INSPECTION REPORT

766 University Ave.
St. Paul, MN 55104

PREPARED FOR:
Ramsey County T.F.L.
Paul Scharf

PREPARED BY:

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AMERICAN SOCIETY ASHI OF HOME INSPECTORS ®
CERTIFIED INSPECTOR

September 10, 2014

Property Address: 766 University Ave.
St. Paul, MN 55104

Client: Ramsey County T.F.L. / Paul Scharf

At your request, Block By Block Home Inspections Inc. conducted a home inspection of the residential property located at 766 University Ave. in St. Paul, MN on September 5, 2014. Brian Block performed all the fieldwork related to this project.

The purpose of this project was to observe the physical condition of the building. The intent was to identify defects or conditions that adversely affected the structure and its components. This report contains the results of the inspection.

These definitions were used in the report:

Functional - The component was performing its intended function; Installation and condition are appropriate for age and use.

Comment - The component could not be adequately evaluated or had a deficiency insufficient to be deemed defective. Item conditions that are below current building standards, but were typical of the era of house being inspected, will often times be classified as “Comment” items, especially if no adverse effects are outwardly visible. You should consider repair/replacement of comment items or at least monitor the components for signs of future adverse effects. This category may also include items that could be upgraded to current standards as safety improvements, deferred maintenance or simply provide information about a component.

Defect - The component was not performing its intended function and requires repair or replacement or any other item that, in the opinion of the inspector, should have attention in the very near future and/or before closing.

The inspection was essentially visual. There was no destructive analysis or technical testing of any building component. The project excluded all environmental health hazards and insect and vermin infestation. There was not a warranty of this building or any of its components, expressed or implied, by this project. Please refer to our statement of limitations on the last page of this report.

Block By Block Home Inspections Inc. follows the home inspection protocol described in the American Society of Home Inspectors “The Standards of Practice and Code of Ethics”. A copy of these documents is available from your inspector or online at www.ashi.org.

Exterior

Description of Exterior

Location and topography:	suburban with a relatively flat site
Weather conditions:	cloudy – 62 degrees
Time of inspection:	September 5, 2014 9:00 am to 12:00 pm
Ground conditions:	damp
Type of building:	two-story duplex
Type of garage:	none
Age of building:	approximately 106 years
Direction of house:	descriptions based on facing the front entry door; front entry door faces north

Yard Observations

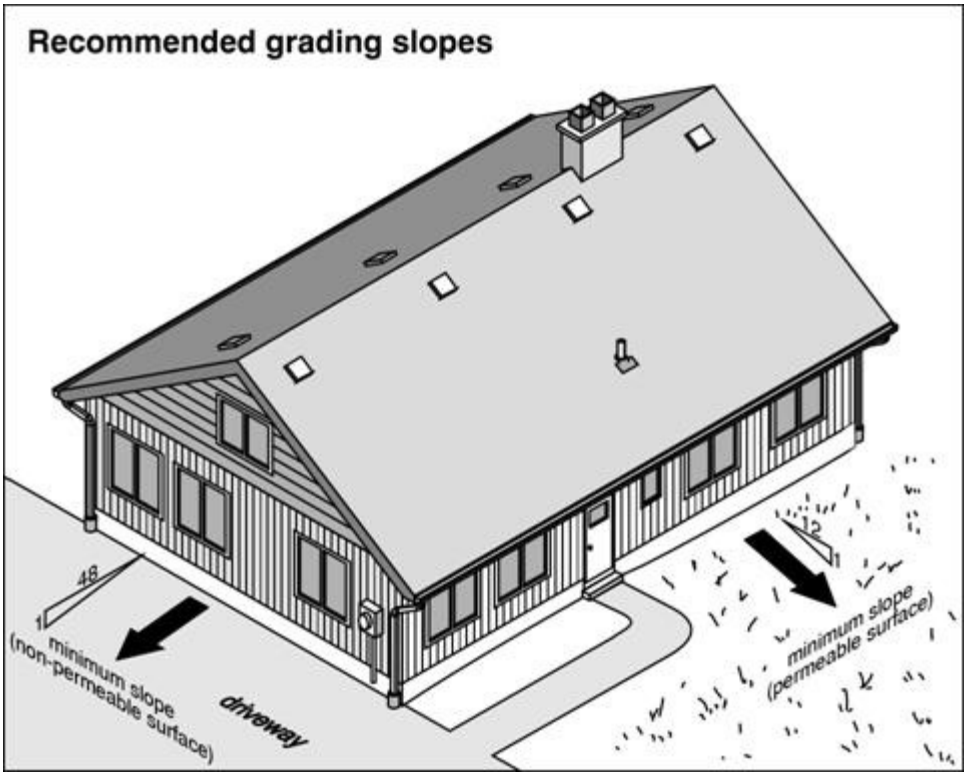
	F	C	D	F = Functional C = Comment D = Defect
Grading & drainage:				
front	☐	☒	☐	flat grading and/or low areas near the foundation -- grading/drainage improvements recommended -- see Yard Notes below and illustration(s) on the next page
right side	☐	☒	☐	flat grading and/or low areas near the foundation -- grading/drainage improvements recommended -- see Yard Notes below and illustration(s) on the next page
rear	☐	☒	☐	flat grading and/or low areas near the foundation -- grading/drainage improvements recommended -- see Yard Notes below and illustration(s) on the next page
left side	☐	☒	☐	flat grading and/or low areas near the foundation -- grading/drainage improvements recommended -- see Yard Notes below and illustration(s) on the next page
Hard surfaces:				
sidewalk	☐	☒	☐	cracked/settled and chipped/spalled concrete
steps	☐	☒	☐	stair rise heights are uneven at the front entry and at the stairs on the right (west) side of the house -- stair risers should not exceed 7 1/2" and should not vary from each other by more than 3/8" the handrail is not graspable at the right (west) side of the house -- the stairs are no longer necessary because the entry door has been removed on that side
patio	☒	☐	☐	
driveway	☐	☒	☐	cracked/settled/chipped/spalled concrete

Limitations to Yard Observations

- Fences are not evaluated as part of this inspection.

Yard Notes: Earth grade should slope away from the foundation of the house at a rate of 1" per foot for the first 8 feet. The lot should then allow for drainage off the site to the street or other designated drainage area. Hard surfaces such as driveways, patios, sidewalks, steps and decks should also slope slightly away from house foundation (1/8" to 1/4" per foot). Improvements in these areas will help minimize soil/water pressure against foundation walls and the potential for seepage into basement. See illustrations on the next page.

Exterior cont.



Exterior cont.

Exterior Building Observations

	F	C	D	F = Functional C = Comment D = Defect
Foundation	☐	☒	☐	not visible for evaluation -- stucco and faux stone cladding run to below earth grade
Walls:				
structure	☒	☐	☐	
siding / trim	☐	☒	☐	decayed and missing sections of wood lap siding at the dormers at the front, left side and rear of the house the stucco cladding has been patched in several areas (doors and windows removed/replaced) some cracks and loose/missing stucco -- patching/sealing the damaged areas is recommended some small cracks in the faux stone veneer at the front of the house -- monitor
flashing & caulking	☐	☒	☐	missing caulking details around some windows -- potential moisture entry points -- keep caulking details in good repair as part of regular maintenance
Windows:				
basement	☐	☒	☐	three of the four basement windows are boarded-up with oriented strand board -- OSB is not a good material for exterior use -- keep the boards well sealed/primed/painted as part of regular maintenance the one remaining window on the left (east) side of the house has some soil contact, minor decay and chipped/peeling paint
main	☐	☒	☐	loose/missing window glazing putty, chipped/peeling paint and minor decay -- maintenance to prolong the life of the windows is recommended -- keep exterior wood surfaces well sealed/primed/painted
screens	☐	☒	☐	most combination storm/screen windows are missing components and are in generally poor condition
Entry doors	☐	☒	☐	gaps (potential moisture entry points) around the base of the front entry door the old basement entry door at the exterior of the house has substantial cracked/shifted/missing concrete and is not weather tight -- the door in the basement was screwed shut and not operated the rear entry door is screwed shut and was not operated
Decks / porches	☐	☐	☒	decayed/deteriorated and mostly missing guardrail on the low sloped roof above the rear entry -- unsafe COMMENT: the deck/stair footings (right/west side of house) are below earth grade and can not be confirmed/evaluated -- the stairs are no longer necessary because the entry door has been removed on that side

Limitations to Building Observations

- Exterior foundation observations are limited to above grade visible area only.
- The deck footings are below ground and proper frostline footings can not be confirmed.

Exterior cont.

Roof and Chimney Observations

Roof shingles:	asphalt composition (standard 3-tab type)
Number of layers:	1
Approximate age:	unknown
Roof flashing:	metal
Method used to view roof:	walked on roof

F = Functional C = Comment D = Defect

	F	C	D	
Roof:				
slope & style	☒	☐	☐	
covering	☐	☐	☒	metal low slope roof over the rear entry is not water tight and is leaking into the kitchen pantry ceiling
flashing	☒	☐	☐	
Roof penetrations:				
chimney	☐	☐	☒	chimney has a vertical crack (and brick/mortar deterioration) at the top -- although this is is not an urgent repair, it is noted as a defect because the costs can be substantial to repair chimneys
furnace/water heater vent pipe	☐	☒	☐	no metal liner has been installed in masonry chimney with clay liner -- installation of a metal liner to promote proper drafting of water heater combustion gases is recommended
plumbing vent pipes	☒	☐	☐	
attic ventilation caps	☒	☐	☐	
Overhangs:				
soffit & fascia	☐	☐	☒	decay and gaps in the soffit/fascia at the rear of the house -- squirrel(s) in the soffit -- soffit and fascia repair is needed COMMENT: there is minor decay and chipped/peeling paint in several other areas of the soffit and fascia
gutter & downspout	☐	☒	☐	although gutters and downspouts are not mandatory, a properly installed and well maintained system is good for the health of the house promoting proper drainage away from the house foundation -- gutter and downspout installation is recommended -- this will minimize soil pressure against foundation walls, the potential for seepage into the basement and reduce drip line splash against the foundation, siding and windows

Limitations to Roof Observations

- It is virtually impossible to detect a roof leak except as it is occurring or by specific water tests, which are beyond the scope of this inspection.
- Roofing components viewed from ground for safety reasons (steep pitch / high elevation). Binoculars are utilized to improve visibility but evaluations of roofing components are limited.

Structure

Description of Structure

Foundation:	stone and mortar with full basement
Floor systems:	wood frame joists (2" x 10") with wood plank sub floors
Support walls:	wood framed with stucco and faux stone veneer siding
Attic:	wood framed system
Method used to view attic:	walked in attic

Structural Observations

F = Functional C = Comment D = Defect

	F	C	D	
Stairs	☐	☒	☐	although the stairs appear structurally sound, they are steep (small treads and high rises), have improper tread depth, have no handrail/guardrail assembly and have improper design (no landing at the 90 degree turn)
Foundation:				
walls	☐	☒	☐	some cracking -- walls appear structurally sound however there is cracked/loose/missing masonry skim coating in several areas
concrete slab	☐	☒	☐	cracked/settled/chipped/spalled floor slab
moisture	☐	☐	☒	dampness and efflorescence in several areas (damp at the time of the inspection) -- exterior grading/drainage improvements recommended mold/mildew in several areas (on the underside of the main level floor (joists and subfloor)), other wood components such as toilet surround, etc.) -- proper mold clean-up is recommended -- mold clean-up should be performed by a qualified individual
Floors & walls:				
joists & sub floor	☒	☐	☐	
walls	☒	☐	☐	
posts & beams	☒	☐	☐	
moisture	☐	☐	☒	mold/mildew in several areas (on the underside of the main level floor (joists and subfloor)) -- proper mold clean-up is recommended -- mold clean-up should be performed by a qualified individual COMMENT: although no signs of moisture intrusion were visible on the main level at the time of the inspection, all walls are drywall finished and this is not an intrusive evaluation -- see Structure Notes below

Structure cont.

	F	C	D	F = Functional C = Comment D = Defect
Roof / attic:				
rafters & sheathing	☐	☒	☐	water staining on the rafters and sheathing around the chimney -- the stained areas were dry at the time of the inspection -- monitor
chimney	☐	☐	☒	brick and mortar deterioration at the base of the chimney in the basement and near the roof in the attic -- although this is is not an urgent repair, it is noted as a defect because the costs can be substantial to repair chimneys
moisture	☐	☐	☒	the low sloped metal roof above the rear entry is leaking -- mold/mildew on the ceiling in the main level rear kitchen pantry -- the condition of the framing is not visible -- further evaluation (and proper mold clean-up) by a licensed contractor is recommended COMMENTS: the upper level bathroom ventilation fan discharges into attic space -- this is not recommended -- venting out through roof is advised -- exhaust venting into attic spaces can lead to condensation, mold/mildew growth and wood decay water damage on the walls in the lone finished room in the attic space -- further evaluation for repairs by a licensed contractor or other qualified individual recommended

Limitations to Structural Observations

- Main and upper level walls are plaster/drywall finished so the condition of the framing members in those finished areas is unknown.

Structure Notes: We look for signs of hidden water damage, or the potential for damage. HOWEVER, damage can exist without readily visible signs. This visual inspection is NOT a moisture intrusion or mold inspection. A specialist in moisture intrusion and technically exhaustive wall cavity testing should be consulted if you have concerns regarding this property. Also, check the house quarterly for stains, cracks or other signs of hidden water damage, especially below windows and roof-wall joints.

Insulation

Insulation Observations

	F	C	D	F = Functional C = Comment D = Defect
Foundation exterior	☐	☒	☐	none
Basement interior	☐	☒	☐	none mouse droppings and mouse bait/poison in the basement and other areas throughout the house -- further evaluation by a qualified pest control professional is required to determine if mouse activity is current and potential points of entry
Wall	☐	☒	☐	not visible -- all walls are finished
Attic	☐	☒	☐	the insulation is below the floor boards and not visible for identification/evaluation minimal insulating value but typical of the era -- attic spaces that are lacking adequate insulation and ventilation are prone to ice dam activity and heat loss from the house into the attic (higher energy bills) -- additional insulation, ventilation (roof vents and soffit vents) and sealing off attic bypass points (the attic access panel, areas where bath fans, can lights, electrical wires and plumbing pipes enter the attic space) can minimize the potential for ice dams, condensation and potential mold/mildew growth, and lower energy bills -- this house is a good candidate for improvements in these areas -- a professional energy audit could help identify areas to improve

type: unknown
depth: unknown
vapor barrier: unknown
ventilation: yes but very minimal -- minimal number of attic vent caps and no soffit venting -- see Attic notes above

Limitations to Insulation Observations

- Main and upper level walls are finished so the type, depth and condition or presence of insulation is unknown.

General Insulation Notes: Interior foundation (basement wall) insulation, common in modern homes, is not recommended. It is difficult to control moisture and water vapor in an interior insulated foundation. Exterior foundation insulation is advised. Interior finish on foundation walls may be successful if NOT insulated using common methods. Check interior insulated basements often for signs of dampness. Also, unfaced fiberglass insulation in rim joists cavities may lead to condensation and deterioration on the rim joist framing. Alternate type insulation is advised for interior foundation walls and rim joist cavities: foam-in-place insulation or foil faced rigid foam insulation board, cut-to-fit and caulked in place.

Electrical

Description of Electrical

Utility service:	overhead 115/230 volts
Main panel size:	2 panels – 100 amp service at each panel
age:	unknown (replaced within the last 20 years)
Main disconnect:	circuit breaker with copper entrance wires
shut-off location:	in the rear entry area
Distribution wiring:	circuit breakers with copper non-metallic sheathed cable (Romex),wiring in metal conduit piping and some knob & tube wiring

Electrical Observations

F = Functional C = Comment D = Defect

	F	C	D	
Utility service	☒	☐	☐	
Main panel:				
size/amperage	☒	☐	☐	
condition	☐	☒	☐	no protective clamp/grommet installed where non-metallic cable (Romex) wiring enters into metal electrical panel
grounding	☒	☐	☐	
wiring	☐	☐	☒	undersized (14 AWG copper) wiring connected into a 20 amp circuit breaker (#8 in the second floor (right) electrical panel) -- potential fire hazard -- replacing 20 amp breaker with a 15 amp breaker or replacing 14 AWG copper wiring with 12 AWG copper wiring is recommended -- repair by a licensed contractor or other qualified individual is recommended
Outlets & fixtures:				
exterior	☐	☒	☐	unprotected non-metallic sheathed cable (Romex) wiring run along walls below the electric panels -- non-metallic cable that is run across a ceiling or down a wall should be protected within conduit piping
basement	☐	☐	☒	missing cover plates on electrical junction boxes -- all electrical splices should be concealed within covered junction boxes COMMENT: unprofessional unsupported and unprotected non-metallic cable (Romex) wiring -- repairs by a licensed contractor or other qualified individual recommended
attic	☐	☐	☒	in-use knob & tube type wiring was observed in the attic and basement and may be in-use in other areas of the house -- improper electrical splices from knob & tube to modern non-metallic cable with exposed splices in the attic -- knob & tube wiring is considered hazardous by some electrical professionals -- further evaluation for electrical updating by a licensed electrical contractor with experience with knob & tube wiring recommended
Smoke/fire alarms:				
condition	☐	☐	☒	some old and non functioning detectors -- installing new detectors on each level and in each bedroom is recommended
location	☐	☐	☒	detector removed in the main level hallway
power source	☐	☒	☐	battery powered -- monitor/test regularly (some locations)
Carbon monoxide detectors:				
location	☐	☐	☒	none viewed -- carbon monoxide detectors are now required within 10 feet of all bedrooms and recommended on each level of the home (but not in the immediate area of the gas combustion appliances) for safety

Electrical cont.

Electrical Notes: Several light fixtures throughout the house did not operate (some damaged) when tested (possibly burned-out bulbs but not confirmed).

Limitations to Electrical Observations

- Condition of electrical wires that are concealed within walls, floors/ceilings and underground is unknown.

Plumbing

Description of Plumbing

Main visible water pipe:	lead
Main water shut-off location:	in basement
Interior water pipes:	copper and galvanized steel
Main visible waste pipe:	iron
Interior drain pipes:	galvanized steel, cast iron and PVC plastic
Water heater type & size:	2 natural gas storage tanks – 30 gallons
age:	20 years / 14 years
make/model:	US Craftmaster (both) G1E3033T3N and G1J4040T3NV
serial number:	9440107625 / 0049128083

Plumbing Observations

F = Functional C = Comment D = Defect

	F	C	D	
Public water supply:				
main pipe/equipment	☐	☐	☒	the main water valve has been turned off and all plumbing fixtures have been winterized -- the systems and equipment utilizing water flow were not fully evaluated.
interior pipes	☐	☒	☐	not operated/evaluated -- plumbing system was winterized
Public waste disposal:				
soil stack	☐	☒	☐	appeared functional but not operated/evaluated -- plumbing system was winterized
drain & vent pipes	☐	☐	☒	there is a dry/abandoned toilet in the basement and an open ended drum trap above the fuel oil tanks -- potential sewer gas entry points -- properly capping/sealing unused drain pipes is needed unapproved rubber couplings installed at some drain/waste/vent piping connections (main waste pipe and below the sink in the upper level bathroom) -- replacement with approved steel banded couplings is recommended
floor drain	☐	☐	☒	missing cleanout access plug in the floor drain -- potential sewer gas entry point -- installation of a proper plug to seal opening is recommended drain is obstructed with debris -- drain should be cleaned/evaluated to ensure that water will drain once the cleanout plug is installed
Exterior spigots	☐	☒	☐	appeared functional but not operated/evaluated -- plumbing system was winterized

Natural gas supply:

Main interior gas shut-off location: in basement
Type of interior gas piping: black steel pipe and malleable (flexible) copper

meter	☐	☐	☒	the supply valve is turned off at the meter -- supply should be turned on (and natural gas system evaluated) by a licensed contractor or gas utility company representative
interior piping	☐	☐	☒	open ended (not capped) gas lines where the clothes dryer (basement) and kitchen range(s) were previously installed -- gas lines must be properly capped/sealed until appliances are installed gas lines/pipes have been disconnected from the water heaters

Plumbing cont.

Water Heater Observations

	F	C	D	F = Functional C = Comment D = Defect
Storage tanks	☐	☐	☒	damaged units (gas valve system removed) -- tank replacement is needed
Vent pipes	☐	☐	☒	improper and loose draft hoods -- tank replacement is needed
Operating controls	☐	☐	☒	damaged units (gas valve system removed) -- tank replacement is needed

Plumbing Notes: There are two fuel oil tanks in the basement. The tanks are no longer used for firing the heating plant, water heaters, etc. I do not know if there is fuel oil remaining in the tank. Abandoned tanks should be removed from the property. Removal ma not be required but recommended. Checking with the city to determine if removal (or emptying the tanks) of the tanks is required.

Limitations to Plumbing Observations

- Condition of underground sewage pipe is unknown and beyond the visual scope of this inspection. Main waste line video scope recommended to confirm condition.
- Condition of underground water supply pipe is unknown and is beyond the visual scope of this inspection.
- Condition of plumbing pipes that are concealed within finished walls and floors/ceilings is unknown.
- The interiors of flues or chimneys that are not readily accessible from the interior are not inspected. Chimney caps will not be removed and vent connector sections will not be disassembled. You are advised to have all chimney flues cleaned and evaluated by a qualified licensed chimney contractor.

Mechanicals

Description of Mechanicals

Central heating type:	1 natural gas forced air furnace with zone control for main and upper levels
age:	20 years
approx. size:	100,000 BTU
make/model:	Miller (Nordyne) G5RC100C-16
serial number:	G5R9411-02158
Central cooling type:	no electric central air conditioning system

Heating Observations

F = Functional C = Comment D = Defect

	F	C	D	
Furnace:				
jacket	☒	☐	☐	
heat exchanger	☐	☒	☐	not visible without system disassembly -- see Limitations section below
exhaust fan	☐	☐	☒	natural gas supply is turned off and the heating system was not operated during the inspection
air blower	☐	☐	☒	natural gas supply is turned off and the heating system was not operated during the inspection
operating controls	☐	☐	☒	wiring has been cut and some components have been removed -- furnace replacement is recommended in lieu of repairs
Vent pipe	☒	☐	☐	
Air filter	☐	☒	☐	none installed
Ductwork	☐	☒	☐	appeared functional but the natural gas supply is turned off and the heating system was not operated during the inspection

Furnace Notes: The heating system was not operated at the time of inspection. It has some cut wiring and missing components and is at its expected service life (average is approximately 17 to 20 years). Furnace replacement is recommended in lieu of repairs.

Limitations to Heating Observations

- Due to the design and limited visible area, the heating system heat exchanger and chimney is not visible in all areas. There is the potential of hidden concerns that are not visible and will not be documented in this report. It may be necessary for a qualified licensed heating contractor to remove burners and completely dismantle the heating system to make a failed heat exchanger evident. This VISUAL inspection has limitations because of heating system design. Block By Block Home Inspections Inc. will not be responsible for any or all non-visible cracks or cracks that develop in the heat exchanger. Certification of the heat exchanger is beyond the scope of this visual inspection.
- The interiors of flues or chimneys that are not readily accessible from the interior are not inspected. Chimney caps will not be removed and vent connector sections will not be disassembled.

Interior

Description of Interior

Number of bedrooms:	2 in each unit (4 total)
Number of bathrooms:	1 in each unit (2 total)
Primary window type:	double hung type with non-insulated glass
Modifications to the structure:	not known

Kitchens

	F	C	D	F = Functional C = Comment D = Defect
Wall & ceiling	☐	☐	☒	water damage/staining and mold on the ceiling in the rear pantry room COMMENT: water damage/staining on the ceiling in the main level kitchen
Floor	☒	☐	☐	
Window & door	☐	☒	☐	windows painted shut in both kitchens
Outlets & fixtures	☐	☐	☒	missing outlet cover plate(s) in the main level kitchen COMMENTS: unprotected non-metallic sheathed cable (Romex) wiring run along walls through both kitchens -- non-metallic cable that is run across a ceiling or down a wall should be protected within conduit piping ungrounded/open ground in 3-prong outlet(s) on the west wall and in the rear pantry room in the main level kitchen broken test button on the GFCI outlet in the upper level kitchen
Heat	☐	☒	☐	HVAC registers present but heating/cooling system was not operated during the inspection
Plumbing fixture	☐	☒	☐	not operated/evaluated -- plumbing system was winterized the area below the kitchen sink was obstructed and not viewed during the inspection improper drain pipe assembly below the sink in the upper level kitchen
Water flow	☐	☒	☐	not operated/evaluated -- plumbing system was winterized
Cabinets & countertops	☐	☐	☒	mold/mildew on the cabinet doors below the sink in the main level kitchen

Living room

Wall & ceiling	☐	☒	☐	cracks in plaster
Floor	☒	☐	☐	
Window & door	☐	☒	☐	some windows not operable (painted shut) some windows locks are missing/inoperable some broken window sash cords
Outlets & fixtures	☐	☐	☒	some missing outlet/switch cover plates COMMENT: the ungrounded GFCI protected outlets in the upper level living room (east wall) are not identified with "this outlet does not provide equipment ground" stickers
Heat	☐	☒	☐	HVAC registers present but heating/cooling system was not operated during the inspection

Interior cont.

Bedrooms

	F	C	D	F = Functional C = Comment D = Defect
Wall & ceiling	☐	☒	☐	water damaged and cracked wall plaster in the left rear main level bedroom water damage and some mold/mildew on the wall in the closet in the front left main level bedroom -- potential moisture intrusion
Floor	☒	☐	☐	
Window & door	☐	☒	☐	cracked glass in window pane in the front left main level bedroom windows not operable (painted shut) in most bedrooms several windows locks are missing/inoperable several broken window sash cords F.Y.I. -- windows do not meet modern requirements for proper egress in the left rear main level bedroom (the windows may be more than 44" above the floor or have less than 5.7 sq. ft. of open space when window is opened) -- typical for the era of the house
Outlets & fixtures	☐	☒	☐	the ungrounded GFCI protected outlets in the front left upper level bedroom are not identified with "this outlet does not provide equipment ground" stickers damaged ceiling fan in the front left upper level bedroom
Heat	☐	☒	☐	HVAC registers present but heating/cooling system was not operated during the inspection

Interior cont.

Bathrooms

	F	C	D	F = Functional C = Comment D = Defect
Wall & ceiling	☐	☐	☒	unsanitary conditions in both bathrooms water damaged ceiling in the upper level bathroom
Floor	☐	☒	☐	cracked floor tiles in both bathtrooms -- possible water damage in subfloors
Outlets & fixtures	☐	☐	☒	outlets near sink are not GFCI protected in the upper level bathroom -- although this may not have been required at the time the home was built, installation of Ground Fault Circuit Interrupter (GFCI) type protected outlets with test/reset buttons is strongly recommended as a safety improvement and has been required for many years
Heat	☐	☒	☐	HVAC registers present but heating/cooling system was not operated during the inspection
Plumbing fixtures	☐	☐	☒	unsanitary conditions in the toilet and tub and below the sink in the main level bathroom COMMENTS: not operated/evaluated -- plumbing system was winterized unvented drain pipes (S-trap) in upper level bathroom sink -- unvented plumbing fixtures can drain slowly, noisy and have the potential for trap water siphonage and sewer gas entry into the home
Water flow	☐	☒	☐	not operated/evaluated -- plumbing system was winterized
Cabinets & countertops	☐	☐	☒	unsanitary conditions in both bathrooms
Ventilation fan	☐	☒	☐	none installed in the main level bathroom damaged fan in the upper level bathroom

Hallways / Entries

Wall & ceiling	☐	☒	☐	water staining on the ceiling around the light fixture in the front entry -- the stained area was dry at the time of the inspection -- monitor
Floor	☐	☒	☐	cracked tile and grout in the front entry
Outlets & fixtures	☐	☐	☒	no operable light fixtures in the basement and upper level stairwells
Stairs	☐	☒	☐	handrail/guardrail configurations are missing or are below modern safety practices -- recommended safety improvements: 1) handrail ends do not return to wall(s) 2) improper and incomplete guardrail installed on open stairwell in the attic 3) no graspable handrail at the basement stairs very loose handrail to the attic space and some cracked/loose stair treads short tread depth (very steep) stairs to the attic space

Limitations to Interior Observations

- The interiors of flues or chimneys that are not readily accessible from the interior are not inspected. Chimney caps will not be removed and vent connector sections will not be disassembled. You are advised to have all chimney flues cleaned and evaluated by a qualified licensed chimney contractor.

Statement of Limitations

The inspection was essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. The inspection excluded and did not intend to cover any and all components, items and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions such as carpeting, vinyl floors, wallpaper, and paint. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of air borne particles such as asbestos, noxious gases such as radon, formaldehyde, molds, mildews, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations as to the existence or possible condition of lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks were made. There were no representations as to any above or below ground pollutants, contaminates, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN. No tests were conducted to determine the presence or absence of rodents and insect pests.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on an “opinion only” basis. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole, confidential and exclusive use and possession of our client and no third party liability is assumed.

Brian Block
Block By Block Home Inspections Inc.