from the roof and the grounds has a tendency to accumulate about the foundation.

Recommendations

Repair: There is considerable damage to the rear entrance to the upstairs apartment (Pictures 28-30 and 60). The owner volunteered that one of the tenants slid into this area of the dwelling with a car. This area of the structure should be evaluated by a Structural Engineer to ensure the damage is limited to this area and has not caused repercussions on other areas of the structural system. It should be noted that the individual responsible for this damage to the structure is extremely fortunate in that when hitting the structure they also hit the gas meter for the upstairs dwelling. The owner assured me that the local gas utility had been on-site to review the meter; however, it is my recommendation that my client seek confirmation of this prior to purchasing the dwelling. It is the recommendation of this Inspector that some type of protection should be placed about these meters to prevent any future damage or distress.

Discretionary Improvements

A logical upgrade to ensure as little hydrostatic pressure against the foundation walls would be to (cont.)

install a gutter system with downspouts to cause water flowing from the roof to flow away from the dwelling to the drainage system in the road to the front of the dwelling. Another way to ensure water flowing away from the structure would be to ensure proper grading is implemented. The grading should slope at one (1) inch per foot for at least ten (10) feet or to the lot line.

Limitations of Exterior Inspection

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

A representative sample of exterior components were inspected.

The inspection does not include an assessment of geological conditions and/or site stability.

Access below decks and/or porches were extremely limited.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical System

Description of Electrical System

Size of Electrical Service: 120/240 100 Amp
Service Entrance Wires: Aluminum
Main Disconnect: Fused
Service Ground: Unable to Observe.
Branch/Auxiliary Panel(s)**:** 100 Amps - Fuses
Main Distribution Panel: Fuses
Distribution Wiring: Copper
Receptacles: Non-Grounded
Ground Fault Circuit Interrupters: Refer to Electrical Observations.
Smoke Detectors: Refer to Electrical Observations.

Electrical Observations

The size of the electrical service for this dwelling is insufficient for the demands being placed on it. Originally this dwelling was a single family residence and a 100 amp service (modern day Code minimum) may have been adequate, however at some point in time this dwelling has been converted to a duplex and it is reasonable to assume the demands being placed on this system has increased.
Upon attempting to conduct an inspection of the main electrical panel (Picture 31) this Inspector found the panel to be inaccessible and un-inspectable due to safety concerns. Nevertheless, a complete inspection was performed on the sub-panel located in the upstairs apartment.
The system is a knob and tube wiring system, it is reasonable to assume that the system was installed when the dwelling was originally constructed 70+ years ago. The distribution of electricity within the dwelling is poor given the demands being placed on it. The insulation on the wiring system is exhibiting signs of deterioration due to its age.
Upon inspection of the sub-panel (Pictures 13-19) this inspector observed double tapping of circuits (Picture 19), terminals in the sub-panel that have scorching, and insulation on some wiring that has melted. These circumstances taken in totality cause this Inspector to believe the demands being placed on the circuits are excessive and therefore causing the system to be a safety and a fire hazard. Given the state the sub-panel is in it would be reasonable to assume the same conditions exist in the main panel in the basement.
A representative number of outlets were tested and found to be non-grounded. The number and spacing of receptacles in certain rooms is inadequate and causing the tenants to utilize numerous extension cords to satisfy their electrical needs.
There are GFCI receptacles installed in the kitchens of both apartments, however there are none present on the exterior of the dwelling, in the basement, or the bathrooms (one (1) bathroom per apartment). In fact the bathrooms do not have working receptacles installed. The only receptacle in the bathrooms are a part of the lighting fixtures (Picture 3) above the mirrors and both are non-functional.
Smoke detectors are battery operated and present in the bedrooms and kitchen areas of both apartments. However, the smoke alarm in the kitchen of the upstairs apartment is non-functional and should be corrected immediately. Smoke alarms should also be installed in the basement and the utility room in the upstairs apartment.

Electrical System

Recommendations

Major Concern: The electrical system is need of further evaluation by, at a minimum, a Licensed Master Electrician.

Discretionary Improvements
None

Limitations of Electrical Inspection

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, or timers. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

Electrical components concealed behind finished surfaces could not be inspected.

Furniture and/or storage restricted access to some electrical components.

Please refer to the pre-inspection contract for a detailed explanation of this inspection.

Heating System

Description of Heating System

Primary Energy Source: Natural Gas
Heating Distribution Type: Forced Air
Heat Distribution Methods: Galvanized Steel/Plastic Covered Fiberglass
Other Components: N/A

Heating Observations

The dwelling utilizes two (2) forced air furnaces to heat the upper and lower levels of the structure. Both furnaces are in reasonable condition for their ages (best estimate 20+ years or older), however maintenance of the heating plants is necessary and should be accomplished immediately on the upstairs furnace. This Inspector inquired of the owner the maintenance schedule of the units and was informed he could not remember the last time servicing and maintenance had taken place on either heating plant.
Upon inspection of the upstairs heating plant two (2) significant areas of concern were noted; 1) the insulation on the wiring to the furnace (Pictures 9 and 10) is deteriorating and should be placed in conduit for safety concerns; 2) there is soot built up about the interior controls (Pictures 25-27) indicating a problem with this unit.
The heating plant in the basement cycled on several times while this Inspector was conducting the various aspects of the inspection of the basement (foundation) and operated within normal operating parameters, exhibiting no signs of problems with this unit.
The galvanized ducting as well as the gas piping is in reasonable condition for their ages, however as with all systems continued monitoring and maintenance will be needed to ensure the proper functioning of these systems. It should also be noted that the gas piping should be bonded to the electrical grounding system. In the event the piping would become electrically energized the current will flow to the grounding system and not cause any danger to the inhabitants of the dwelling or worse the system to become explosive.
There is a heat source in every room with the exception of the utility room in the upstairs apartment. The configuration of the delivery system is not ideal and up to modern standards, however it is acceptable for purposes of heating the structure.

Recommendations

Repair: The heating unit which serves the upstairs apartment is in need of immediate servicing and maintenance. The heat exchanger should be thoroughly examined to ensure its operation integrity, the wiring to the unit should be placed in conduit for safety reasons, and cause of the soot build-up in the unit should be determined so corrective action can be taken to ensure proper functioning of this system. This system should be evaluated further by a licensed HVAC technician and repairs made according to their recommendations.

Monitor: The heating unit which serves the downstairs apartment needs to monitored for any signs of a problem. Given the age and location of the unit a complete evaluation of the heat exchanger for any signs of deterioration.

Safety Issue: The gas piping which supplies fuel to both heating plants should be bonded to the electrical system.

Discretionary Improvements

None

Heating System

Limitations of Heating Inspection

As prescribed in the pre-inspection contract, this is visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

The adequacy of the heat distribution system is difficult to determine during a one-time inspection.

Although the heating system was operated, there are significant testing limitations at this time of year.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling System

Description of Cooling System

Energy Source: N/A
System Type: N/A
Other Components: N/A

System Observations

No central air conditioning system was present.

Recommendations
None

Discretionary Improvements
None

Limitations of Cooling Inspection

As prescribed in the pre-inspection contract, this is a visual inspection only. Air conditioning systems, like most mechanical systems, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

No central air conditioning system was present.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation/Ventilation

Description of Insulation / Ventilation

Attic Insulation: Blown -in Cellulose Fiber
Exterior Insulation: Unobservable
Crawl Space Ventilation: N/A
Air / Vapor Barrier(s)**:** N/A
Roof Ventilation: Ridge Vent/ Soffit Ventilation
Exhaust Fan / Vent Locations: None Present

Insulation/Ventilation Observations

Ventilation is essential in any type of structure, without it moisture from various sources can accumulate and result in many detrimental situations. A residential structure should experience, at a minimum, a 50% air change inside the structure every hour. In many instances this can only be accomplished with proper ventilation. Ventilation should be installed in the bathrooms and above the cooking stoves in each apartment to ensure the moisture created from cooking and bathing is being ventilated to the exterior of the dwelling. As evidenced in Pictures 5-7, 33 and 34, moisture in the dwelling is beginning to cause areas of distress. However, it should be noted that the mold and distress in each of these areas may be the result of other covert factors, nevertheless installation of a ventilation system would extend the life expectancy of all the interior materials which make up the dwelling and make for a healthier environment for the tenants.

Recommendations

None

Discretionary Improvements

It is a reasonable and logical upgrade to install ventilation in the bathrooms and above the cooking stoves in each apartment to ensure the moisture created from cooking and bathing is being ventilated to the exterior of the dwelling.

Limitations of Insulation/Ventilation Inspection

As prescribed in the pre-inspection contract, this is a visual inspection. The inspection of insulation and ventilation was limited by (but not restricted to) the following:

Insulation and ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.

An analysis of indoor air quality is beyond the scope of this inspection.

Any estimates of insulation R-values or depths are rough averages only.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing System

Description of Plumbing Systems

Water Supply Source: Public
Service Pipe to House: Unobservable
Main Valve Location: Basement
Supply Piping: Copper
Waste Disposal System: Public
Drain/Waste/Vent Piping: Cast Iron/PVC
Water Heater(s): Gas
Other Components: Sump Pump (Non-Functional)/Missing Atmospheric Vacuum Breakers on Hose Bibs

Plumbing Observations

The piping systems within the home, for both supply and waste, are in reasonable condition. The water pressure supplied to the fixtures is reasonably good. A typical drop in pressure was experienced when two fixtures were operated simultaneously. The functional flow and drainage is within acceptable parameters. However, the faucet for the downstairs kitchen sink is in need of replacement.
The age of water heaters was undeterminable. The typical life expectancy of gas water heaters is 7 - 12 years; these units will need monitoring to ensure their operation integrity.
The water hook-up in the basement for the clothes washer should be moved to another area within the dwelling. This would allow the proper working space necessary, and required by the Code, to conduct repairs on the panel box in the basement.

Recommendations

Safety Issue: An atmospheric vacuum breaker should be installed on the multiple hose bibs about the exterior of the dwelling. This a cross-connection issue that could cause backflow from a hose connected to the bibs to contaminate the drinking water of the dwelling.

Repair: The faucet on the sink in the downstairs kitchen is in need of replacement.

Monitor: The hot water heaters serving both apartments are nearing the end of their useful life. It would be reasonable to assume replacement of these systems will be necessary in the short-term (2 - 5 years).

Discretionary Improvements

It would be a reasonable and logical upgrade to install a new sump pump and piping the exterior of the dwelling to assist, in combination with a gutter system, with removing water about the foundation of the dwelling.

Limitations of Plumbing Inspection

As prescribed by the pre-inspection contract, this a visual inspection only. Inspection does not include private wells and septic systems. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the ground were not inspected.

Plumbing System

Water quality is not tested. The effect of lead content in solder or supply lines is beyond the scope of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

Description of Interior

Wall and Ceiling Finishes: Drywall/Wood Paneling
Floor Surfaces: Vinyl/Carpet
Window Style and Glazing: Sliders/Double Glazed/Vinyl clad Aluminum
Trim: Wood/Vinyl
Fireplaces: N/A
Kitchen Appliances Tested: N/A
Laundry Facility: 240 Volt Circuit for Dryer/120 Volt Circuit for Washer/Hot and Cold Water Supply for Washer/Waste Standpipe for Washer

Interior Observation

On the whole, the interior finishes of the home are in average condition for its age. Typical minor flaws were observed in some areas. Upon inspection of the interior, this Inspector visually observed black mold (Strachybotrys chartarum) in the bathroom of the upstairs apartment (Pictures 5-7). This area should be further investigated by a Mold Remediation Specialist to determine if the mold is localized or originating from a covert source. "Black Mold" is the term commonly used to describe a slimy, greenish-black substance that can result in serious health risk. This infamous mold is also known as Strachybotrys chartarum and more often as Strachybotrys atra. It has been closely linked to the death of babies from respiratory bleeding, and as a contributing factor to illnesses such as asthma and bronchitis. According to the CDC (Center of Disease Control), this mold is responsible for over "100 cases of lung disorders". Virtually everyone has one type or another of mold somewhere in their home. Although not all types are toxic, it is sometimes difficult to distinguish types without lab testing. Thus, it is imperative to treat and remove all molds as if they are potentially harmful. Regardless of the type of mold found, a home-containing mold is essentially not a healthy home.

Recommendations

Safety Issue: A handrail should be installed to the basement area (Pictures 35 and 36).

Safety Issue: The step from the area of the upstairs bedroom is a tripping hazard (Picture 24).

Monitor: The upstairs bathroom has mold in the walls above the shower area (Pictures 5-7).

Discretionary Improvements

None

Limitations of Interior Inspections

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective, Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. It is strongly recommended that a Homeowner's Warranty or Service Contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking (cont.)

Interior

possession of the house). The inspection of the interior was limited by (but not restricted to) the following conditions.

Furniture, storage, appliances, and/or wall coverings restricted the inspection of the interior.

Appliance thermostats, timers and other specialized features and controls are not tested.

The effectiveness, efficiency, and overall performance of appliances is outside the scope of this inspection.

Please refer to the pre-inspection contract for a detailed explanation of the scope this inspection.