

Inspection Job ID: 090920-1

HIGH BAR

Home Inspections

Inspection Report



Client Name:	Herman Munster
Address:	1313 Mockingbird Ln
Inspection Date:	September 24, 2020

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Summary

This report is intended for use solely by the person who commissioned the report, and is intended to be read in its entirety. Do not separate the Summary section from the report. Do not distribute the report without the express permission of High Bar Inspections LLC.

The inspector reserves the right to modify or amend the report for up to three business days following the completion of the inspection.

Exterior:

Material Defects: **2** Aging and weather deterioration present in concrete and asphalt. Doors and windows were functional and secure, Siding needs solidified in multiple places. Deck was not built securely, was not attached well to structure, and needs portions rebuilt for safety.

Roof:

Material Defects: **2** Deterioration in waterproofing features has progressed to the point of failure. Recommend immediate replacement to prevent moisture intrusion and structural rot and decay. Roof Sheathing showed indications of moisture intrusion and rot.

Structure:

Material Defects: **0** No defects observed. Concrete structural forms observed in crawlspace and garage had no observed indications of cracking, settling, or deterioration.

Attic, Insulation, & Ventilation

Material Defects: **3** Inadequate insulation and ventilation in attic, leading to energy inefficiencies and moisture damage in structure. No ventilation in downstairs bathroom.

Interior:

Material Defects: **1** Minor defects throughout consistent with age of home. Garage door did not have safety mechanisms installed.

HVAC:

Material Defects: **1** Furnace venting was not sealed, spilling combustion byproduct directly into downstairs bathroom. Furnace was unable to be tested due to this condition being a risk to inspector. Immediate correction and further testing by qualified contractor is necessary.

Electrical:

Material Defects: **5** Updated safety measures were not installed in home. Smoke and CO detectors were not installed where needed, or working. Loose electrical wiring outdoors could easily be damaged and cause shock.

Plumbing:

Material Defects: **0** Upstairs toilet wouldn't flush. Water heater TPR valve was not plumbed properly, and cistern cover was not sealed, leading to potential contamination. Water quality test is being performed to clarify.

Fireplaces, Etc:

Material Defects: **0** Creosote buildup in chimney, indicating inefficient burning and potential dangerous combustion byproduct buildup. CO detector is necessary, and cleaning of chimney and ventilation by qualified contractor recommended.

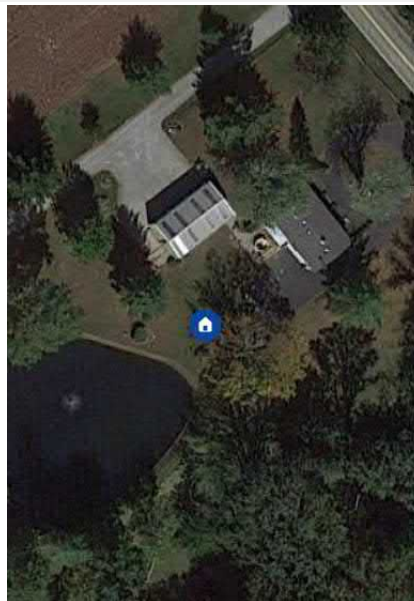
Other Systems:

Material Defects: **1** Outbuilding roof is in poor condition, with moisture intrusion and unstable supports.

General

Age of Home 47 Years
Sq. Footage 1,378
Lot Size 1.96 Acres

Building Type ☒ Single Family
Outbuildings ☒ Dettached Garage
☐
☐
Construction ☒ Wood Frame
☐
Foundation ☒ Basement
☒ Poured Concrete



Additional Building Description/ Comments

Home on nearly 2 acres with cistern and septic, as well as wood burning stove in basement and private fuel storage for furnace. Roof has been ~recently refinished, with several areas in flashing and waterproofing still needing attention. Home has been inspected for Wood Destroying Insects with no observed indications of infestation either prior or present, Septic has been inspected with no observed indications of defects; mold, radon, and water tests are being conducted as well with lab tests.

Client and Real Estate Agents Contact Information

Client's Name: Herman Munster
Address: 1313 Mockingbird Ln
Phone, E-mail: 800-555-7297
Buyer's Agent: Fred Gwynne
Phone, E-mail: 800-867-5309
Seller's Agent: Gomez Addams
Phone, E-mail: 800-667-8484

Notes & Accessibility

Full accessibility, excluding normal home decor and limited entrance to crawlspace.

Conditions at Time of Inspection

Start Time	Temperature	Weather and General Conditions at the Time of the Inspection
10:00 AM	80° Fahrenheit	Sunny, Calm

Excerpt from Standards of Practice on Limitations & Exclusions

A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

An inspection is not technically exhaustive.

An inspection will not identify concealed or latent defects.

An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.

An inspection will not determine the suitability of the property for any use.

An inspection does not determine the market value of the property or its marketability.

An inspection does not determine the insurability of the property.

An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.

An inspection does not determine the life expectancy of the property or any components or systems therein.

An inspection does not include items not permanently installed.

This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

- property boundary lines or encroachments.
- the condition of any component or system that is not readily accessible.
- the service life expectancy of any component or system.
- the size, capacity, BTU, performance or efficiency of any component or system.
- the cause or reason of any condition.
- the cause for the need of correction, repair or replacement of any system or component.
- future conditions.
- compliance with codes or regulations.
- the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
- the presence of mold, mildew or fungus.
- the presence of airborne hazards, including radon.
- the air quality.

- the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
 - the existence of electromagnetic fields.
 - any hazardous waste conditions.
 - any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
 - acoustical properties.
 - correction, replacement or repair cost estimates.
 - estimates of the cost to operate any given system.
- II. The inspector is not required to operate:

- any system that is shut down.
- any system that does not function properly.
- or evaluate low-voltage electrical systems, such as, but not limited to:
 1. phone lines;
 2. cable lines;
 3. satellite dishes;
 4. antennae;
 5. lights; or
 6. remote controls.
- any system that does not turn on with the use of normal operating controls.
- any shut-off valves or manual stop valves.
- any electrical disconnect or over-current protection devices.
- any alarm systems.
- moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

- move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
- dismantle, open or uncover any system or component.
- enter or access any area that may, in the inspector's opinion, be unsafe.
- enter crawlspaces or other areas that may be unsafe or not readily accessible.
- inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
- do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
- inspect decorative items.
- inspect common elements or areas in multi-unit housing.
- inspect intercoms, speaker systems or security systems.
- offer guarantees or warranties.
- offer or perform any engineering services.
- offer or perform any trade or professional service other than a home inspection.
- research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
- determine the age of construction or installation of any system, structure or component of a building, or
- differentiate between original construction and subsequent additions, improvements, renovations or replacements.
- determine the insurability of a property.
- perform or offer Phase 1 or environmental audits.
- inspect any system or component that is not included in these Standards.

Definitions & Terminology

No Defect - No visible defect was observed during the inspection

Minor Defect - a defect observed during the inspection, not determined by the inspector to be a significant cause of concern for injury or property damage, and usually able to be repaired, replaced, or corrected by the homeowner (eg. missing drain plug in lavatory sink)

Major Defect - a defect observed during the inspection, not determined by the inspector to be a significant cause of concern for injury or property damage, and usually requiring an appropriate licensed contractor to repair, replace, or correct (eg. out-of-square door frames resulting in doors unable to be latched)

Material Defect - a defect observed during the inspection, determined by the inspector to be a significant cause of concern for injury or property damage (eg. roof leak causing rotting rafters, potentially resulting in roof collapse)

Point Of Interest - a condition of the home that is not currently considered a defect, but could one day become a defect should conditions deteriorate, or a condition that is not a defect but the homeowner should be aware of (eg. a roof with a swayed ridgeline, showing no indications of structural deficiencies)

Non-Invasive, Visual Inspection - Home inspections are non-invasive, visual inspections, meaning inspectors will not remove, replace, or destroy parts of the home or contents of the home (eg. inspector will not remove drywall to determine the condition of insulation, inspector will not clear personal belongings from attic to look at hidden and covered areas)

Normal Operating Controls - Inspections are non-invasive and visual, however, some controls must be activated to determine the operability of systems within the home (eg. operation of tubs and drain plugs). However, inspectors will not go beyond use of normal operating controls to determine the operability of systems (eg. inspector will not bypass a faulty thermostat to ensure functionality of furnace)

N = No Defect, Mn = Minor Defect, Mj = Major Defect, Mt = Material Defect,
 PI = Point of Interest NI = Not Inspected/Not Present, PU = Partially Inspected/Unsafe

Exterior

N Mn Mj Mt PI NI PU
☐ ☐ ☒ ☐ ☐ ☐ ☐

Siding

Type: Aluminum

Brick

Poured Concrete

A few penetrations in the siding that are not sealed up, potentially leading to moisture intrusion. 2 places where siding is peeling away from sheathing on each side of home, again, potentially leading to moisture intrusion. Correction by qualified contractor recommended.



N Mn Mj Mt PI NI PU
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Eaves, Soffits, Fascia, Rakes

Type: Aluminum

Soffits on left side of home falling off, leading to potential pest infestation (inspector heard noises from attic during inspection, though no pests or rodents were seen during inspection). Rake along back right side of home peeling away revealing wood siding. No observed moisture intrusion, though this is a possibility. Correction by qualified contractor recommended.



N Mn Mj Mt PI NI PU
☐ ☐ ☒ ☐ ☒ ☐ ☐

Windows

No observed indications of broken seals or moisture intrusion; windows are not double-pane; replacement recommended due to energy efficiency. Window at front right of home has spalling brick framing; unable to determine whether this has open access to interior. Further inspection and correction by qualified contractor recommended.



N Mn Mj Mt PI NI PU

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Exterior Doors

Rear kitchen door did not lock. No other observed defects.



N Mn Mj Mt PI NI PU

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Flashing & Trim (non-roof or -roofline)

No observed defects



N Mn Mj Mt PI NI PU

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Walkways & Driveways

Construction: Asphalt Driveway, Concrete Embedded Gravel & Brick Walkways

Driveway has indications of weathering and aging; resurfacing recommended. Rear walk has a crack running through the middle consistent with settling, and built in ledge that is a trip/fall hazard. Correction by qualified contractor recommended.



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Stairs, Stoops, & Ramps (including railing, guards, & handrails)

Rear steps are settling away from the top step, leading to cracks between steps. These will have moisture run under them, and introduction to a freeze and thaw cycle will lead to further cracking and deterioration. Correction recommended.



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Surface Grading, Drainage, & Vegetation

Grading at front/right of home slopes towards home, not allowing proper drainage and potentially leading to moisture and/or pest intrusion into the home (thermal imaging showed no signs of moisture intrusion). Bushes on front of home also in contact with home, leading to increased possibility of wood destroying insect infestation (though no indications were seen at time of inspection) and decreased moisture control. Correction by qualified landscaper recommended.



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Porches, Patios, & Decks (including railing, guards, & handrails)

Construction: Wood

Handrails very loose on steps; not likely to be able to hold if fell upon. Steps were only attached with screws to deck structure, and were very loose. No lag bolts attaching ledger board to frame of home. No flashing on deck to protect from rot and decay. Correction recommended by qualified decking contractor.



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Roof

N Mn Mj Mt PI NI PU
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Roof Covering Materials

Ashpalt-fiberglass shingles

Viewed From: Roof

Two layers of shingles, top layer head few visible deficiencies. There were some patched shingles indicating prior leaks and/or repairs. Several nail holes were present in the roof covering with no patches and no nails inserted, leading to moisture. Recommend patching by a qualified roofing contractor. Foliage hanging over and contacting the roof giving possible entry point for wood destroying insects, and moisture intrusion. Recommend cutting back foliage.



N Mn Mj Mt PI NI PU
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General Roof Structure

The roof felt "squishy" in various places along the faces and along the ridge. No other observed indications of structural deficiencies. The cause of this could be rot and decay in roof sheathing and should be further inspected and corrected by a qualified roofing contractor.



N Mn Mj Mt PI NI PU
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Gutters & Downspouts

Gutters had leaves, dirt, and roofing aggregate buildup, though no observed indications of clogging. No leaf guard installed on front of home, leaf guard on back of home was deteriorated and removed in several spots. Recommend cleaning of gutters and replacement of leaf guards. Downspouts not terminated adequately, leading to grading deterioration at discharge points. Recommend rerouting away from structure.



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Flashing & Waterproofing

As noted below, boots and caulking on penetrations were not in good condition, and need replacement or repair.

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Chimneys, Vents, & Penetrations

Rain boots and caulking were deteriorated and unable to prevent moisture intrusion. Recommend replacement by a roofing contractor.



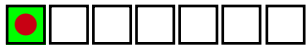
Were indications of active water leaks observed during the inspection? Yes ☐ No ☒

No rain for a few days, so no active leaks, however several places where leaks were likely to take place.

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Structure

N Mn Mj Mt PI NI PU



Foundation

Type:

Poured Concrete & Block

Access:

Full Entrance

No observed deficiencies in the exposed foundation. Majority of foundation was covered by paneling.



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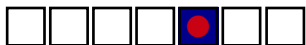


Structural Components

No observed defects in structural components.



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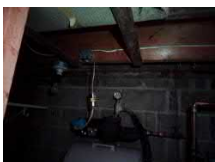


Basement & Crawlspace

Access Location:

Full Access

Finished Basement. No observed deficiencies. Crawlspace under stairs housed cistern pump. Break between wall and entry steps above in crawlspace, giving a possible entry point for moisture and/or pests. Infrared imaging did not show signs of moisture, but observation is recommended.



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Attic, Insulation, & Ventilation

N Mn Mj Mt PI NI PU

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Attic Structure

Roof Structure: Pre-fabricated trusses

Trusses were wet with substantial humidity in the attic. Sheathing appeared damp though could not be confirmed. This, combined with the unstable roofing, indicates moisture intrusion and rotting sheathing. Further inspection and correction by qualified roofing contractor recommended.



N Mn Mj Mt PI NI PU

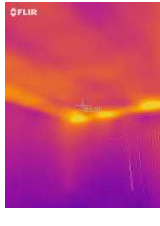
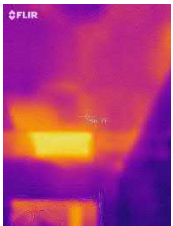
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Unfinished Space Insulation

Type: Cellulose, blown in

~ Depth: 4 Inches

Insulation was not sufficient to provide adequate energy efficiency to home. No insulation present on access door. Insulation was damp, leading to decreased efficiency. Recommend re-blowing insulation throughout attic after moisture intrusion is corrected.



N Mn Mj Mt PI NI PU

☐ ☐ ☐ ☒ ☐ ☐ ☐

Unfinished Space Ventilation

Soffit ventilation with vents at ends of attic. Vent size was inadequate for size of space, leading to inefficient ventilation of attic and moisture buildup. Recommend further inspection and correction by qualified contractor. This condition will lead to further insulation inefficiency and potential rot in attic structure.

N Mn Mj Mt PI NI PU

☐ ☐ ☐ ☒ ☐ ☐ ☐ Mechanical Exhaust Systems

No ventilation in downstairs bathroom. This is a health hazard and will potentially lead to moisture damage. Correction by qualified plumber and/or electrician recommended.

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Interior

N Mn Mj Mt PI NI PU
☐ ☒ ☐ ☐ ☐ ☐ ☐ Doors

No lock on downstairs bathroom door. Upstairs bathroom door did not latch. No other defects observed.

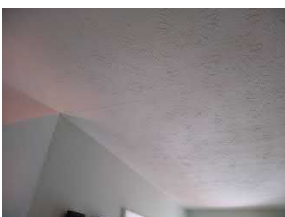
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☐ ☐ ☐ ☐ ☒ ☐ ☐ Windows & Safety Glazing

Is safety glazing missing where it should be? Yes ☐ No ☒

No screens installed on any windows. This is a potential safety hazard, and care should be taken with open windows.

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☐ ☐ ☒ ☐ ☒ ☐ ☐ Floors, Walls, & Ceilings

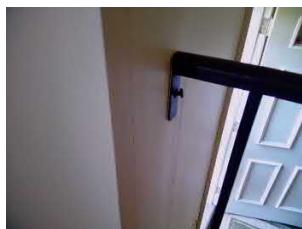
Small crack indicative of settling in dining room. Lots of paint peeling in master bedroom, potentially indicating moisture intrusion. Thermal imaging did not indicate current moisture, though further observation is recommended.



N Mn Mj Mt PI NI PU

☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐ Stairways & Ramps (including railing, guards, & handrails)

Handrails at top ledge of living room and at front door landing of stairs were loose and had missing screws. This needs reinstalled and secured.



N Mn Mj Mt PI NI PU

☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ Appliances (incl. refrigerator, dishwasher, oven/range, washing machine, dryer)

No defects observed. Dishwasher not present.

N Mn Mj Mt PI NI PU

☐ ☐ ☐ ☒ ☐ ☐ ☐ ☐ Garage Vehicle Doors

Is Opto- and Pressure-reverse safety mechanism present and operational?

Yes ☐ No ☒

Opto safety sensors and pressure reverse not present. Door was installed securely with manual entry and exit handles.

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HVAC

N Mn Mj Mt PI NI PU

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Cooling Equipment

Method: Split System

Location of Thermostat: Upstairs hallway

No defects observed. Condensate drained outside near exterior wall, leading to erosion of earth around foundation. Not a defect at this time, but further observation recommended.



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Heating Equipment

Method: Forced Air

Location of Thermostat: Upstairs hallway

Unsafe Conditions/venting combustion byproduct directly into downstairs bathroom. Recommend not using furnace until corrected. Current standards recommend combustible gas appliances be installed >18" above floor. Recommend correction by qualified contractor.

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Ducts & Venting

Ventilation not sealed, blowing combustion byproduct directly into downstairs bathroom. Recommend not using furnace until corrected by qualified contractor. Ventilation duct also was not installed at appropriate slope. Multiple duct registers stuck closed.



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Electrical

N Mn Mj Mt PI NI PU
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Service Drop

Is Clearance to occupied areas adequate? Yes ☒ No ☐

No observed defects



N Mn Mj Mt PI NI PU
☐ ☐ ☒ ☐ ☐ ☐ ☐

Overhead Service Conductors (incl. attachments, drip loops, mast, service head, & conduit)

Drip loop was inadequate, potentially leading to moisture intrusion through the service head into the home. Correction by qualified electrician recommended.



N Mn Mj Mt PI NI PU
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Meter, Base, & Service Entrance Conductors

No defects observed.



N Mn Mj Mt PI NI PU



Main Disconnect, Panel, & Over-Current Protection (Breakers)

Amperage

Other

Voltage

120/240

No main home disconnect; multiple breakers labeled as "main disconnect" to different areas of the house. Standard procedure recommends no more than 6 motions to cut all power, which is satisfied by this system. Thermal imaging indicated the electric panel was running unusually hot, indicative of an overloaded system. Further inspection and correction by qualified electrician recommended.



N Mn Mj Mt PI NI PU



Grounding & Bonding

All observed exterior and interior metal components were bonded. Several outlets throughout home were tested and showed a loose/intermittent connection on the ground prong (see images below).

N Mn Mj Mt PI NI PU



Switches, Light Fixtures, Outlets, & Receptacles

Type of Wiring Observed: Copper

loose/intermittent grounding issue in a few downstairs outlets when pressured. Switch in upstairs bathroom would not turn on light. Exterior outlet weatherproof cover did not close of its own accord, potentially resulting in shorted electrical and electrical shock. Correction by qualified electrician recommended.



N Mn Mj Mt PI NI PU

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AFCI Circuits & Breakers

Are there any circuits that should have AFCI protection that don't? Yes ☒ No ☐

No outlets in home were AFCI protected. Recommend correction by qualified electrician.

N Mn Mj Mt PI NI PU

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GFCI Circuits & Breakers

Are there any circuits that should have GFCI protection that don't? Yes ☒ No ☐

No outlets in home were GFCI protected. Recommend correction by qualified electrician.

N Mn Mj Mt PI NI PU

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Smoke & CO Detectors

Are there any areas that don't have smoke/CO detectors that should? Yes ☒ No ☐

Second upstairs bedroom had no smoke detector. No smoke detectors were activated when tested. No CO detector in basement near wood burning stove. Recommend installing detectors in listed areas, and having them hardwired by a qualified electrician so one activation sets the entire home off.

N Mn Mj Mt PI NI PU

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Data, Telephone, CATV, & Low Voltage

Disconnected Cable. Loose data and cable running along front of home. Not a dangerous condition, but in need of correction if desired.



N Mn Mj Mt PI NI PU

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Sub-Panels

Generator hookup present, but no generator.



N Mn Mj Mt PI NI PU

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Other Electric

Electric to lamp post near detached garage was not run through conduit. Correction by qualified electrician recommended.



Plumbing

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Main Water Supply Meter & Shutoff

Location of Shutoff: crawlspace under stairs at cistern pump

Private water supply. Cistern pump was fully operational, power supply was adequate, and cistern pump and tank had no observed defects.



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Main Gas Supply Meter & Shutoff

Location of Shutoff: Inaccessible / behind furnace and water heater

Private fuel supply. No defects observed other than lack of shutoff access. Correction by qualified plumber recommended.

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Water Heating Equipment

Capacity: 55 Gallons

Energy Source & Type: Electric

TPR valve was not drained properly; if activated it would spill onto carpeted floor. Expansion tank was not present, potentially leading to increased risk of TPR activation. Correction recommended by qualified plumber.



N Mn Mj Mt PI NI PU

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Interior Water Supply & Pressure

Poor water pressure when multiple faucets were on in downstairs bathroom.



N Mn Mj Mt PI NI PU

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Toilets

Upstairs toilet would not flush the bowl when activated. This may be a symptom of poor water pressure, or a clog in the drain lines. Further inspection by a qualified plumber recommended.



N Mn Mj Mt PI NI PU

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Sink, Tub, & Shower Drainage

No drain stopper installed in downstairs lavatory.

N Mn Mj Mt PI NI PU

☒ ☐ ☐ ☐ ☐ ☐ ☐ Drain, Waste, & Vent

No defects observed.

N Mn Mj Mt PI NI PU

☐ ☐ ☐ ☐ ☐ ☒ ☐ Sump Pumps & Pits

not present

N Mn Mj Mt PI NI PU

☒ ☐ ☐ ☐ ☐ ☐ ☐ Onsite Fuel Storage

No defects observed, excepting lack of fuel shutoff.



N Mn Mj Mt PI NI PU

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Water Filtration & Conditioning, & Other Plumbing Systems

None present, though cistern was not sealed and could be contaminated.



N Mn Mj Mt PI NI PU

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Septic Systems

Inspected by All Repair Septic. No defects observed, though water level was unusually low; this could either indicate recent pumping or a crack in the tank. Due to circumstances, this is not a defect, though I recommend further observation.



N = No Defect, Mn = Minor Defect, Mj = Major Defect, Mt = Material Defect,
 NI = Not Inspected/Not Present, PU = Partially Inspected/Unsafe

Fireplaces & Chimneys

N Mn Mj Mt PI NI PU



Hearth, Lintel, Firebox, & Smokebox

No defects observed.



N Mn Mj Mt PI NI PU



Dampers, Cleanouts, & Ash Box

No damper installed. This leads to energy inefficiencies in the home. Recommend correction by qualified contractor.



N Mn Mj Mt PI NI PU



Flue, Chimney, & Chimney Caps

Steel chimney vent. No defects observed. Insulated adequately through construction material. Substantial creosote buildup in flue, recommend correction by qualified contractor.



N = No Defect, Mn = Minor Defect, Mj = Major Defect, Mt = Material Defect,
 NI = Not Inspected/Not Present, PU = Partially Inspected/Unsafe

Ancillary Systems

N Mn Mj Mt PI NI PU
☐ ☐ ☐ ☒ ☐ ☐ ☐ Outbuildings

Building was settling, causing roof sag and beams to detach from posts. Several indications of rust on the underside of the steel roof and waterlogged structural supports, indicating moisture intrusion throughout structure. Storage units were installed on trusses, which are not engineered to support weight beyond themselves and the roof. Removal of storage units and further inspection and correction by qualified roofing contractor recommended.



N Mn Mj Mt PI NI PU
☐ ☐ ☐ ☒ ☐ ☐ ☐ Outbuildings

See above



N Mn Mj Mt PI NI PU
☒ ☐ ☐ ☐ ☐ ☐ ☐ Doorbells & Chimes

No defects observed.

N Mn Mj Mt PI NI PU
☐ ☐ ☒ ☐ ☒ ☐ ☐

Private Water Wells

Cistern was not sealed,leading to possible contamination. Recommend correction by qualified contractor.

N Mn Mj Mt PI NI PU
☐ ☐ ☐ ☐ ☐ ☒ ☐

Additional Appliances

Additional Photos & Descriptions

Roof

Vent penetration had surface covering deterioration, exposing wood substructure, which showed signs of rot. This roof covering is potentially asbestos, and should be further inspected for confirmation.

